

Substantial Improvement/Substantial Damage Review Applications

Date: 19 December 2024

Attention: City of Gulfport Property Owners and Contractors

Attached to this letter you will find the requirements and the documents for applying for permits in a flood zone, including, both Substantially Damaged and Not Substantially Damaged structures, and Improvements to structures in a flood zone (i.e. kitchen/bath remodels, general remodels, new windows, new siding etc.).

These requirements supersede all previous versions. Per our meeting with FEMA representatives on 12/18/2024 these are the minimum requirements that must be followed to ensure compliance, and must be provided as verification during a FEMA audit.

The valuation of the repairs must be to return the property to its pre-damaged condition, you may use a less expensive substitute for the actual replacement but the valuation must be to replace items with what was there before (i.e. wood floor for wood floor, granite counter tops for granite counter tops, etc.).

Before Beginning Repairs, a permit must be issued, failure to obtain a permit is a violation. Work done before a permit is issued will not be approved and must be removed. We will do our best to help you through the permitting process.

The City of Gulfport participates in the National Flood Insurance Program. Failing to enforce floodplain damage requirements will jeopardize the communities discount and participation in the program.

Thank you in advance for your cooperation and assistance.

Respectfully,



Clark Streicher, Building Official

City of Gulfport



FLOOD DAMAGE REPAIR PERMIT DOCUMENT SUBMISSION REQUIREMENTS

After you have received your determination, the next steps depend on whether it was deemed **Substantially Damaged** or **NOT Substantially Damaged**:

- **NOT Substantially Damaged:** Repairs must restore the structure to its pre-damaged condition within the allowable spending limit, as defined by the FEMA 50% rule.
- **Substantially Damaged (Appealing Determination):** Follow the additional guidance provided at the end of this document.

Permit Submission Requirements:

1. **Interior Checklist:** A checklist is included for your review.
 2. **Determine Your Structure's Value:**
This value establishes your allowable spending limit under the FEMA 50% rule. Choose one of the following methods:
 - **Private Appraisal:** Obtain a private appraisal that complies with the *City of Gulfport Appraisal Checklist*. The appraisal must be prepared as an "Actual Cash Value" (ACV) appraisal. No other types are acceptable. A checklist and example are included in the packet.
 - **PCPAO Website:** Visit <https://www.pcpao.gov/>. Enter your address, select your property, and click the "TOOLS" tab. Select "FEMA/WLM Letter" to access your property value. This value may be lower than a private appraisal.
 3. **Substantial Improvement/Damage (SI/SD) Packet:**
This packet serves as a guide for submitting the required cost breakdown for all work and materials. **All costs must be detailed.**
 - **Contractors:** Submit a line-item estimate on company letterhead or complete the packet, including quantities and costs for each repaired component.
 - **Homeowners:** Complete the packet using current rates and values, with no rounding unless supported by a signed estimate. All labor and materials will be reviewed against current market rates.
 - **Scope of Work Requirements:** Include estimated square footage for drywall, flooring, and quantities for cabinets, doors, windows, etc. Florida Product Approvals must be submitted for qualifying components (an example is in the packet).
- Note:** This packet verifies that repair costs to restore the structure to pre-damaged condition are within the allowable amount.
- **Exterior HVAC/Electrical Damage:** Damaged exterior HVAC or electrical components must be elevated to at least one foot above Base Flood Elevation (BFE). Use the FEMA Flood Map Service at <https://msc.fema.gov/portal/home> to determine your BFE.

FLOOD DAMAGE REPAIR PERMIT DOCUMENT SUBMISSION REQUIREMENTS

4. Permit Application Must Include:

- **Schematic:** A footprint schematic of the structure outlining the repair limits. Include the interior layout (e.g., bedrooms, bathrooms, kitchen, laundry room). If structural members are altered or repaired, submit signed and sealed plans from a licensed Florida architect or engineer.
- **Photos of Damage:** Include photos of:
 - Each exterior elevation.
 - Each room.
 - Roof (street view).

Contractor Recommendations:

It is strongly recommended that a licensed contractor submits the permit application on your behalf. Refer to the [Owner-Builder Permit Guidance](#) and recommendations from the [Pinellas County Construction Licensing Board \(PCCLB\)](#).

