Owners Name Date of Determination:

Address Permit application number:

City, State Zip Job Address:

Dear Property Owner:

We have reviewed the revised application for a permit to improve your existing building. The contract for construction issued by \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_dated \_\_\_\_\_\_\_\_\_\_ meets the requirements for acceptance. As required by our floodplain management regulations and building code, we have determined that the work proposed to improve the building ***does not constitute a substantial improvement***. This determination is based on a comparison of the cost estimate of the work in relation to the market value of the building. The estimated cost of the improvement ($\_\_\_\_\_\_\_\_) was divided by the current market value of your building ($\_\_\_\_\_\_\_\_\_\_\_)to make this determination.

= insert job %

5 Year Cumulative Total **= $** insert total **or** insert percentage **%**

Please be advised that City floodplain regulations contain a cumulative Substantial Improvement standard that states:

“Any combination of repair, reconstruction, rehabilitation, addition, or other improvement of a building or structure taking place during a 5 year period, the cumulative cost of which equals or exceeds 50 percent of the market value of the building or structure before the improvement or repair is started. For each building or structure, the 5 year period begins on the date of the first improvement or repair of that building or structure subsequent to March 12, 2008. If the structure has incurred "substantial damage," any repairs are considered substantial improvement regardless of the actual repair work performed. The term does not, however, include either:

(1) Any project for improvement of a building required to correct existing health, sanitary, or safety code violations identified by the building official and that are the minimum necessary to assure safe living conditions.

(2) Any alteration of a historic structure provided the alteration will not preclude the structure's continued designation as a historic structure.”

Construction activities that are undertaken without a proper permit are violations and may result in citations, fines, or other legal action. If you have any questions or concerns please contact me at (305) 593-6700 ext.3111 or [mark.hagerty@cityofdoral.com](mailto:mark.hagerty@cityofdoral.com) .

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Mark Hagerty CFM, LEED AP

Floodplain Manager

Attachments: