



City of Treasure Island

FEMA Cost Breakdown Worksheet For Substantial Improvement / Damage

Property Address: _____

Company Name: _____

Contractor Name: _____

Contractor Address: _____

City: _____ State: _____ Zip: _____

License Number: _____ Phone Number _____

Owners Name: _____

Description of Work: _____

****HOMEOWNER, PLEASE INITIAL ONE OF THE FOLLOWING****

_____ I am attaching a copy of a recent appraisal report for my property

****OR****

_____ I am not submitting an appraisal report for my property. I accept the value of the structure based on the Just Values prepared for property tax purposes from the Pinellas County Property Appraiser's records.

Homeowner Signature: _____

Substantial Improvement / Damage Threshold Based On: (Check One)

_____ Appraised Value of the Structure

_____ Value of the structure based on the Just Values prepared for property tax purposes from the Pinellas County Property Appraiser's records.

Structure Appraised Value = \$ _____

OR

County Property Appraiser's Value of Structure = \$ _____

Divided by 2 and subtract \$1 =

IMPROVEMENT THRESHOLD: \$ _____

BUILDING

ITEMS	MATERIALS COST	LABOR COST	TOTAL COST
Demolition			
Foundation, Slab(s)			
Drywall			
Bearing Walls, Tie Beams, Trusses			
Framing, Joists, Beams, Subflooring			
Interior Non-Bearing Walls			
Exterior Finishes (Stucco, Siding, Painting, Trim, Brick, etc.)			
Windows and Exterior Doors			
Cabinets / Vanities / Countertops			
Hardware			
Attached Decks & Porches			
Floor Covering			
Bathroom Tile / Kitchen Tile			
Wall Finish / Painting / Covering			
Built-In Appliances			
Built-In Cabinets, Bookcases, Furniture, Mirrors, Closet Shelving			
Interior Doors			
Baseboards / Crown Molding / Trim Boards			
Hardware (Strapping, bolts, screws, etc)			
Insulation			
Fireplace / Hearth / Mantel / Chimney			
Stairs / Handrails / Guardrails			
BUILDING TOTAL			\$

ELECTRICAL

ITEMS	MATERIALS COST	LABOR COST	TOTAL COST
Electrical Wiring			
Electrical Fixtures, Ceiling Fans, Outlets, Switches			
Security System, Intercom System			
Smoke Detectors			
Electrical Panel(s) & Meter Base(s)			
ELECTRICAL TOTAL			\$

PLUMBING

ITEMS	MATERIALS COST	LABOR COST	TOTAL COST
Plumbing Piping			
Plumbing Fixtures			
Water Heaters			
Water Filtration, Conditioning and Recirculation Systems			
PLUMBING TOTAL			\$

MECHANICAL

ITEMS	MATERIALS COST	LABOR COST	TOTAL COST
HVAC Equipment			
Ductwork, Grills			
Bathroom Fan(s), Range Hood, Central Vacuum			
MECHANICAL TOTAL			\$

GAS

ITEMS	MATERIALS COST	LABOR COST	TOTAL COST
Gas Piping			
Gas Tank			
GAS TOTAL			\$

ROOF

ITEMS	MATERIALS COST	LABOR COST	TOTAL COST
Shingles, Underlayment, Mod Bit			
Gutters, Downspouts			
ROOF TOTAL			\$

MISCELLANEOUS

ITEMS	MATERIALS COST	LABOR COST	TOTAL COST
Construction Management & Supervision			
Overhead & Profit			
Sales Tax on Materials			
ITEMS PURCHASED BY HOMEOWNER			
MISCELLANEOUS TOTAL			\$

BUILDING TOTAL	\$
ELECTRIC TOTAL	\$
PLUMBING TOTAL	\$
MECHANICAL TOTAL	\$
GAS TOTAL	\$
ROOF TOTAL	\$
MISCELLANEOUS TOTAL	\$
GRAND TOTAL	\$

I understand that I am subject to enforcement, penalties and / or fines for violation if inspection of the property reveals that I have made additions, renovations or remodeling to the property which were not included in the permit documents.

Violating the FEMA improvement threshold may result in removal of improvement work, revocation of the Certificate of Occupancy for the building, and/or an order to remove the structure.