Appealing a Substantial Damage Determination

If your structure has been preliminarily determined as **Substantially Damaged**, the appeal process requires:

- Following the same instructions and submitting the same documentation outlined above.
- Submitting a private appraisal in most cases, as it may be necessary to demonstrate sufficient allowable spending for repairs.

The City may reverse the determination if the additional documentation provided proves beyond a reasonable doubt that the structure is not Substantially Damaged. For more details, see the *Substantially Damaged Reassessment Request* page.

Substantially Damaged _ Reassessment Request

Appeal of Determination, required documents

1. Permit application completed by contractor, work description:
Substantial Damage Reassessment
2. A labeled floor plan identifying all rooms/units in the structure, must include room dimensions, must be detailed and sufficient clarity to show entire extent of work and compliance with code requirements. Use of county appraiser's Building Diagram highly recommended to avoid multiple requests and review delays
3. A Substantial Damage Scope of Work Narrative by room
4. Interior and exterior photos of damage taken after the storm, date stamped preferred, each exterior elevation, each room and roof from street
5. An Actual Cash Value retrospective private appraisal (with pre-storm effective date) that meets the requirements of the Appraisal Review Checklist or,
6. A Pre-storm Building Value Reconsideration from the Pinellas County Property Appraiser
7. A Substantial Damage Package Cost Breakdown, each cost must include detailed cost backup (separate sheet) per example:
 - a. Materials: \$2,500.00 -----1,000 Sq Ft – ½” Drywall @ \$2.50 per Sq Ft = \$2,500.00
 - b. Labor: \$528.00 ----- 24 Man Hours to hang and finish drywall @ \$22.00 per man hour = \$528.00
8. Copies of sub-contractor estimates of work must be provided and must include detailed breakdown of materials and labor.
9. Completed Florida Product Approval Specification Sheet
10. Photos of finished construction for final approval and completion of permit final inspection



COMMUNITY DEVELOPMENT
City Gulfport
5330 23rd Ave S Gulfport, FL 33707

INTERIOR REMODEL / RENOVATION CHECKLIST

Construction Drawings - showing existing layout and proposed layout, labeling all rooms and sq. footage. Drawings must be legible. Any structural drawings will need to be signed and sealed by a Florida licensed Engineer or Architect.

Substantial Improvement Packet - provided below in this package

Post storm photos of damaged interior and exterior

Current Actual Cash Value (ACV) Appraisal or Pinellas County Property Appraisers FEMA Value page.
Appraisal to be developed in accordance with FEMA P-758, most recent edition, section 4.5.3 based on replication/replacement of existing structure, no adjacent sales data should be provided nor taken into consideration.

Current Florida Product Approvals – Cover Sheet with the appropriate decimal point circled that is being used, and set of Manufacturers installation specs. Required for each product being used.

DO NOT SUBMIT MIAMI-DADE NOA DOCUMENTS

☐ Exterior windows / doors / garage door

☐ Soffit / fascia / siding

☐ Roofing materials (underlayment / shingles / tiles / metal roof / modified bit

Notice of Commencement - Certified and recorded by Pinellas County Clerk of Court for project valued Current Sealed at \$5,000 or more Survey “original Size, showing all existing dimensions and improvements on the site;

Disclosure Statement - Only required for Owner/ Builder applications;

FOR ADDITIONS (outside of the current footprint), ALSO INCLUDE THE FOLLOWING

Erosion Control - Use a copy of the site plan or survey to show the location of the erosion control measures to be used;

Impervious Surface Ratio (ISR) Worksheet - for the entire lot;

Drainage Plan - Signed and sealed by a civil engineer for the addition of impervious surface. Show existing & proposed grades;

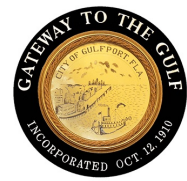
Energy Calculations - must be passed

Permit applications must be submitted at <https://bsaonline.com/?uid=3078>

If a required document does not apply to your application, upload a blank document.

