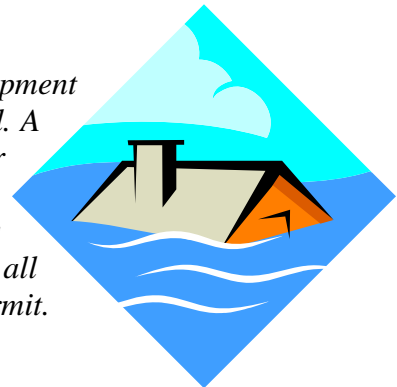


## HELPFUL HINTS FOR FLOOD ZONE CONSTRUCTION/RENOVATION PERMIT APPLICANTS

If you have determined that your property falls within the flood zone according to the current Flood Insurance Rate Map (FIRM) ([www.fema.gov](http://www.fema.gov)), which is the official map for Stamford, you will need a permit from the Stamford Environmental Protection Board if you intend to do any renovation, remodeling, or new construction. A survey will be necessary to determine the exact location of the flood zone within your property.

If your flood zone property is also located in the Coastal Area, you will instead need to submit your permit application to the Zoning Board as an application for Coastal Site Plan Review.

*A Flood Hazard Area Permit is required for all development within a special flood hazard area of the City of Stamford. A "Coastal Site Plan Approval" from the Zoning Board (for properties situated within the designated "Coastal Boundary") or an "Inland Wetland and Watercourses Permit" from the Environmental Protection Board (for all other properties) shall constitute a Flood Hazard Area Permit.*



If your construction constitutes a “SUBSTANTIAL IMPROVEMENT” of an existing structure, you must comply with the more stringent guidelines required of new construction within flood zones (See Article III of the Stamford Zoning Regulations, Section 7-1).

<http://cityofstamford.org/filestorage/25/52/138/164/208/Flood.pdf>

*Substantial Improvement means any combination of repairs, reconstruction, alteration, or improvements to a structure, taking place during a five (5) year period, the cumulative cost of which equals or exceeds fifty percent (50%) of the market value of the structure as determined at the beginning of such five (5) year period. The market value of the structure should be (1) the appraised market value of the structure prior to the start of the initial repair or improvement, or (2) in the case of damage, the value of the structure prior to the damage occurring. For the purposes of this definition, "substantial improvement" is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure.*

Put simply, if the total costs of your renovation equal or exceed 50 percent of your building’s fair market value (**structure only**), then it will constitute a substantial improvement. Improvement costs accrued over a five-year period are considered in this calculation.

**- HOW DO I CALCULATE THE 50 PERCENT THRESHOLD?**

Go to the Stamford Assessor's Office and obtain a copy of the assessment for your property. You will reference the "Building" value. The format may differ from the copy you will find online, so it may be advisable to go in person. This number (adjusted to 100 percent value by dividing by 0.70) will be the amount used for Fair Market Value less depreciation of the building.

ASSESSMENT INFORMATION			
	2006 Phase-In Value	2007 Assessed Value - as of 10/1/2007	2006 Grand List Assessed Value
Land:		\$814,250	\$746,400
Building:		\$223,360	\$237,220
Outbuilding:		\$4,100	\$2,730
Extra Features:		\$16,340	\$13,350
<b>Total:</b>	<b>\$524,843</b>	<b>\$1,058,050</b>	<b>\$999,700</b>
Rollcode:		1	1

Building 2007 Assessed Value - \$223,360.00 ÷ 0.70 = **\$319,086.00** (Adjusted Assessed Value)

You may also obtain a **Uniform Residential Appraisal Report** by a certified appraiser licensed by the State of Connecticut. On the sheet, you will see a box containing "Depreciated Cost of Improvements." This will often be a higher dollar amount than using the adjusted assessed value (above), thereby increasing the dollar value of improvements that can be made before hitting the 50 percent threshold. EPB staff is available to assist you, and advises that you confirm the Fair Market Value before spending time and money on final design plans.

OPINION OF SITE VALUE .....				= \$	800,000
Dwelling	2,498 Sq. Ft. @ \$	250.00.....	= \$	624,500	
	Sq. Ft. @ \$	.....	= \$	0	
Patio, F/P, CAC					50,000
Garage/Carport	352 Sq. Ft. @ \$	50.00.....	= \$	17,600	
Total Estimate of Cost-New				= \$	692,100
Less	Physical	Functional	External		
Depreciation	10%			= \$ (	69,210)
Depreciated Cost of Improvements .....				= \$	622,890
"As-Is" Value of Site Improvements .....				= \$	40,000
\$ INDICATED VALUE BY COST APPROACH .....				= \$	1,462,900
VALUE (not required by Fannie Mae)					

Depreciated Cost of Improvements (Fair Market Value less Depreciation) = **\$622,890.00**

## **HOW DO I CALCULATE THE COSTS OF IMPROVEMENTS?**

Once you have determined the current Fair Market Value of the building to be improved, you can calculate the costs side of the equation by totaling the costs of the following subject to Building Bureau confirmation:

### ***All structural elements including:***

- Spread or continuous foundation footings and pilings
- Monolithic or other types of concrete slabs
- Bearing walls, tie beams and trusses
- Wood or reinforced concrete decking or roofing
- Floors and ceilings
- Attached decks and porches
- Interior partition walls
- Exterior wall finishes (brick, stucco or siding), including painting and decorative moldings
- Windows and doors
- Re-shingling or re-tiling a roof
- Hardware

### ***All interior finish elements, including:***

- Tiling, linoleum, stone or carpet
- Bathroom tiling and fixtures
- Wall finishes (drywall, painting, stucco, plaster, panelling, marble or other decorative finishes)
- Kitchen, utility and bathroom cabinets
- Built-in bookcases, cabinets and furniture
- Hardware

### ***All utility and service equipment, including:***

- HVAC equipment
- Repair or reconstruction of plumbing and electrical services
- Lighting fixtures and ceiling fans
- Security systems
- Built-in kitchen appliances
- Central vacuum systems
- Water filtration, conditioning or recirculation systems

### ***Also included:***

- Labor and other costs associated with demolishing, removing or altering building components
- Contractor overhead and profit
- **Note:** Owners doing their own work must include the cost of all materials and a reasonable cost for labor.

### **Items not included:**

- Items that are not attached to the structure, any site items, accessory structures and loose debris
- Cost associated with drawing plans and producing specifications for the project
- Survey costs
- Permit fees
- Debris removal (removal of debris from either the structure or the lot, dumpster rental, transport fees to landfill and landfill tipping fees), clean-up (dirt and mud removal, building dry out, etc.)
- Items not considered real property such as throw rugs, furniture, refrigerators, stoves that are not built-in, etc.

### ***Outside improvements, including:***

- Landscaping
- Sidewalks
- Fences
- Yard lights
- Swimming pools
- Screened pool enclosures
- Sheds
- Gazebos
- Detached structures (including garages)
- Landscape irrigation systems

You may find it helpful to meet with staff early in the planning and design process. The Assessor's Office will assist with the determination of Fair Market Value, and the Building Bureau is available to assist with the determination of the costs of proposed improvements.

You are encouraged to review permit files for projects similar to yours. EPB files are open for public inspection in the EPB Office, 7<sup>th</sup> floor Stamford Government Center, at 888 Washington Boulevard and may be viewed during regular business hours.