



Town of Wareham

FEMA Cost Breakdown Worksheet for Substantial Improvement / Damage

JOB/ PROPERTY ADDRESS: _____

CONTRACTOR NAME: _____

COMPANY NAME: _____

CONTRACTOR ADDRESS: _____

CITY/TOWN: _____ STATE: _____ ZIP CODE: _____

CSL LICENSE NUMBER: _____ PHONE NUMBER: _____

CONTRACTOR EMAIL ADDRESS: _____

OWNER(S) NAME(S): _____

OWNERS MAILING ADDRESS: _____

CITY/TOWN: _____ STATE: _____ ZIP CODE: _____

PHONE NUMBER: _____ EMAIL ADDRESS: _____

DESCRIPTION OF WORK: _____

**** HOMEOWNER, PLEASE INITIAL ONE OF THE FOLLOWING, and SIGN BELOW ****

_____ I am attaching a copy of a recent appraisal report for my property, prepared by a Certified Real Estate Appraiser.

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 Assessors records in the Town of Wareham.

Homeowner Signature: _____ **Date:** _____

SUBSTANTIAL IMPROVEMENT/ DAMAGE THRESHOLD BASED ON:

(Check One)

_____ Professionally Appraised Value of the **STRUCTURE ONLY** (Land value is excluded.)

_____ Professionally Appraised Value of the **STRUCTURE ONLY** = \$ _____

_____ Value of the **STRUCTURE ONLY** based on the Just Values for property tax purposed from the Town of Wareham Assessors property records.

_____ Wareham Property Assessed Value of **STRUCTURE ONLY** = \$ _____

IMPROVEMENT THRESHOLD (50% of the STRUCTURE VALUE ONLY): \$ _____



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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 • *MANDATORY COST - Construction management and supervision • *MANDATORY COST - Contractor's overhead and profit • Sales tax on materials • Structural elements and exterior finishes, including: 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: • 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: • 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 |
|--|---|

***MANDATORY COSTS CANNOT BE EXCLUDED, EVEN IF THE HOMEOWNER IS PERFORMING THE WORK.**

EXCLUDED COSTS:

- | | |
|--|--|
| <ul style="list-style-type: none"> • 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 • Plug-in appliances such as washing machines, dryers, stoves • Permit fees | <ul style="list-style-type: none"> • Outside improvements, including landscaping, improvements, including landscaping, irrigation, sidewalks, driveways, fences, swimming pools, pool enclosures, yard lights, detached accessory structures (garages, sheds, gazebos, etc.) • Costs required for the minimum necessary work to correct existing violations of health, safety and sanitary codes |
|--|--|



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| <u>BUILDING ITEMS</u> | <u>MATERIALS COST</u> | <u>LABOR COST</u> | <u>TOTAL COST</u> |
|---|-----------------------|-------------------|-------------------|
| DEMOLITION | | | |
| FOUNDATION, SLAB(S) | | | |
| BEARING WALLS, TIE BEAMS, TRUSSES, FRAMING, JOIST, BEAMS, SUBFLOORING, INTERIOR NONBEARING WALLS | | | |
| INSULATION | | | |
| DRYWALL AND OR PLASTERING | | | |
| INTERIOR STANDING FINISH | | | |
| STAIRS / HANDRAILS / GUARDRAILS | | | |
| BUILT-IN CABINETS, BOOKCASES | | | |
| FIREPLACE / HEARTH / MANTEL / CHIMNEY | | | |
| CUSTOM SHOWER | | | |
| CABINETS / VANITIES | | | |
| COUNTERTOPS | | | |
| BACKSPLASH | | | |
| BUILT-IN APPLIANCES | | | |
| WALL FINISH / PAINTING / COVERING | | | |
| HARDWOOD FLOORING | | | |
| TILE | | | |
| CARPETING | | | |
| WINDOWS AND EXTERIOR DOORS | | | |
| ROOFING, GUTTERS, DOWNSPOUTS | | | |
| ATTACHED DECKS & PORCHES | | | |
| EXTERIOR FINISHES (STUCCO, SIDING, PAINTING, TRIM, BRICK, ETC.) | | | |
| BUILDING TOTAL | | | \$ |