DISCLAIMER: According to Florida Statutes, Chapter 119, it is the policy of this state that all state, county and municipal records are open for personal inspection and copying by any person. Providing access to public records is a duty of each agency. All documents and information not specified in F.S. 119.071 and 119.0713 are subject to public records requests.

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SUBSTANTIAL IMPROVEMENT – SUBSTANTIAL DAMAGE APPRAISAL REVIEW CHECKLIST

* Appraisal Approved (check one):

☐ Yes

☐ No

Permit Number:		Permit Application Date:	
Pinellas County Property Appraiser (PCPAO) Market Value of Structure (found on the FEMA/WLM Letter):	\$	Date of PCPAO Market Value:	
Year Built:		Age of Roof:	years

Property Address:	
Parcel ID:	
Legal Description:	
Effective Date of Appraisal:	
Appraisal Comments:	

Required Appraisal Information	Appraisal Page(s) (If missing, reject appraisal)
Intended Use – SI/SD Determination	
Intended User – FP Administrator and/or Building Official	
Market Value and/or ACV definition (Market value means the value of buildings and structures, excluding the land and other improvements on the parcel. As used in this chapter, the term refers to the <u>actual cash value (like-kind replacement cost depreciated for age, wear and tear, neglect, and quality of construction), determined by a qualified independent appraiser, or the "Just Value" of the structure, developed by the Pinellas County Property Appraiser's Office (PAO) for Ad Valorem taxation purposes, adjusted to approximate market value, as determined by the PAO.</u>)	
Appraiser Certification (state certified/licensed and certifying conformance to USPAP)	
Exterior & interior images	
Building Description	
Cost Estimator Report	
Cost Estimator quality and condition ratings	
Depreciation Methodology and Determination	

Review Criteria	Yes or No? (If no, reject appraisal)
Is the building appraised as it was before the start of work, or as it was before damage?	
Are all building representations, descriptions, and statements true and verifiable?	
Does the report contain enough images to understand the building?	
Are exterior & interior images consistent with the building description & quality rating?	
Was "reproduction cost" estimated? (Cost to build a duplicate or replica of the building)	
Was the cost estimate developed using a recognized cost estimating service?	
Is there adequate support for the depreciation estimate? (Logical, reasonable analysis)	
Was depreciation based on the building actual age, and a forecast of physical life?	
Is the cost estimate supported by a detailed cost report?	

Review Comments:



CITY OF GULFPORT, FLORIDA PERMIT APPLICATION

Permit # _____
Main # _____

Florida Building Code 2023
Eighth Edition

Residential ☐ Commercial ☐ Permit Fee \$ _____

*****Each Trade must obtain a separate permit*****

Building ☐ Mechanical ☐ Electric ☐ Plumbing ☐ Gas ☐ Roofing ☐

Project Location _____

Owner _____ Phone _____ Email _____

Owner's address _____

Contractor's Company Name _____

Contractor's Phone _____ Contractor's E-MAIL _____

Contractor's License # _____ Address _____

Architect/Engineer _____ Address _____

Flood Zone _____ Base Flood Elevation _____ ft.

\$ _____ **TOTAL VALUATION OF IMPROVEMENT**

DESCRIPTION OF IMPROVEMENT:

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

NOTICE: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies, or federal agencies.

Print Applicant Name _____

Applicant Signature / Date _____

OWNER BUILDER VERIFICATION PROCEDURE

Homeowners looking to obtain an owner-builder permit must prove ownership before doing so. The property must be deeded in their name and be for their own exclusive, full-time use.

Ownership can be verified in the following ways:

- a. Property has a verifiable homestead exemption or an application for a homestead exemption
- b. Copy of deed listing individual as the owner along with current water, electric or telephone bill with the owner's name on it.
- c. Driver's license with property address listed

The owner must have the knowledge and ability to perform the proposed work. The owner must prove they understand their legal obligations. The property cannot be offered for sale, lease or rent for one year after the project is completed.

There are risks associated with an owner builder permit, including that the property owner can be held liable for any injuries sustained on the property while performing the work for which they have requested a permit for. Homeowners' insurance may not cover this type of accident.

