



Miami Shores Village

Building Department

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Several properties in Miami Shores Village are located in a Special Flood Hazard Area (SFHA) as determined by the Flood Insurance Rate Map (FIRM). Development in a SFHA requires special attention to help protect life and property in the unfortunate event of a flood. Miami Shores Village Flood Damage Prevention Ordinance requires that the Building Department determine if a structure will be "Substantially Improved" prior to issuing any permits for improvement or repair.

"Substantial Improvement" is defined in Miami Shores Village Flood Damage Prevention Ordinance as follows:

"any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the "start of construction" of the improvement. This term includes structures that have incurred "substantial damage" regardless of the actual repair work performed."

The starting date to determine cumulative costs will be 12 months prior to the issuance of any permit under consideration. All future work considered would require appropriate approvals prior to construction. All cumulative costs will be re-evaluated at the time the permits are issued.

Q: Why was the 50% figure chosen as the substantial improvement threshold?

A: *The 50% threshold was chosen as a compromise between the extremes of 1) prohibiting all investment to structure in SFHA and 2) allowing structures to be improved in any fashion without regard to the hazard present. In the first alternative there is potential for causing hardship to those who have located in a SFHA without knowledge of the risk because the structure was constructed prior to the designation of the area as flood prone. These individual could not improve their structures as damage or age contributed to their deterioration. The second alternative provides no mechanism to ensure that increased investment in SFHA will receive needed protection from flood risk, thus contributing to the increased peril of life and property. The threshold is thus a compromise at a halfway point.*

"Market Value" is defined in Miami Shores Village Flood Damage Prevention Ordinance as follows:

" the building value, which is the property value excluding the land value and that of the detached accessory structures and other improvements on site (as agreed to between a willing buyer and seller) as established by what the local real estate market will bear. Market value can be established by an independent certified appraisal (other than a limited or curbside appraisal, or one based on income approach), Actual Cash Value (replacement cost depreciated for age and quality of construction of building), or adjusted tax-assessed values."

Note: The "Market Value" does not include the value of the land or other improvements on the property. (ie: pool, gazebo etc.)

A “substantially improved” structure in a Flood Zone must be brought into compliance with Miami Shores Village Flood Damage Prevention Ordinance for new construction. This means a residential structure must be elevated to or above the level of the 100-year or base flood and a commercial structure must be effectively “flood proofed” and meet other applicable requirements. These regulations are based upon the Federal Emergency Management Agency (FEMA) requirements and affect your flood insurance costs. Existing residential structures can be “substantially improved” by interior renovations or new additions or other improvements.

EXAMPLE: In order to determine whether a proposed construction project would be classified as a substantial improvement, the market value of the **building** needs to be determined. This value is found on the official tax assessor's card for the property or may be obtained by a licensed property appraiser. That number is then divided by 2 to determine the substantial improvement threshold.

Therefore, a home with a market value of \$100,000.00 could have no more than \$50,000 worth of new construction/renovations and/or repairs before the house would have to be elevated above the 100 year base flood elevation as shown on the Flood Insurance Rate Maps.

It is the responsibility of the Building Department staff to ensure that the market value estimates are accurate and the cost estimate reflects the actual costs to fully repair the damage and make any other improvements to the structure. The staff requires that the permit applicant or owner of the building supply the proposed construction cost estimate, or contractor's contract, to make the determination. The staff then uses the latest "Means Square Foot Costs" and "Means Construction Cost Data" books to determine the accuracy of the estimate. These are nationally accepted manuals, which itemize all components involved with construction. The manual provides adjustment rates to handle the varying construction costs throughout the country.

Q: What should be included in a contractor's estimate?

