

LARIMER COUNTY  
ENGINEERING DEPARTMENT



# FLOODPLAIN DEVELOPMENT GUIDE



SECTION 10:  
REMODELS, REPAIRS, &  
IMPROVEMENTS



## 10. REMODELS, REPAIRS, & IMPROVEMENTS

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A structure which requires repairs or to which improvements are proposed, including reconstruction, rehabilitation, addition, or other improvements, of which the cost equals or exceeds 50% of the structure's valuation is considered a "Substantially Damaged" or "Substantially Improved" structure. A Substantially Damaged or Substantially Improved structure is required to meet all applicable floodplain regulations under Article 12 of the LCLUC in effect at the time that the repairs or improvements are proposed.

For example, a home may have originally been built at the flood protection elevation in effect at the time of construction. Over time, however, the flood protection elevation may have been increased at the location of the home due to updated floodplain data. If a substantial improvement is proposed on the home (which is now below the current flood protection elevation), the home would be required to elevate the lowest floor and any mechanical equipment to a level which is at or above the current flood protection elevation. Similarly, a structure which was originally built in an area that was not in a floodway zone at the time of construction, but now is, would need to mitigate any hydraulic impacts caused by the structure at the time of a substantial improvement. That may include removal of the structure from the floodway zone altogether.

### **Substantial Improvement/Repair Requirements**

To determine whether a structure is Substantially Damaged or Substantially Improved, the applicant and/or engineer will need to submit several items prior to FDP issuance, including:

- Itemized costs for labor and materials required for the repairs or improvements. Labor costs must include labor, profit, overhead, and supervision and material costs must include all materials required in the work. The County Engineer shall make the final determination as to whether the costs of labor and materials for a floodplain development project are reasonable.
- Contractor affidavit certifying that all costs have been included and are reasonable in accordance with fair-market value. The affidavit must be signed and notarized.
- Owner affidavit certifying that all costs have been included and are reasonable in accordance with fair-market value. The affidavit must be signed and notarized.
- Valuation of the structure being repaired or improved. The valuation must be supported by an appraisal from a licensed Colorado Real Estate Appraiser or Larimer County Assessor records and be current within one year of the work.

Affidavit forms can be downloaded from the Larimer County Floodplains website (<https://www.larimer.org/engineering/floodplains>).

### **Inclusions & Exclusions**

The costs for labor and materials involved in an improvement or repair project must be included in the Substantial Improvement or Repair of Substantial Damage determination unless work meets the exclusion criteria listed below:

- Repairs and/or improvements which are not associated with flood damage and are made to correct existing violations of state or local health, sanitary, or building or safety code specifications which have been identified by the County Engineer and which are the minimum necessary to assure safe living conditions.
- Repairs and/or improvements which are made to a historic structure which has been designated by the National Register of Historic Places or State of Colorado and will not preclude the structure's continued designation as a historic structure. Entitlement to such an exemption requires that the applicant provide documentation that:
  - The building or structure is designated as a historic structure and
  - Confirms that the proposed work will not preclude the structure's continued historic designation.