

Floodplain Management & Regulation Fact Sheet

Gallia County, Unincorporated Areas

Substantial Improvement in Floodplains

What is a substantial improvement?

- Any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which **equals or exceeds 50% of the market value** of the structure before the start of construction of the improvement.
- This “50% rule” also applies to damage of any origin sustained by a structure, and both are cumulative **over the life of the structure**.
- Some examples of costs that must be included are materials and labor, exterior & interior finishes, utility equipment, & construction debris disposal.

How do I handle a substantial improvement in accordance with county floodplain regulations?

- ✓ An appraisal of the structure must be provided to show the value before any improvement or damage occurred. Official contractor cost estimates must be provided to determine if the project will stay under the 50% threshold.
- ✓ When a structure is considered substantially improved or damaged, it must then be **brought up to current floodplain regulation standards for new construction**. See fact sheets on floodplain Zone A and Zone AE.
- ✓ Substantial improvement in Floodways may require completion of a Hydrologic & Hydraulic Analysis conducted by a registered professional engineer to show that the proposed development would not result in any increase in the base flood elevation. This analysis is required if there will be a change to footprint, or increase to exterior dimensions, including an increase in fill. If the analysis shows no rise in base flood elevation would occur, the project then falls under the Zone AE floodplain requirements.

Thank you! Your cooperation protects the property, lives, & floodplains of Gallia County!

To apply for a permit or with any questions contact: **Gallia Soil & Water Conservation District**

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