A: *Basically, the only items that are not included in the cost include plans, specifications, surveys and permit fees. All materials that are permanently a part of the structure should be included in the cost estimate. These items include, but are not limited to: windows, doors, hardwood floors, wall to wall carpeting, sheetrock, lumber, roofing material, footings, pilings, kitchen cabinets and counter tops, bathroom vanities, tiling, plumbing fixtures, new furnaces, hot water heaters, heating and air conditioning systems, electrical work and labor. The cost of all materials involved in new construction or replacing and restoring a structure to its pre-damaged condition must be included. Even if volunteer labor or self-labor is used, it must be estimated based on minimum-hour wage scales for the type of construction work that is done.*



CUMULATIVE SUBSTANTIAL IMPROVEMENT VERIFICATION WORK SHEET

In accordance with FEMA regulation and Miami Shores Village Flood Damage Prevention Ordinance the costs of all improvements must be monitored. The costs of any improvements in the past 12 months and the costs of any proposed improvements must be shown on the worksheet. The cost of improvements must include demolition, raw and finished materials (include those donated), labor (including volunteer and self-performed), construction supervision and management, and overhead and profit. A list of items the costs of which are to be included as well as those excluded is attached for your reference. **(A Copy of the Contract must be attached)**

PROPERTY OWNER: _____

PERMIT # _____

ADDRESS: _____

FOLIO NUMBER: _____ **FLOOD ZONE:** _____

BASE FLOOD ELEVATION: _____ **FREEBOARD:** _____ **EAST OF FL.CCCL:** _____

COST OF PAST IMPROVEMENTS (12 MONTHS): _____

COST OF PROPOSED IMPROVEMENTS: _____
(ATTACH COPY OF CONTRACT)

TOTAL CUMULATIVE COST OF IMPROVEMENTS (past and proposed): _____

VALUE OF PRINCIPAL STRUCTURE (attach appraisal): _____

OWNERS SIGNATURE: _____ **DATE:** _____

PLANREVIEWER: _____

PLAN REVIEWER SIGNATURE: _____ **DATE:** _____



SUBSTANTIAL IMPROVEMENT / DAMAGE LIST

(NOTE: THIS LIST IS INTENDED FOR GUIDANCE ONLY, AND IS NOT ALL INCLUSIVE)

ITEMS TO BE INCLUDED

ALL STRUCTURAL ELEMENTS, INCLUDING

Foundations including;
Spread footing, Continuous footing,
isolated footing, piles and pile caps
Slabs including; Monolithic, floating,
elevated
Walls including; Exterior walls, Bearing
walls, Shear walls
Beams, Tie Beams, Columns and Posts
Wood decking, Floor and Roof Sheathing
Trusses, Joist
Windows/Doors

ALL BUILDING ELEMENTS, INCLUDING

Interior Partitions, Walls, Columns
Drywall, Ceilings,
Built in Furniture, Cabinets, Vanities
All Fixtures
Flooring, Tile, Carpet, Stone, Linoleum,
ect.
All Finishes including Drywall, Paint,
Stucco Plaster, Paneling, Tile, Marble,
and Moldings
Roofing Material
ALL HARDWARE

ALL UTILITY and SERVICE EQUIPMENT

HVAC
Electrical System and Equipment
Plumbing System and Equipment
Security System and Equipment
Central Vacuum System
Plumbing Fixtures
Lighting Fixtures and Ceiling Fans
Water Systems including
Softeners/Filtration

ALSO:

All Labor and other Costs associated with
Demolition, Removing, Replacing,
Installing Building or Altering Building
Components
Construction Management / Supervision
Overhead and Profit
Equivalent cost for:
Donated Materials
Volunteer Labor (including owners and
friends)
Any Improvements Beyond Pre-damaged
Condition, including;
Utility Upgrades
Code Upgrades

ITEMS TO BE EXCLUDED

Plans and Specifications
Survey Costs
Elevation Certificate Costs
Permit fees
Debris Removal
Items not considered to be REAL Property
Rugs, Furniture, Refrigerator,
Appliances not Built-in
Outside Improvements, Including;
Landscaping
Sidewalks
Patios
Fences
Yard lights
Sheds
Gazebos
Irrigation
Pool