



Town of Bethany Beach Building Department

214 Garfield Parkway
Bethany Beach, Delaware 19930
(302) 539-8781

SUBSTANTIAL IMPROVEMENT WORKSHEET FOR FLOODPLAIN CONSTRUCTION

For additions, rehabilitations, improvements, or damage repairs

Property Owner: _____

Address: _____

Permit No. _____ Tax Map _____ Block _____ Lot _____

Description of Improvement: _____

Market Value of structure ONLY (final phased in full assessed valuation or market appraisal) **BEFORE any**

improvement within 10 year window: \$ _____

For **Cost of Improvement**, take the greater of:

1. Actual cost of the construction: \$ _____

2. Estimated building cost based on square
feet of construction from ICC Building Valuation Data \$ _____

Cost of ALL Improvements within 10 year period \$ _____

Ratio _____ %

If 50% or greater (**Substantial Improvement**), entire structure (existing included) must be elevated; if less than 50%, it may be exempted unless an addition. **For additions:** (1) if substantial but the existing structure is unaltered except for a doorway into the addition, the existing structure need not be elevated, only the addition; (2) if less than substantial but requires a State Waterway Construction Permit since it is in a non-tidal floodplain, the addition, regardless of size, must be elevated.

Note:

1. Any costs directly associated with correcting health, sanitary, and safety code violations may be deducted from the cost of improvement. The violations must have been officially cited prior to submission of the permit application.

4. Although Bethany Beach Building Dept. does not issue Electrical and Plumbing permits the cost of any electrical or plumbing work must be included in the improvement determination.

Summary:

_____ Substantial Improvement – Elevation of entire structure.

_____ Exempt – Not Substantial Improvement.

_____ Other (attach explanation)

Determined by _____ Date: _____