

SCOPE

The Floodplain Development Application is to be used for any manmade change to improved or unimproved real estate, including but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavating, drilling, river crossings, flood protection works (levees, channelization, etc.) or the storage of materials, equipment or debris.

OTHER PERMITS

It is the responsibility of the applicant to obtain all other necessary federal, state and local permits (i.e., "404" Dredge and Fill permit, etc.)

INFORMATION

Mailing Address:

Planning and Building Services Department
Ground Floor, City Hall
224 West Ninth Street
P.O. Box 7402
Sioux Falls, SD 57117-7402

Phone: (605) 367-8670 or 367-8254

Fax: (605) 367-6045

E-Mail: bServices@siouxfalls.org

Web Site: www.siouxfalls.org/building

FEMA Web Site: www.fema.org

Floodplain Development Application and Instructions

City of Sioux Falls

(Type or Print in Ink)

Applicant Information

Owner

Builder/Agent

Address

Address

Telephone

Fax

Telephone

Fax

Email

Email

Site Information

Street Address

Legal Description

Proposed Development Information

- | | | |
|---|--|--|
| <input type="checkbox"/> Fill | <input type="checkbox"/> Paving | <input type="checkbox"/> New Construction
(walled & roofed structure) |
| <input type="checkbox"/> Grading | <input type="checkbox"/> Storage | <input type="checkbox"/> Improvement to (walled & roofed structure) |
| <input type="checkbox"/> Excavation | <input type="checkbox"/> Channel Crossing | <input type="checkbox"/> Solid Waste |
| <input type="checkbox"/> Drilling | <input type="checkbox"/> Bridge/Culvert | <input type="checkbox"/> Absorption System
(septic system) |
| <input type="checkbox"/> Dredging | <input type="checkbox"/> Flood Protection Work
(Levee/Channelization, etc.) | <input type="checkbox"/> Substantial Improvement
Note: Compliance Documentation Required |
| <input type="checkbox"/> Watercourse Alteration | | |

Description of Development _____

Principal Use of Premises _____

Attach a site plan delineating the floodplain and/or floodway boundaries (as per the FIRM Maps or best available data, when applicable), site elevations, proposed fill, excavations or grading plans, building floor plans, and locations of all structures. The plan should show the proposed elevation of lowest floor (including basement) of all structures.

Indicate the elevation datum used on plans submitted. NGVD 29 NAVD 88

Sioux Falls Flood Insurance Rate Maps are based on NGVD 29 datum. If a different datum is used, what is the conversion factor? *Example: (Local Elevation +/- ft = datum)*

Lowest Floor Elevation (including basement) _____

Upon review by the Floodplain Administrator, additional documentation or certification may be required.

I hereby declare the above information to be true and complete.

Signature of Owner/Authorized Agent

Date

Print Name

Title

Substantial Improvement

Information and Instructions

Substantial Improvement Defined

Substantial improvement means 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 which have incurred “substantial damage,” regardless of the actual repair work performed. The term does not, however, include either:

1. Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions; or
2. Any alteration of a “historic structure” provided that the alteration would not preclude the structure’s continued designation as a “historic structure.”

Reconstruction, Rehabilitation, Addition

Reconstruction (repair of damaged structures) is constituted by the rebuilding of an existing structure, which has been partially or completely destroyed by any cause without increasing the floor area of the structure. If a partially destroyed structure is reconstructed and the cost of the reconstruction equals or exceeds 50 percent of the market value of the structure before the damage, then the rebuilt structure is considered a “substantial improvement” and is subject to floodplain management requirements (i.e., elevated).

Rehabilitation includes any improvements and repairs which are made to the interior and exterior of an existing structure, but which do not result in any increase in the floor area of the structure. Any rehabilitation of an existing structure, the cost of which equals or exceeds 50 percent of the market value of the structure, is considered a “substantial improvement” and is subject to floodplain management requirements (i.e., elevated).

Addition is defined as an alteration to an existing structure, which results in any increase in its floor area. If an existing structure is physically enlarged and the cost of the enlargement equals or exceeds 50 percent of the market value of the structure before the enlargement, then the existing portion of the structure is considered to have been “substantially improved” and is subject to floodplain management requirements. However, if the area of enlargement complies with floodplain management regulations, the existing portion of the structure does not have to be brought into compliance with the floodplain management requirements (i.e., elevated).

The City's Responsibility

The National Flood Insurance Program (NFIP) requires the City to determine if a "substantial improvement" will be made to a structure. In doing so, it must assure that market values are reasonably accurate and that the cost estimate reasonably reflects the actual costs of the improvements to the structure.

Owner/Applicant Responsibility

It is the owner's/applicant's responsibility to supply the information necessary (e.g. appraisals, construction costs, estimates, etc.) to make the determination.

Determining Substantial Improvement (Market Value/Cost of Improvement)

For determining "substantial improvement," market value pertains ***only*** to the structure in question. It does not pertain to the land, landscaping, or detached accessory structures on the property.

Acceptable estimates of market value are:

- Property appraisals used for tax assessment purposes adjusted to 100 percent assessment level.
- Independent appraisals by a professional appraiser.
- The value of the building taken from NFIP claims data.

Acceptable estimates of cost of improvement are:

- Itemized estimates made by bona fide contractors or other professional estimators in the construction industry.
- Building code valuation tables.

The Floodplain Administrator must approve use of other methods.