City of Gulfport, FL

Property Owner or Owner-Builder Disclosure Statement PURSUANT TO FLORIDA STATUE 489.103

I understand that state law requires construction to be done by licensed contractors and I have applied for an Owner- Builder permit under an exemption to that law. The exemption provides that I, as the owner of the property listed, may act as my own contractor with certain restrictions even though I do not have a license.

I understand that building permits are not required to be signed by a property owner unless the owner is responsible for the construction and is not hiring a licensed contractor to assume this responsibility. I understand that as an owner-builder, I am the responsible party of record on the permit. I understand that I may protect myself from potential financial risk by hiring a licensed contractor and having the permit filed in his or her name instead of my own. I also understand that contractors are required by law to be licensed and bonded in Florida and to list their license numbers on permits and **contracts.** _____ (initial)

I understand that I may build or improve a one-family or two-family residence or a farm outbuilding. I may also build or improve a commercial building if costs do not exceed \$75,000. The building or residence must be for my own use or occupancy. It may not be built or substantially improved for sale or lease. If a building I have built or substantially improved myself is sold or leased within 1 year after the date on which construction is complete, the law will presume that I built or substantially improved it for sale or lease, which is a violation of **this exemption.** _____ (initial)

I understand that, as the owner-builder, I must provide direct, onsite supervision of the construction.
_____ (initial)

I understand that I may not hire an unlicensed person to act as my contractor or to supervise people working on my building. It is my responsibility to make certain that people I employ have the licenses required by state law or by county or municipal licensing ordinances. _____ (initial)

I understand that a frequent practice of unlicensed persons is to have the property owner obtain an owner-builder permit that erroneously implies that the property owner is providing his or her own labor and materials. I, as an owner-builder, may be held liable and subject to serious financial risk for any injuries sustained by an unlicensed person and his or her employees while working on my property. My homeowner's insurance may not provide coverage for those injuries. I am willfully acting as an owner-builder and am aware of the limits of my insurance **coverage for injuries** to workers on my property. _____ (initial)

I understand that I may not delegate the responsibility for supervising work to a licensed contractor who is not licensed to perform the work being done. Any person working on my building who is not licensed must work under my direct supervision and must be employed by me, which means that I must deduct FICA contributions and withholding tax and provide workers' compensation **for that employee,** all as prescribed by law. I understand my failure to abide by these laws may subject me to serious financial risk. _____ (initial)

I agree that, as the party legally and financially responsible for this proposed construction activity, I will abide **by all applicable laws** and requirements that govern owner-builders as well as employers. I also understand that the construction must comply with all applicable laws, ordinances, building codes, and zoning regulations.
_____ (initial)

I understand that I may obtain more information regarding my obligations as an employer from the Internal Revenue Service, the United States Small Business Administration, the Florida Department of Financial Services, and the Florida Department of Revenue. I also understand I may contact the Florida Construction Industry Licensing Board (CILB) at 850-487-1395 or www.myfloridalicense.com/dbpr/pro/cilb/index.html for more information about licensed contractors.

I am aware of and consent to an owner-builder building permit applied for in my name, and understand that I am the party legally and financially responsible for proposed construction activity at the following address:

(Address of construction activity) _____

I agree to notify the issuer of this form immediately of any additions, deletions, or changes to any of the information I have provided on this form. _____ (initial)

Licensed contractors are regulated by laws designed to protect the public. If you contract with someone who does not have a license, the Construction Industry Licensing Board and Department of Business and Professional Regulation may be unable to assist you with any financial loss you may sustain as a result of a complaint. Your only remedy against unlicensed contractors may be in civil court. It is also important for you to understand that if an unlicensed contractor, or the unlicensed contractor's employee, is injured while working on your property, you may be held liable for damages. If you obtain an owner-builder permit and wish to hire licensed contractors, you will be responsible for verifying that the contractors are properly licensed and have the required workers' compensation insurance coverage. _____ (initial)

A violation of this exemption is a misdemeanor of the first degree punishable by a term of imprisonment not exceeding 1 year and a \$1,000.00 fine in addition to any civil penalties. In addition, the local permitting jurisdiction shall withhold final approval, revoke the permit, or pursue any action or remedy for unlicensed activity against the owner and any person performing work that requires licensure under the permit issued.

