



Substantial Improvements/Damage Requirements Public Works

August 2010

If the cost of reconstruction, rehabilitation, addition, alteration of a building, or any thereof equal or exceeds 50 percent of the current market value of the building as determined by an independent appraisal, the building must meet the same construction requirements as a new building. In addition, if substantially damaged buildings from either flood, fire or another source shall be brought up to the same standards. If a residence's damage for the cost of repairs equal or exceed 50 percent of the building's value before it was damaged, the building shall be elevated above the base flood elevation. This term includes buildings which have incurred "substantial damage," regardless of the actual repair work performed. A single project shall include improvements or additions to the structure, other than repair of damage, which occur within a four year period.

When applying for a permit for property within a flood hazard area, the Water Resources Department will review the application for any possible substantial improvement/damage requirements and other requirements under the Floodplain Management Ordinance.

Refer to the New-Addition Residential Building handout for submittal requirements.

Questions: If you have any questions, please call (916) 478-2256 or visit our website at www.elkgrovecity.org.