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| <u>ELECTRICAL ITEMS</u> | <u>MATERIALS COST</u> | <u>LABOR COST</u> | <u>TOTAL COST</u> |
|---|-----------------------|-------------------|-------------------|
| ELECTRICAL WIRING | | | |
| ELECTRICAL FIXTURES, CEILING FANS, OUTLETS, SWITCHES | | | |
| SMOKE & CARBON MONOXIDE DETECTORS | | | |
| ELECTRICAL PANEL(S) & METER BASE(S) | | | |
| | | | |
| ELECTRICAL TOTAL | | | \$ |

| <u>PLUMBING ITEMS</u> | <u>MATERIALS COST</u> | <u>LABOR COST</u> | <u>TOTAL COST</u> |
|--|-----------------------|-------------------|-------------------|
| PLUMBING PIPING | | | |
| PLUMBING FIXTURES | | | |
| WATER HEATER | | | |
| WATER FILTRATION, CONDITIONING & RECIRCULATION SYSTEM | | | |
| | | | |
| PLUMBING TOTAL | | | \$ |

| <u>GAS ITEMS</u> | <u>MATERIALS COST</u> | <u>LABOR COST</u> | <u>TOTAL COST</u> |
|------------------|-----------------------|-------------------|-------------------|
| GAS PIPING | | | |
| FURNACE | | | |
| | | | |
| GAS TOTAL | | | \$ |

| <u>MECHANICAL ITEMS</u> | <u>MATERIALS COST</u> | <u>LABOR COST</u> | <u>TOTAL COST</u> |
|--|-----------------------|-------------------|-------------------|
| HVAC EQUIPMENT, DUCTWORK, CENTRAL VAC, ETC. | | | |
| | | | |
| MECHANICAL TOTAL | | | \$ |



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| LINE # | DISCRIPTION | AMOUNT |
|--------|--|--|
| 1. | BUILDING TOTAL | \$ |
| 2. | ELECTRICAL TOTAL | \$ |
| 3. | PLUMBING TOTAL | \$ |
| 4. | GAS TOTAL | \$ |
| 5. | MECHANICAL TOTAL | \$ |
| 6. | TOTAL JOB COST/ LABOR & MATERIALS – (Total of lines 1-5) | \$ |
| 7. * | CONSTRUCTION MANAGEMENT & SUPERVISION | TOTAL JOB COST (from above) \$ _____ x 5% = \$ |
| 8. * | OVERHEAD | TOTAL JOB COST (from above) \$ _____ x 5% = \$ |
| 9. * | PROFIT | TOTAL JOB COST (from above) \$ _____ x 10% = \$ |
| 10 | TOTAL JOB BUDGET (Total of lines 6-9) = | \$ |

*MANDATORY COST REQUIRED BY FEMA

Improvement threshold value listed at the bottom of Pg. 1.,
MUST BE greater than the total job budget listed on Line 10, Pg. 5.

\$ _____

>

\$ _____

IMPROVEMENT THRESHOLD (Bottom of Pg 1.)

TOTAL JOB BUDGET (Line 10, Pg. 5)

Please Note: If the total job budget is equal to, or greater than, the improvement threshold from Page 1, thus would constitute a Substantial Improvement under per FEMA, and the structure would have to be brought into compliance with current FEMA, and building code, regulations. Please see page 2 for more information on Substantial Improvements.

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: _____

Name of Homeowner(s): _____

Signature of Homeowner(s): _____ Date: _____



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CONTRACTORS

Valuation and Cost of Work Affidavit

PROPERTY/ JOB ADDRESS: _____

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 described on the plans and specifications submitted for permit application. I further attest that the amount shown on the **enclosed or attached contracts** between property owner and contractor 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

Signature of Contractor (if applicable): _____ Date: _____

Name of Contractor: _____

Signature of Homeowner(s): _____ Date: _____

Name of Homeowner(s): _____

HOMEOWNER(S)

Valuation and Cost of Work Affidavit

PROPERTY/ JOB ADDRESS: _____

I, hereby attest that the additions, renovations, or remodeling, as described in the submittals for a building permit, is a complete listing of all work to be performed at the above 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.

Signature of Homeowner(s): _____ Date: _____

Name of Homeowner(s): _____ Date: _____