Before a building permit is issued, this form must be completed and signed by the property owner and returned to the local permitting agency responsible for issuing the permit. A copy of the property owner's driver's license, form notarization, or other verification acceptable to the local permitting agency is required to be presented when the permit is issued to verify the property owner's signature.

Signature of property owner _____ Date _____

Printed name of property owner _____

Before me this _____ Day of Month _____ and Year _____ of in the County of Pinellas, State of Florida, has Personally appeared herein by himself / herself in applying for a permit to do their own work at the address described above, affirms that all statements and declarations herein are true and accurate.

_____, Notary Public at Large, State of Florida, County of Pinellas

My commission expires: ____/____/____

Personally known _____ or Produced Identification _____

Type of Identification Produced _____

SEAL:

Permit Number _____

Parcel ID Number _____

NOTICE OF COMMENCEMENT

State of Florida

County of Pinellas

THE UNDERSIGNED hereby gives notice that improvements will be made to certain real property, and in accordance with Section 713.13 of the Florida Statutes, the following information is provided in this **NOTICE OF COMMENCEMENT**.

THIS AREA IS RESERVED FOR
CLERK OF THE COURT
CERTIFICATION

1. Description of property (legal description) _____

a. Street (job) Address _____

2. General description of improvements _____

3. Owner Information or Lessee Information if the Lessee contracted for the improvement

a. Name and address _____

b. Name and address of fee simple titleholder (if different than Owner listed above) _____

c. Interest in property _____

4. Contractor Information

a. Name and address _____

b. Telephone No. _____

5. Surety (if applicable, a copy of the payment bond is attached)

a. Name and address _____

b. Telephone No. _____

c. Amount of Bond \$ _____

6. Lender

a. Name and address _____

b. Telephone No. _____

7. Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by Section 713.13(1)(a)7, Florida Statutes

a. Name and address _____

b. Telephone No. _____

8. In addition to himself or herself, Owner designates _____ of _____

to receive a copy of the Lienor's Notice as provided in Section 713.13(1)(b), Florida Statutes.

a. Telephone No. of Person or entity designated by Owner _____

9. Expiration date of notice of commencement (the expiration date may not be before the completion of construction and final payment to the contractor, but will be one (1) year from the date of recording unless a different date is specified _____, 20 _____)

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

Under penalty of perjury, I declare that I have read the foregoing notice of commencement and that the facts stated therein are true to the best of my knowledge and belief.

(Signature of Owner or Lessee, or Owner's or Lessee's Authorized Officer/Director/Partner/Manager)

(Print Name and Provide Signatory's Title/Office)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ on-line notarization, this _____ day of _____, 20____ by _____, as _____

(type of authority, e.g. officer, trustee, attorney in fact) for _____,

(name of party on behalf of whom instrument was executed).

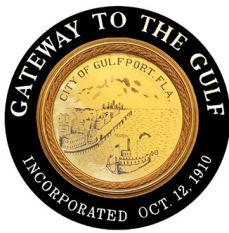
Personally known ☐ OR Produced Identification ☐ Type of Identification Produced _____

