

Substantial Improvement
Valuation Summary for FEMA Compliance

This form is to be completed for all permits issued to reconstruct, rehabilitate, alter, repair or make additions to buildings located in designated flood areas. The purpose is to calculate the percentage of improvements / repairs to determine if the building is required to be elevated or flood proofed under Federal Emergency Management Agency (FEMA) regulations and the Ventura County Building Code.

Owner/Contractor _____

Plan Check Number _____

Site Address _____

Assessor's Parcel Number(s) _____

A	Valuation of Current Building _____ X \$119.20 = \$ _____ <div style="text-align: center; margin-left: 100px;">Floor Area</div>
B	Valuation ¹ of Improvements / Addition = \$ _____
C	Valuation ² of repairs to documented substandard conditions = \$ _____ Violation Number _____ - _____
D	Percent of improvements / repair (less repairs to documented substandard conditions) to market value
(B-C)100 A	= (_____ - _____) X 100 = _____ % improvements*

- Note: ¹ Valuation of proposed additions, improvements/repairs per permit application. See reverse page for items to be included in, or excluded from, the valuation.
² The valuation of the repair of substandard conditions shall only be deducted if documented, otherwise write N/A. See Chapter 10, Section 1001 of the VCBC for a list of conditions considered substandard.

*** If the percentage of Improvements/Repairs equals or exceeds 50%, the proposed work is considered a Substantial Improvement/Repair.**

Building and Safety Staff _____

Date _____

Retain this form and all attachments in the Support File.

BUILDING IMPROVEMENT ITEMS (REMODEL, REHAB PROJECTS)

Item costs to be included when they are not part of room addition

1. All attached structures and structural elements (i.e. patio covers, fireplaces, etc.)
2. Spread or continuous foundation footings and pilings
3. Monolithic or other types of concrete slabs
4. Bearing walls, tie beams and trusses
5. Floors and ceilings (floor sheeting/ceiling finish)
6. Attached decks and porches 30" above grade
7. Interior partition walls
8. Exterior wall finishes (brick, stucco, siding) including painting and moldings
9. Windows and doors
10. Roof Re-Covering or Replacement
11. Interior wall finishes (drywall, painting, stucco, plaster, paneling, marble, etc.)

Item costs to be excluded

1. Plans and specifications
2. Survey costs
3. Permit fees
4. Post-storm debris removal and clean up
5. Outside improvements, including:
 - a. Landscaping
 - b. Sidewalks
 - c. Fences
 - d. Yard lights
 - e. Swimming pools
 - f. Screened pool enclosures
 - g. Detached structures (including garages, sheds and gazebos)
 - h. Landscape irrigation systems