



Town of Redington Beach
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Redington Shores, FL 33708
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SUBSTANTIAL IMPROVEMENT / DAMAGE PACKET

Permit Number: _____

SAFEbuilt®

ITEMS REQUIRED TO DETERMINE SUBSTANTIAL IMPROVEMENT/DAMAGE

Applicant must submit the following (*Make sure you have an extra copy for your files*):

1. The completed building permit and substantial improvement/damage packet including the required 2 sets of (minimum) plans and documents;
2. An estimated Cost of Reconstruction/Improvement form, completed by a Licensed General Contractor, Architect, Engineer, or owner builder and signed by the Owner/Contractor or Contractor with a copy of his license certificate attached;
3. Pre-FIRM properties (built prior to December 31, 1974) undergoing alteration of a value that exceeds 25% of the Pinellas County approximate market value shall provide staff with an independent appraisal report;
4. Current photos of the structure, or photos before and after the storm;
5. Highlighted floor plan drawing showing area of structure to be repaired or altered;
6. Substantial Improvement/Construction Affidavit completed, signed, and dated;
7. An independent appraisal of the depreciated value of the structure will be used as the market value. It shall be noted on the appraisal that it is for FEMA purposes;
8. Any additions or new construction require a geotechnical report;
9. (3) Elevation Certificates (FEMA Form 81-31) are required for new construction and additions. An Elevation Certificate is required for showing the lowest living level at base flood elevation (BFE) plus 2 feet of freeboard and at final construction prior to receiving a Certificate of Occupancy; and
10. A recorded Declaration of Land Restriction (Non-conversion Agreement), completed, signed, and dated for new construction and additions to Post-FIRM structures.
11. NOTE: For Improvement value the most recent Property Appraiser assessment of Just Improved Value will be used. In cases where the assessment level is unacceptably low or where the projected ratio of cost of proposed construction to market value is close to 50 percent, adjustments for assessment level may be made. Adjustments cannot exceed 120 percent of tax assessed value. If the use of assessed value is questioned, an appeal is warranted, but the burden of proof can be placed on the permit applicant who can submit an independent appraisal by a qualified appraiser establishing actual cash value (replacement cost depreciated for age and quality of construction of building). The building value must be fairly depreciated to reflect the age of the building and the deterioration of building components. These appraisals are subject to review by outside appraisal firms of the Town's selection. Cost for such independent review will be borne by the applicant.

ESTIMATED COST OF IMPROVEMENTS/RECONSTRUCTION

Parcel ID#: _____

Property Address: _____

This Cost of Estimate of Improvement/Reconstruction must be prepared and signed by a licensed General Contractor,
Architect, Engineer or Owner/Builder

BUILDING

(Materials and Labor Cost are required)

ITEMS	MATERIALS COST	LABOR COST	TOTAL COST
Demolition			
Foundation, Slab(s)			
Drywall			
Bearing Walls, Tie Beams, Trusses			
Framing, Joists, Beams, Subflooring			
Interior Non-Bearing Walls			
Exterior Finishes (Stucco, Siding, Painting, Trim, Brick, etc.)			
Windows and Exterior Doors			
Cabinets / Vanities / Countertops			
Hardware			
Attached Decks & Porches			
Floor Covering			
Bathroom Tile / Kitchen Tile			
Wall Finish / Painting / Covering			
Built-In Appliances			
Built-In Cabinets, Bookcases, Furniture, Mirrors, Closet Shelving			
Interior Doors			
Baseboards / Crown Molding / Trim Boards			
Hardware (Strapping, bolts, screws, etc)			
Insulation			

FEMA – IMPROVEMENT VALUATION WORKSHEET

(Substantial Improvement / Substantial Damage)

PROPERTY ADDRESS: _____

PINELLAS COUNTY PROPERTY APPRAISER:

Just Market Value \$ _____ - Land Adjusted Value \$ _____ X 50% = \$ _____ Value of Structure

VALUE OF STRUCTURE: \$ _____ X 50% = _____ (a)

PERMITS WITHIN 1 YEAR:

	Permit #	Permit Type	Job Value
Current permit			
Other			

Total Permit Values: & _____ (b)

Therefore: (b) \$ _____ < (a) \$ _____

OK: (Y) _____ or (N) _____

VERIFIED BY: _____

If value exceed 50% the customer needs to provide one of the following:

- _____ Elevation Certificate
- _____ Survey showing the finished floor elevation
- _____ Current Appraisal using the depreciated value