



**SUBSTANTIAL IMPROVEMENT
PERMIT APPLICATION REVIEW**

FRANKLIN COUNTY BUILDING DEPARTMENT
34 Forbes Street, Suite 1, Apalachicola, Florida 32320
Phone: 850-653-9783 Fax: 850-653-9799
http://www.franklincountyflorida.com/planning_building.aspx

PERMIT

DESCRIPTION OF DEVELOPMENT:

Substantial Improvement **Commercial** **Residential**

APPLICATION MUST BE COMPLETE:

Property Owner/s: _____
Contact Information: Home #: _____ Cell #: _____
Mailing Address: _____ City/State/Zip: _____
EMAIL Address: _____@_____

PROPERTY DESCRIPTION: 911 Address: _____
Lot/s: _____ Block: _____ Subdivision: _____ Unit: _____
Parcel Identification #: _____

JURISDICTION: Franklin County City of Apalachicola City of Carrabelle
 Apalachicola Eastpoint St. George Island Carrabelle Dog Island Lanark/ St. James St. Teresa Alligator Point

FLOOD ZONE INFORMATION: EFFECTIVE DATE: February 5, 2013

PANEL NUMBER: _____ **FIRM ZONE/S:** _____ **BFE:** _____
 Requires V-Zone Certification Requires Elevation Certificates Requires Smart Vents Requires Breakaway Walls

Present Market Value of structure ONLY (market appraisal or adjusted) assessed value, BEFORE improvement, or if damaged (before the damage occurred), not including land value: \$ _____

Cost of Improvement- Actual Cost of the construction ** (See items to include/exclude) ** Include volunteer labor and donated supplies.** \$ _____

RATIO=
$$\frac{\text{Cost of Improvement (or Cost to Repair)}}{\text{Market Value}} \times 100$$
 _____ %

If ratio is 50% or greater (Substantial Improvement), entire structure including the existing building must be elevated to the base flood elevation (BFE) and all other aspects brought into compliance.

IMPORTANT NOTES:

- 1- Review cost estimates to ensure that all appropriate costs are included or excluded.
- 2- If a residential pre-FIRM building is determined to be substantially improved, it must be elevated to or above BFE. If a non-residential pre-FIRM building is substantially improved, it must be elevated or dry flood proofed to the BFE.
- 3- Proposals to repair damage from any cause must be analyzed using the formula shown above.
- 4- Any proposed improvements or repairs to a post-FIRM building must be evaluated to ensure that the improvements or repairs comply with floodplain management regulations and to ensure that the improvements or repairs do not alter any aspect of the building that would make it non-compliant.
- 5- Alterations to and repairs of designated historic structures may be granted a variance or be exempt under the substantial improvement definition provided the work will not preclude continued designation as a "historic structure."
- 6- Any costs associated with directly correcting health, sanitary, and safety code violations may be excluded from the cost of improvement. The violation must have been officially cited prior to submission of the permit application.

Determination Completed By: _____ **Date:** _____



SUBSTANTIAL IMPROVEMENT/ DAMAGE

(Note: This list is intended for guidance only, and may not be all-inclusive)

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X	ITEMS TO BE INCLUDED	COST:	EXCLUDED ITEMS
	All Structural Elements Including:	\$	Plans and Specifications
	Spread or Continuous Foundation Footings & Pilings	\$	Survey Costs
	Monolithic or Other Types of Concrete Slabs	\$	Permit Fees
	Bearing Walls, Tie Beams and Trusses	\$	Debris Removal -
	Wood or Reinforced Concrete Decking or Roofing	\$	(e.g. removal of debris from building or lot, dumpster rental, transport fees
	Floors and Ceilings	\$	to landfill and landfill tipping fees), and clean up (e.g. dirt And mud removal,
	Attached Decks and Porches	\$	building dry-out, etc.)
	Interior Partition Walls	\$	Items not considered real property-
	Exterior Wall Finishes (e.g. Brick, Stucco or Siding) including Painting and Decorative Molding	\$	Throwaway rugs, furniture, refrigerators, stoves that are not built in, etc.
	Windows and Doors	\$	Outside Improvements Including-
	Re-Shingling or Re-Tiling a Roof	\$	Landscaping, Sidewalks, Fences, Sheds,
	Hardware	\$	Yard Lights, Gazebos, Swimming Pools,
			Screened Pool Enclosures, Landscape
	All Interior Finish Elements Including:	\$	Irrigation and detached structures (including garages)
	Tiling, Linoleum, Stone or Carpet Over Sub-Flooring	\$	
	Bathroom Tiling and Fixtures	\$	
	Wall Finishes; Including Drywall, Painting, Stucco, Plaster, Paneling, Marble or Other Decorative Finishes	\$	
	Kitchen, Utility and Bathroom Cabinets	\$	
	Built-In Book Cases, Cabinets and Furniture	\$	
	Hardware	\$	
	All Utility & Service Equipment Including:	\$	
	HVAC Equipment	\$	
	Repair or Re-Construction of Plumbing and Electrical Services	\$	
	Light Fixtures and Ceiling Fans	\$	
	Security Systems	\$	
	Built-In Kitchen Appliances	\$	
	Central Vacuum Systems	\$	
	Water Filtration, Conditioning or Re-Circulation Systems	\$	
	ALSO: Labor and Other Costs Associated With	\$	
	Demolition, Removing or Altering Building Components	\$	
	Construction Management/Supervision	\$	
	Overhead and Profit	\$	
	Equivalent Costs For: Donated Materials & Volunteered Labor (owner included)	\$	
	Any improvements beyond pre-damaged condition including: Utility Systems Upgrades to current code requirements.	\$	
	TOTAL COST OF IMPROVEMENTS:	\$	