

LONDONDERRY TOWNSHIP

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SUBSTANTIAL IMPROVEMENT WORKSHEET FOR FLOODPLAIN CONSTRUCTION

For additions, rehabilitations, improvements, or repairs

Tax Parcel _____ Zoning District _____ Flood Zone _____
Project location: _____ Lot No. _____ Date submitted _____
Property Owner: _____ Address: _____

DESCRIPTION OF IMPROVEMENT _____

PRESENT MARKET VALUE of the structure before improvement, or if damaged, before the damage occurred will be based on the following calculations:

Dauphin County Tax assessment value \$ _____
Common Level Ratio _____
Adjusted assessment value \$ _____

- Dauphin County Property & Taxes <http://www.dauphinpropertyinfo.org/>
- PA Department of Revenue [Common Level Ratio](#)

COST OF IMPROVEMENT: take the greater of:

1. Actual cost of the construction: \$ _____

OR

2. Estimated building cost based on _____ square feet of construction from a building cost information service at \$ _____ / square foot = cost _____ \$

RATIO = COST OF IMPROVEMENT (\$ _____) / PRESENT MARKET VALUE (\$ _____) x 100 = _____ %

If 50% or greater (Substantial Improvement), entire structure (existing included) must be elevated;
if less than 50%, it may be exempted unless an addition.

For additions:

- (1) if substantial but the existing structure is unaltered except for a doorway into the addition, the existing structure need not be elevated, only the addition;
- (2) if less than substantial and located within a floodway the addition must be elevated.

GENERAL PROVISIONS

- Costs associated with correcting officially cited health, sanitary, or safety code violations prior to submission of the permit application may be excluded from the cost of improvement determination as described in Chapter 4 of the Substantial Improvement/Substantial Damage Desk Reference(fema.gov): [SI/SD Desk reference](#)
 - Itemized cost estimate from a **licensed contractor, design professional or professional cost estimator**.
 - Cost estimates shall include an itemized list of the items found in section 4-4 of the Substantial Improvement/Substantial Damage Desk Reference(fema.gov): [SI/SD Desk reference](#)
 - For determination analysis, the value placed on all donated or discounted materials shall be equal to the actual or estimated cost of such materials and must be included in the total cost.
 - Where materials or servicing equipment are donated or discounted below normal market values, the value should be adjusted to an amount that would be equivalent to that estimated through normal market transactions.
 - In situations involving volunteer labor or where the owner undertakes the work on their own, the normal market value or going rate for labor must be included in the estimates. The value placed on labor shall be estimated based on applicable minimum hour wage scales for the skill and type of construction work to be completed.
 - Itemized estimates must be signed by a licensed professional attesting that the information provided is accurate.
 - For purposes of SI, Electric and Plumbing work must be included in the cost of improvement. The permit applications may be found on the Londonderry Township web site at www.londonderry.org
 - Itemized cost estimate from a **building owner**
 - Cost estimates shall include an itemized list of the items found in section 4-4 of the Substantial Improvement/Substantial Damage Desk Reference(fema.gov): [SI/SD Desk reference](#)
 - Building owner(s) may submit cost estimates that they prepare themselves provided supporting documentation such as pricing information from lumber companies and hardware stores, as well as the market value of labor including the owner’s labor.
 - The Floodplain Administrator has the discretion to use the most recently published International Code Council – [Building Valuation Data](http://iccsafe.org) (iccsafe.org) to determine a value of work based on building types and square footage impacted by proposed work in cases of disagreement or when homeowners do their own work.
 - The term “Cost of Improvement” includes complete costs associated with all type of work described in Chapter 6 of the Substantial Improvement/Substantial Damage Desk Reference(fema.gov): [SI/SD Desk reference](#)
 - Alterations to historic structures, provided the alterations will not preclude continued designation as a “historic structure”, may be exempted by variance.
 - Phased improvements refer to a single improvement that is broken into parts over several permits. Floodplain administrator shall ensure phased improvements do not circumvent the substantial improvement requirements.
 - Costs for any electrical or plumbing work must be included in the improvement determination.
 - International Code Council —[Building Valuation Data](http://iccsafe.org) – ICC (iccsafe.org) may be used to determine a value of repair based on building types and square footage of damage.
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Summary:

- _____ Substantial Improvement – Elevation of entire structure.
- _____ Exempt – Not Substantial Improvement.
- _____ Addition – Only additions must be elevated.
- _____ Other (attach explanation)

Determined by: _____

Date: _____