



YOLO COUNTY BUILDING INSPECTION DIVISION

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SUBSTANTIAL IMPROVEMENTS / SUBSTANTIAL DAMAGE DETERMINATION FORM

Form #
GH - 006

Completed By: _____ **Date:** _____
Owner / Contractor / Authorized Agent / Architect / Engineer / Other

Phone: _____ **Email:** _____

Project Address: _____

Year Built (structure being improved): _____

Type of Permit: Residential / Non-Residential Primary / Accessory structure

Project Description: _____

Construction Valuation of Proposed Work: \$ _____

Construction costs must be based on market value. Labor and material costs must be current market rates. Questionable valuations will require a copy of the signed contract, which will require a detailed list of all labor and material costs.

Substantial Damage determination is based on the entire cost to repair the damage.

Some of the costs that may be excluded are clean-up and trash removal, plans and specifications, permit fees, landscaping, and detached accessory structures. Contact the Floodplain Administrator for more details.

Market Value of Structure Being Improved: Assessed / Appraisal Market Value: \$ _____

Include a copy of the appraisal or assessor's value. Assessed value must be for the individual structure being improved. Appraisal value must be the "Market Value" based on the Cost Approach. Determine the replacement cost and subtract the depreciation of the structure. Appraisals must be completed by licensed and active third party appraisal. Do not include value of land, location, detached structures or non-structural improvements such as fences, pools, or landscaping. Contact the Floodplain Administrator for more details.

Office Use Only:

For all permit activities in the past 12 months, list the prior permit numbers and valuations:

Date	Permit No.	Market Value	Improvement Cost	SI/SD Ratio

Total Value of Prior Permits: \$ _____

(Construction Valuation + Total Value of Prior Permits) / Market Value: _____%

If the above value is 40% to 60% the floodplain administrator must review the calculation. If the above value is 50% or greater, the structure must meet the requirements for substantial improvements under the Yolo County Flood Protection Ordinance.

<http://www.yolocounty.org/home/showdocument?id=35867>

_____ **Project meets the Minor Projects Not Subject to Flood Review Policy for:**

- Reroofing (for single family dwelling), less than \$20,000,
- Tenant Improvements, less than \$20,000,
- Water heater replacements, less than \$20,000,
- Window/ door replacements, less than \$20,000,
- Attached patio covers, less than \$20,000,
- Residential repairs, less than \$20,000,
- Work associated with corrections of health and safety code, or
- Demolitions.

Permit Number: BP _____ - _____ **Substantial Improvement:** _____ Yes _____ No

Approved by: _____ (if exempt, less than 40% or more than 60%)
Permit Technician

Approved by: _____ (if between 40% and 60%)
Floodplain Administrator

This form must be permanently retained in the file for review and permit records.

For Substantial Improvement / Substantial Damage information see:
<https://www.fema.gov/media-library/assets/documents/18562>, and
www.crsresources.gov (Activity/ Element 432.d.)