



DEVELOPMENT SERVICES DEPARTMENT – BUILDING SERVICES

SUBSTANTIAL IMPROVEMENT / SUBSTANTIAL DAMAGE WORKSHEET

Rev: 2 | Revision Date: 2/25/2024 | I.D. Number: SISDW1.0

WHAT IS SUBSTANTIAL IMPROVEMENT / SUBSTANTIAL DAMAGE?

The City of Fort Lauderdale's floodplain management regulations and the flood provisions of the Florida Building Code require that permit applications be reviewed to determine whether improvements to, or repair of, an existing structure located in a Special Flood Hazard Area constitutes substantial improvement or substantial damage. These terms are defined in Chapter 14, Section 14-1, Definitions, of the Code of Ordinances.

Substantial Improvement shall mean any repair, reconstruction, rehabilitation, addition or other improvement of a building or structure, or combination of any repair, reconstruction, rehabilitation, addition or other improvement of a building or structure taking place during a two-year period, the cumulative cost of which equals or exceeds fifty (50) percent of the market value of the building or structure before the improvement or repair is started. If the structure has incurred "substantial damage", any repairs are considered substantial improvement regardless of the actual repair work performed. The term does not, however, include either:

- 1) Any project for improvement of a building required to correct existing health, sanitary or safety code violations identified by the building official and that are the minimum necessary to assure safe living conditions or
- 2) Any alteration of a "historic structure", provided that the alteration will not preclude the structure's continued designation as a "historic structure".

Substantial Damage shall mean damage of any origin sustained by a building or structure whereby the cost of restoring the building or structure to its before-damaged condition would equal or exceed fifty (50) percent of the market value of the building or structure before the damage occurred.

HOW IS A SUBSTANTIAL IMPROVEMENT / SUBSTANTIAL DAMAGE DETERMINATION MADE?

A determination of substantial improvement or substantial damage is made by comparing the cost of the improvement, or the cost to repair to pre-damage condition, to the market value of the building only. Costs included in the determinations are detailed in the worksheet and the City of Fort Lauderdale has adopted higher standards to track work cumulatively over a rolling two-year period. Market value is based on the condition of the building before improvement/damage and based on Broward County Property Appraiser's Building Improvement Value adjusted to market value, unless a qualified independent appraisal report is provided. Appraisals must be based on building value prior to improvement/repair and differentiate building and property values. Appraisals must be submitted to the City for review and approval. When the cost of work exceeds 50% of the market value, the existing building must be brought into compliance with the flood resistant construction requirements of the Florida Building Code and Chapter 14 of the Code of Ordinances.

You are receiving this worksheet because an initial screening of your permit application and the ratio of work-to-value of the structure exceeds 40%. Please complete the following worksheet designed to assist in determining and documenting whether the proposed scope of work constitutes a substantial improvement or repair of substantial damage. The worksheet would then be submitted with corrections for recheck.



DEVELOPMENT SERVICES DEPARTMENT – BUILDING SERVICES
BUILDING PERMIT JOB COST BREAKDOWN

Rev: 3 | Revision Date: 2/16/2024 | I.D. Number: BPJCB

Building Permits Job Cost Breakdown

General permit fees shall be in accordance with the following schedule of rates. Other fees, as referenced throughout this division are also applicable before, during and after permit issuance. If the Building Official questions the cost of construction attested to and believes it does not accurately reflect the cost of construction for the scope of work covered by the permit, he or she may request and utilize a copy of the signed and executed contract for work to be completed under requested permit; apply the values in the most current edition of the RS Means Construction Valuation system; Building Construction Cost Data or other relevant information, at the Building Official's discretion. PLEASE NOTE: Per FEMA 480 and P-758 each total cost line item must include all Labor, Materials, and Overhead and Profit.

Electrical Permits		
Permit Type	Permit Number if Available	Total Cost
Electrical Burglar Alarm		
Electrical Commercial Permit		
Electrical Low Voltage Permit		
Electrical Residential Permit		
Electrical Services Permit		
Electrical Solar PV Permit		
Electrical Temporary Pole		
Generator Permit		
Other		
Electrical Total =		
Mechanical Permits		
Permit Type	Permit Number if Available	Total Cost
Mechanical Commercial Permit		
Mechanical HVAC Changeout Permit		
Mechanical HVAC New Install Permit		
Mechanical Residential Permit		
Permits/Fuel Tank Demo/NA/NA		
Storage Tank Permit		
Other		
Mechanical Total=		
Plumbing Permits		
Permit Type	Permit Number if Available	Total Cost
Plumbing Irrigation Permit		
Plumbing Meter Install Permit		
Plumbing Residential Permit		
Plumbing Sewer Cap Permit		
Plumbing Water Heater Exact Changeout		
Storage Tank Permit		
Other		
Plumbing Total=		
Roof Permit		
Permit Type	Permit Number if Available	Total Cost
Re-Roof / Roof		
Roof Total=		
Structural Permits		
Permit Type	Permit Number if Available	Total Cost
Addition		
Alteration		
Change of Use		
Demolition		
New Construction		
Window and Door Permit		
Other		
Structural Total=		
Miscellaneous Structural		
Permit Type	Permit Number if Available	Total Cost
Accessory Structure Permit		
Awning-Canopy Permit		
Boatlift-Dock-Seawall-Pile Permit		
Fence Permit		
Paving		
Pool-Spa-Fountain Permit		
Shutter Permit		
Temporary Construction Barrier		
Other		
Miscellaneous Total =		
Electrical Total		
Mechanical Total		
Plumbing Total		
Roof Total		
Structural Total		
Miscellaneous Total		
Total Job Cost		