



Borough of Sugarcreek

Zoning Department

212 Fox Street Franklin, PA 16323 Phone: (814) 437-9453

[Date]

NOTICE OF SUBSTANTIAL IMPROVEMENT DETERMINATION

Dear Property Owner:

We have reviewed your recent application for a permit to [describe proposed improvement/addition]. Your existing home that is located in a mapped Special Flood Hazard Area. As required by our floodplain management regulations and/or building code, we have determined that the proposed work constitutes substantial improvement of the building. This determination is based on a comparison of the cost estimate of the proposed work to the market value of the building (excluding land value). When the costs equal or exceed 50 percent of the market value of the building, the work is substantial improvement.

As a result of this determination, you are required to bring the building into compliance with the flood damage-resistant provisions of Ordinance 276, Floodplain Management and the 2015 International Residential Code and 2015 International Building Code.

There are several aspects that must be addressed to achieve compliance. The most significant requirements is that the lowest floor, as defined in the regulations/code, must be elevated to or above the regulatory flood elevation (REF), which is Base Flood Elevation (BFE) plus 17 inches. You may also wish to contact your insurance agent to understand how raising the lowest floor higher than the minimum required elevation can reduce NFIP flood insurance premiums.

Please resubmit your permit application along with plans and specifications that incorporate compliance measures. Construction activities that are undertaken without a proper permit are violations and may result in citations, fines, or other legal actions.

You have the right to appeal this Notice within fifteen (15) days from the date of receipt of this Notice to the Borough of Sugarcreek Zoning Hearing Board pursuant to the provisions of Section 909.1 of the Pennsylvania Municipalities Planning Code, 53 P.S. Section 10909.1, Article 5 Section 506 of the Borough of Sugarcreek Zoning Ordinance 22, as amended.

Very truly yours,

Cc: file