



CITY OF HOUSTON

Floodplain Management Office
Department of Public Works and Engineering
1002 Washington Avenue, 3rd floor, Houston, Texas 77002
(832) 394.8854

fmo@houstontx.gov Page 1 of 2

Substantial Damage Determination Appeal

Any property owner appealing a determination of Substantial Damage must submit this form along with the required documentation to FMO. FMO will send a written response to the owner's address.

Property Information

COH Project No.: _____
Street Address: _____
City & Zip Code: _____
HCAD Parcel No.: _____
Date of Damage: _____

Owner Information

Name of Owner(s): _____
Owner's Phone/Cell: _____
Owner's Address: _____
Owner's email: _____

Appeal Justification (check one, complete percentage of damage calculation, if applicable)

- Existing structure complies with Chapter 19 elevation and performance standards.
- Structure has been modified or demolished to comply with Chapter 19 elevation and performance standards post-damage.
- Based on provided documentation of total cost to repair the structure to pre-damage condition and market value of the structure, the structure is not substantially damaged.

Total cost of Repair \$ _____ ÷ Market Value of Structure \$ _____ x 100
= Percentage of Damage _____ %

FMO Use Only:
Received by: _____ Date: _____

Appeal Approved / Appeal Denied
(Not SD) (circle one above) (SD)

Reviewed by _____ Date: _____

Response Date: _____



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Substantial Damage Determination Appeal

Documentation Attached (check appropriate items)

Option	Repair Cost	Value of Structure
1* <input type="checkbox"/>	Flood Damage Repair Form (see attached)	Flood Damage Repair Form (see attached) -OR- HCAD Summary (www.hcad.org) – (FMO can provide this for you)
2 <input type="checkbox"/>	NFIP Proof of Loss or Final Report including attached detailed itemized cost estimate	NFIP Proof of Loss or Final Report
3* <input type="checkbox"/>	Project Cost Estimate Form (see attached)	HCAD Summary (www.hcad.org) – (FMO can provide this for you) -OR- Private Appraisal of Pre-Damage Market Value of Structure Only (from an appraiser licensed in the State of Texas)
4 <input type="checkbox"/>	Elevation Certificate (from a Texas Registered Professional Land Surveyor) demonstrating that structure is compliant (meets requirement that lowest floor is 12" above based flood elevation and all other floodplain requirements). No cost or value information required.	

***FIELD VERIFICATION MAY BE REQUIRED**

Owner's Statement

I/We _____, affirm that any repair cost information above and on the attached documents reflects the full cost of repair to restore the property at _____ to pre-damage condition.

Owner Signature: _____ Date: _____

Printed Name: _____



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Floodplain Flood Damage Repair Form – Single Family Residences

The City’s Floodplain Management Office (FMO) has introduced this form to make it easier for homeowners to apply for a floodplain permit to repair their flood damage.

Along with a building permit application and the required information for a building permit, Homeowners can choose to fill out this form instead of submitting a cost estimate and appraisal or insurance claim information.

For many flood damaged homes, FMO can use the below information to complete a FEMA Substantial Damage Estimate in the office without physically inspecting the flood damaged home. However, some homes may require a field inspection or insurance cost estimate to be issued a floodplain Development Permit.

After reviewing this form, FMO will either:

- *Approve the permit application and issue a floodplain permit*
-OR-
- *Reject the permit application and request that the homeowner submit alternate information*
-OR-
- *Reject the permit application and schedule an inspection of the damaged property.*

Please note that additional permit requirements shall apply to properties that are determined to be substantially damaged by FMO. It should also be noted that a building permit and other trade permits may also be required to repair flood damage. The permit issued, if any, will be for repairs only. If improvements or modifications are planned, additional information will be required.

The homeowner is required to provide true and accurate information below to avoid floodplain violations and fines for completing repair work outside of the scope of a floodplain permit.

Property and Owner Contact Information:

Damaged Property Address: _____

Owner(s) Name(s): _____

Mailing Address: _____

Email Address: _____

Phone Number: () _____ - _____

Information about the damaged home:

- Type of Home:** One Story Two Story
- Exterior Finish:** Brick Veneer Siding Combination of Brick Veneer and Siding
- Has your home ever been rewired?** Yes No Unknown



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Floodplain Flood Damage Repair Form – Single Family Residences

Do you have central air conditioning? Yes No

Where is your water heater? Raised in garage/house On the floor In attic

Describe the damage to your home:

Date of Flood or other Damage: _____

Type of Damage: Flood Wind Flood and Wind

Flood water depth: How much water did you get in your home? _____ feet/inches (*circle one*)

(measure depth of water from your floor to the high water mark on an interior wall)

How long was your home flooded? 2 days or less More than 2 days

Do you have roof damage?: No Damage
 Minor Damage (up to 25% shingle replacement, repair of minor leaks)
 Major Damage

Do you have foundation damage? Yes No

What built--in appliances were damaged by floodwater?

Dishwasher Garbage Disposal Trash Compactor
 Microwave Vent Hood Wall Oven
 Cook Top Refrigerator (Built- in, Not Push-In)

Is your flooring damaged? Yes No

What percentage of your first floor is tile? _____%

Your repair plans:

Do you plan to replace your cabinets? Yes No

Do you plan to replace your tile flooring, if any? Yes No

Owner's Statement

I/We _____, affirm that
the information above accurately reflects the condition of the property
at _____.

Owner Signature: _____ Date: _____

Printed Name: _____



**City of Houston Floodplain Management Office
Project Cost Estimate Worksheet**

Property Address/Zip: _____

Property Owner Name: _____

Description and price breakdown of improvements (use back if necessary):

Improvement Description	Material Qty.	Material Unit Cost	Material Total Cost	Labor Quantity	Labor Unit Cost	Labor Total Cost	Total Labor & Material	Receipt Attached
								<input type="checkbox"/>
								<input type="checkbox"/>
								<input type="checkbox"/>
								<input type="checkbox"/>
								<input type="checkbox"/>
								<input type="checkbox"/>
								<input type="checkbox"/>
								<input type="checkbox"/>
								<input type="checkbox"/>
Total								<input type="checkbox"/>

Structure Value = \$ _____ (Check one: HCAD _____ Appraisal _____)

Total Project Cost = \$ _____ Percentage of Structure Value = _____%

OWNER IS DOING WORK WITHOUT CONTRACTOR

I/we certify that the attached cost estimate is an accurate and complete description of the improvements and associated costs scheduled for the property listed above.

Owner Signature Date

Owner Printed Name

Texas Driver's License or ID Number

Sworn to and subscribed before me, the undersigned authority on the ____ day of _____, _____. To certify which witness my hand and seal of office.



City of Houston Floodplain Management Office Project Cost Estimate Worksheet

OWNER HAS HIRED/WILL HIRE CONTRACTOR

I/we certify that the attached cost estimate is an accurate and complete description of the improvements and associated costs scheduled for the property listed above.

Owner Signature

Date

Contractor Signature

Date

Owner Printed Name

Contractor Printed Name

Texas Driver's License or ID Number

Texas Driver's License or ID Number

Notary for Owner Signature

Sworn to and subscribed before me, the undersigned authority on the ____ day of _____, _____. To certify which witness my hand and seal of office.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES

Notary for Contractor Signature

Sworn to and subscribed before me, the undersigned authority on the ____ day of _____, _____. To certify which witness my hand and seal of office.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES

ENGINEER OR ARCHITECT CERTIFIES COST ESTIMATE

Engineer/ Architect Signature

Seal & Date

Office Telephone Number