



Substantial Improvement Cost Estimate Form



Site Development and Inspections Division
Fairfax County Land Development Services
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The Federal Emergency Management Agency (FEMA) defines “Substantial Improvement” as being any combination of 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 (or smaller percentage if established by the community) before the “start of construction” of the improvement. This term includes structures that have incurred “substantial damage,” regardless of the actual repair work performed. The substantial improvement shall also meet the requirements of Virginia Residential Code (VRC R322).

This document was created to serve as an attachment to Fairfax County’s Floodplain Use Determination Request, in order to organize cost estimate information in accordance with FEMA National Flood Insurance Program’s (NFIP) standards for itemized cost estimates.

If the Site Development & Inspections Division (SDID) requires a homeowner to provide an itemized cost estimate for proposed improvements to their property, the homeowner can either provide an estimate prepared and signed by a licensed contractor or can complete the following Cost Estimate Form included in this package.

If estimate(s) and/or contract(s) from a subcontractor or general contractor are to be used in lieu of the included Cost Estimate Form, the following information is **required**:

1. Date
2. Address of Project
3. Specific Scope of Work and Trade
4. Bids for Structural, Exterior Finish Elements, Interior Finish Elements, Electrical, Utility and Service Equipment, Gas, and Miscellaneous components, as applicable, including material costs
5. Cost of Labor
6. Total Cost of Project

SDID will review applications to determine whether proposed activities will be reasonably safe from flooding and requires that substantial improvements meet the requirements of those regulations. There may be additional information available based on individual circumstances. If you have any questions, please contact us for assistance.

Special Provisions:

Per FEMA NFIP requirements, the value placed on all donated or discounted materials should be equal to the actual or estimated cost of such materials and must be included in the total cost. Where materials or servicing equipment are donated or discounted below normal market values, the value should be adjusted to an amount that would be equivalent to that estimated through normal market transactions

Self or Volunteer Labor: The value placed on labor should be equal to the actual or estimated labor charge for the construction to take place. The normal “market” value or “going rate” for labor must be included in the estimates of the cost of improvements. The applicant should provide an estimate of the value of owner or volunteer labor. The value placed on labor should be estimated based on applicable minimum-hour wage scales for the skill and type of construction work that is done.

STRUCTURAL ELEMENTS

Item	Material Costs		Labor Costs	Estimated Total Cost	Notes
	Quantity	Units			
Demolition					
Site preparation (e.g., foundation excavation)					
Foundations (e.g., spread or continuous foundation footings, perimeter walls, chain-walls, pilings, columns, posts, etc.)					
Monolithic or other types of concrete slabs					
Bearing walls, tie beams, and trusses					
Framing, joists, beams, sub floor, roof sheathing					
Wood or reinforced concrete decking or roofing					
Attached decks and porches					
Floors and ceilings					
Other					
Structural Total				=	

EXTERIOR FINISH ELEMENTS

Item	Material Costs		Labor Costs	Estimated Total Cost	Notes
	Quantity	Units			
Exterior wall finishes (e.g., brick, stucco, or siding) including painting and decorative molding					
Exterior windows and doors					
Re-shingling or retiling of roof					
Gutters and downspouts					
Stairs, handrails, guardrails					
Other					
Exterior Finish Total				=	

INTERIOR FINISH ELEMENTS

Item	Material Costs		Labor Costs	Estimated Total Cost	Notes
	Quantity	Units			
Floor finishes (e.g., hardwood, ceramic, vinyl, linoleum, stone, and wall-to-wall carpet over subflooring)					
Bathroom tiling and fixtures					
Wall finishes (e.g., drywall, paint, stucco, plaster, paneling, marble, or other decorative finishes)					
Built-in cabinets (e.g., kitchen, utility, entertainment, storage, and bathroom)					
Kitchen and bathroom countertops					

Item	Material Costs		Labor Costs	Estimated Total Cost	Notes
	Quantity	Units			
Built-in bookcases, cabinets, and built-in furniture					
Stairs, handrails, guardrails					
Insulation					
Interior non-bearing walls					
Drywall installation					
Interior windows and doors					
Elevator, chairlift					
Fireplace, hearth, mantel, chimney					
Other					
Interior Finish Total				=	

ELECTRICAL

Item	Material Costs		Labor Costs	Estimated Total Cost	Notes
	Quantity	Units			
Electrical wiring and rough					
Electrical panel(s) and meter base					
Electrical for lighting fixtures, ceiling fans, receptacles, switches					
Other					
Electrical Total				=	

UTILITY AND SERVICE EQUIPMENT

Item	Material Costs		Labor Costs	Estimated Total Cost	Notes
	Quantity	Units			
Plumbing piping and fixtures (sinks, tubs, toilets, shower, faucets, garbage disposals, etc.)					

Item	Material Costs		Labor Costs	Estimated Total Cost	Notes
	Quantity	Units			
Repair or reconstruction of plumbing					
Water heaters					
Water filtration, conditioning, or recirculating systems					
HVAC equipment					
HVAC ductwork					
Central vacuum systems					
Bathroom fans, rangehood, dryer exhaust					
Security systems					
Built-in appliances					
Other					
Utility and Service Equipment Total				=	

GAS

Item	Material Costs		Labor Costs	Estimated Total Cost	Notes
	Quantity	Units			
Gas piping					
Gas tank					
Other					
Gas Total				=	

MISCELLANEOUS

Item	Estimated Cost	Notes
Construction management and supervision		
Contractor's overhead and profit		
Other		
Miscellaneous Total	=	

	Structural Total = _____
	Exterior Finish Total = _____
	Interior Finish Total = _____
	Electrical Total = _____
	Utility and Service Equipment Total = _____
	Gas Total = _____
	Miscellaneous Total = _____
<div style="font-size: 2em; font-weight: bold;">+</div> <hr style="border: 2px solid black; margin-top: 10px;"/>	Total Estimated Costs = _____
	Current Market Value of Existing Structure = _____