Name of Contractor: _____

Signature of Contractor: _____ Date: _____

COSTS FOR SUBSTANTIAL IMPROVEMENTS / REPAIR OF SUBSTANTIAL DAMAGE:

Included Costs

Items that must be included in the costs of improvement or costs to repair are those that are directly associated with the building. The following list of costs that must be included is not intended to be exhaustive, but characterizes the types of costs that must be included:

<ul style="list-style-type: none"> • Materials and labor, including the estimated value of donated or discounted materials and owner or volunteered labor • Site preparation related to the improvement or repair (foundation excavation, filling in basements) • Demolition and construction debris disposal • Labor and other costs associated with demolishing, moving, or altering building components to accommodate improvements, additions, and making repairs • Costs associated with complying with any other regulation or code requirement that is triggered by the work, including costs to comply with the requirements of the Americans with Disabilities Act (ADA) • Costs associated with elevating a structure to an elevation that is lower than the BFE • Construction management and supervision • Contractor's overhead and profit • Sales tax on materials • Structural elements and exterior finishes, including: <ul style="list-style-type: none"> • Foundations (spread or continuous foundation footings, perimeter walls, chain walls, pilings, columns, posts, etc.) • Monolithic or other types of concrete slabs • Bearing walls, tie beams, trusses • Joists, beams, subflooring, framing, ceilings • Exterior finishes (brick, stucco, siding, painting, trim, etc.) 	<ul style="list-style-type: none"> • Interior non-bearing walls • Windows and exterior doors • Roofing, gutters, and downspouts • Hardware • Attached decks and porches • Interior finish elements, including: <ul style="list-style-type: none"> • Floor finishes (hardwood, ceramic, vinyl, linoleum, stone and wall-to-wall carpet over subflooring, etc) • Bathroom tiling and fixtures • Wall finishes (drywall, paint, stucco, plaster, paneling, marble, etc) • Built-in cabinets (kitchen, bathroom, utility, entertainment, storage, etc) • Interior doors • Interior finish carpentry • Built-in bookcases and furniture • Hardware • Insulation • Utility and service equipment, including: <ul style="list-style-type: none"> • HVAC equipment • Plumbing fixtures and piping • Electrical wiring, outlets and switches • Light fixtures and ceiling fans • Security systems • Built-in appliances • Central vacuum systems • Water filtration, conditioning, and recirculation systems • Smoke detectors
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Excluded Costs

- Clean-up and trash removal
- Costs to temporarily stabilize a building so that it is safe to enter to evaluate required repairs
- Costs to obtain or prepare plans and specifications
- Land survey costs
- Permit fees
- Outside improvements, including landscaping, irrigation, sidewalks, driveways, fences, swimming pools, pool enclosures, yard lights, detached accessory structures (garages, sheds, gazebos, etc)
- Plug-in appliances such as washing machines, dryers, stoves
- Costs required for the minimum necessary work to correct existing violations of health, safety and sanitary codes

CITY OF TREASURE ISLAND
CONTRACTORS
Valuation and Cost of Work
AFFIDAVIT

Property Address: _____
Company Name: _____
Contractor Name: _____
Contractor Address: _____
City: _____ State: _____ Zip: _____
License Number: _____ Phone Number () _____
Owners Name: _____
Description of Work: _____

I hereby attest to the fact that I, or a member of my firm, Prepared the Cost Estimate for the additions, renovations or remodeling of the above-referenced property. The cost encompasses all of the work as delineated on the plans and specifications submitted for permit application. I further attest that the amount shown on the contract between property owner and contractor submitted herewith in the sum of \$_____ is the total amount for the work described.

I understand that I am subject to enforcement, penalties and/or fines for violation if inspection of the property reveals that I have made additions, renovations or remodeling to the property which were not included in the permit application documents.

Contractor's Signature

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____ who is personally know to me or provided identification _____ and did (did not) take an oath.

Notary Public

NOTARY PUBLIC
State of Florida at Large
My Commission Expires:
Commission Number:

CITY OF TREASURE ISLAND
OWNERS
Valuation and Cost of Work
AFFIDAVIT

Property Address: _____
Company Name: _____
Contractor Name: _____
Contractor Address: _____
City: _____ State: _____ Zip: _____
License Number: _____ Phone Number () _____
Owners Name: _____
Description of Work: _____

I hereby attest that the additions, renovations or remodeling as delineated in the submittals for a building permit is a complete listing of all work to be performed at the referenced property. I further attest that the amount shown on the contract between property owner and contractor in the sum of \$_____ is the total amount for the work described and that this cost does not equal or exceed 50% of the market value of the structure, which has been indicated as \$_____ .

I understand that I am subject to enforcement, penalties and/or fines for violation if inspection of the property reveals that I have made additions, renovations or remodeling to the property which were not included in the permit application documents.

Owner's Signature

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____ who is personally know to me or provided identification _____ and did (did not) take an oath.

Notary Public

NOTARY PUBLIC
State of Florida at Large
My Commission Expires:
Commission Number: