

City of Floodville

Department of Building Inspections

200 Main Street
Floodville, NY 14008

708-852-XXXX

September 22, 2001

Substantial Damage

Mr. Thomas Jones
188 Maple Street
Floodville, NY 14008

NOTICE OF DETERMINATION

Dear Mr. Smith:

As a result of a substantial damage determination, the City has determined that your **structure received damages exceeding 50% of the pre-damage structure value** as the result of the flooding that occurred September 3rd and 4th, 2001.

Damage: \$63,525

Market Value: \$110,000

Flood Zone: A10

Under the requirements of the City of Floodville Floodplain Management Ordinance dated March 6, 1995, structures located within the 100-year floodplain that receive damage of any origin, whereby the cost of restoring the structure would equal or exceed 50% of the structure value, must be brought into compliance with the Ordinance. For residential structures with more than 50% damage, the structures must either be removed from the floodplain or have the lowest floor (including basement) elevated to at or above the 100-year flood elevation. Failure to comply with this requirement will result in daily fines and/or legal action by the City against the owner of the structure.

Under the National Flood Insurance Program, the Increased Cost of Compliance (or ICC) program may provide additional financial assistance to either elevate or remove flood-damaged structures from the floodplain. ICC applies to flooded structures that are substantially damaged.

Be advised that all repairs, reconstruction and new construction are subject to the provisions of the Floodville Building Code and will require a permit. Construction activities that occur without a proper permit are considered to be non-compliant and may result in daily fines and/or the removal of the non-compliant construction.

Members of our Department are prepared to meet with you at our office to discuss the substantial damage determination process and to provide guidance for reconstruction or repair of your structure. To schedule a meeting or discuss questions regarding this determination, please contact me or [floodplain administrator] of the Department of Building Inspections at 708-852-XXXX between the hours of 7:30 AM and 5:00 PM, Monday through Friday.

Sincerely,

Chief Inspector
Department of Building Inspections