SIGNATURE OF NOTARY

PRINT NAME

NOTARY STAMP

NOC Revised 10-2022



SCOPE OF WORK NARRATIVE

Owner's Name

Owner Phone

Property Address

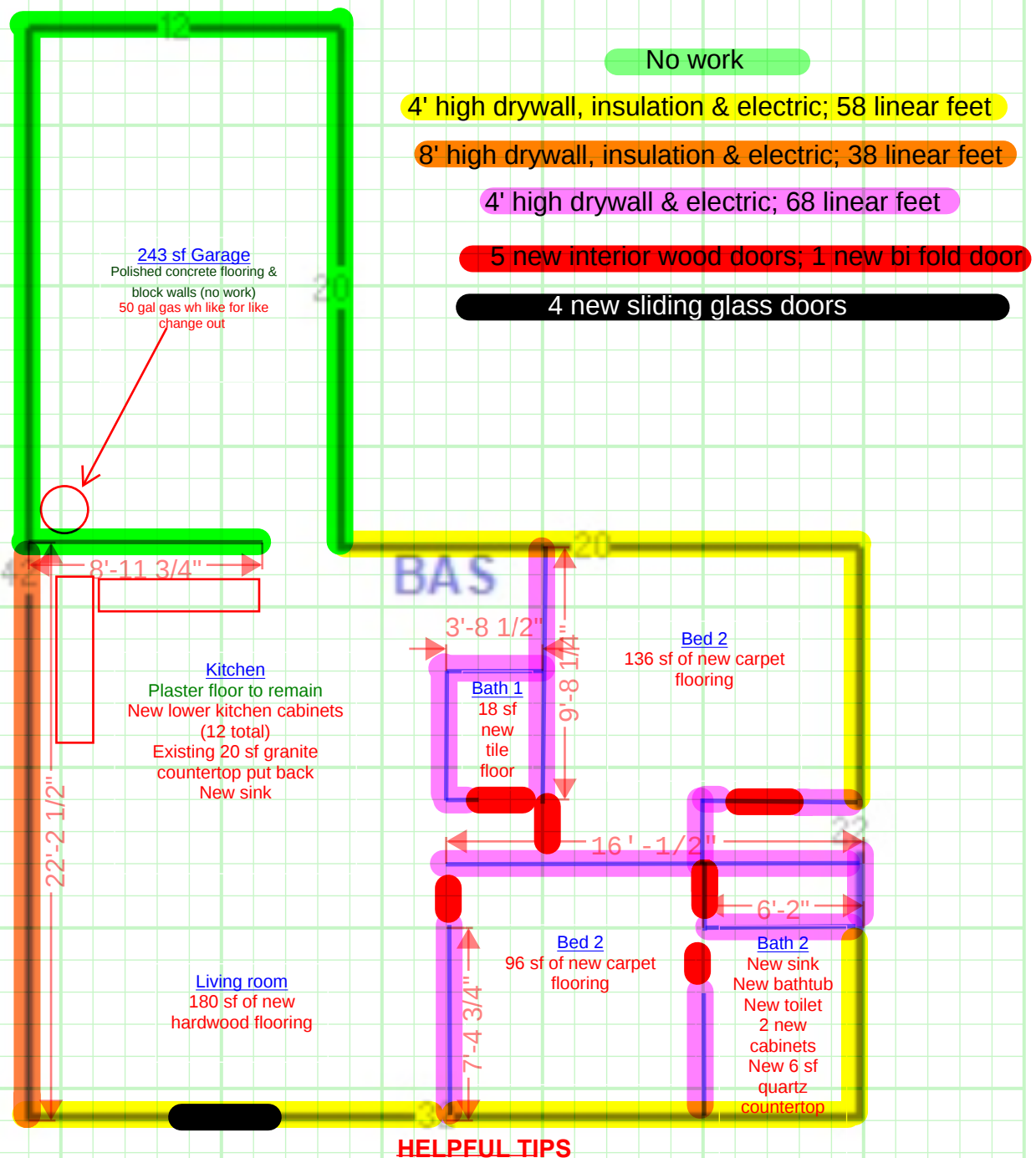
Email

Parcel ID

Interior Work	Other Rooms
Please provide a summary of work: <i>Example – Repairs due to floodwaters entered home at 12" high, etc.</i>	Kitchen: <i>Example – Remove/replace lower cabinets, reset plumbing fixtures, etc.</i>
Additional Trades - Electrical	Dining Room:
Mechanical	Living Room:
Plumbing	Laundry Room:
Bedrooms: <i>Example – Bedroom #1 replace drywall, electrical throughout, Bedroom #2, etc</i>	Exterior Work
	Roof:
	Exterior Walls, Siding, Trim:
Bathrooms: <i>Example – Bathroom #1 replace drywall, replace cabinets, reset plumbing fixtures, electrical throughout, etc.</i>	Exterior Doors & Windows: <i>Requires Florida Product Approval Numbers</i>
	Structural Work <i>Exterior walls, foundation, roof, framing, etc.</i>

Example interior remodel Construction Drawings

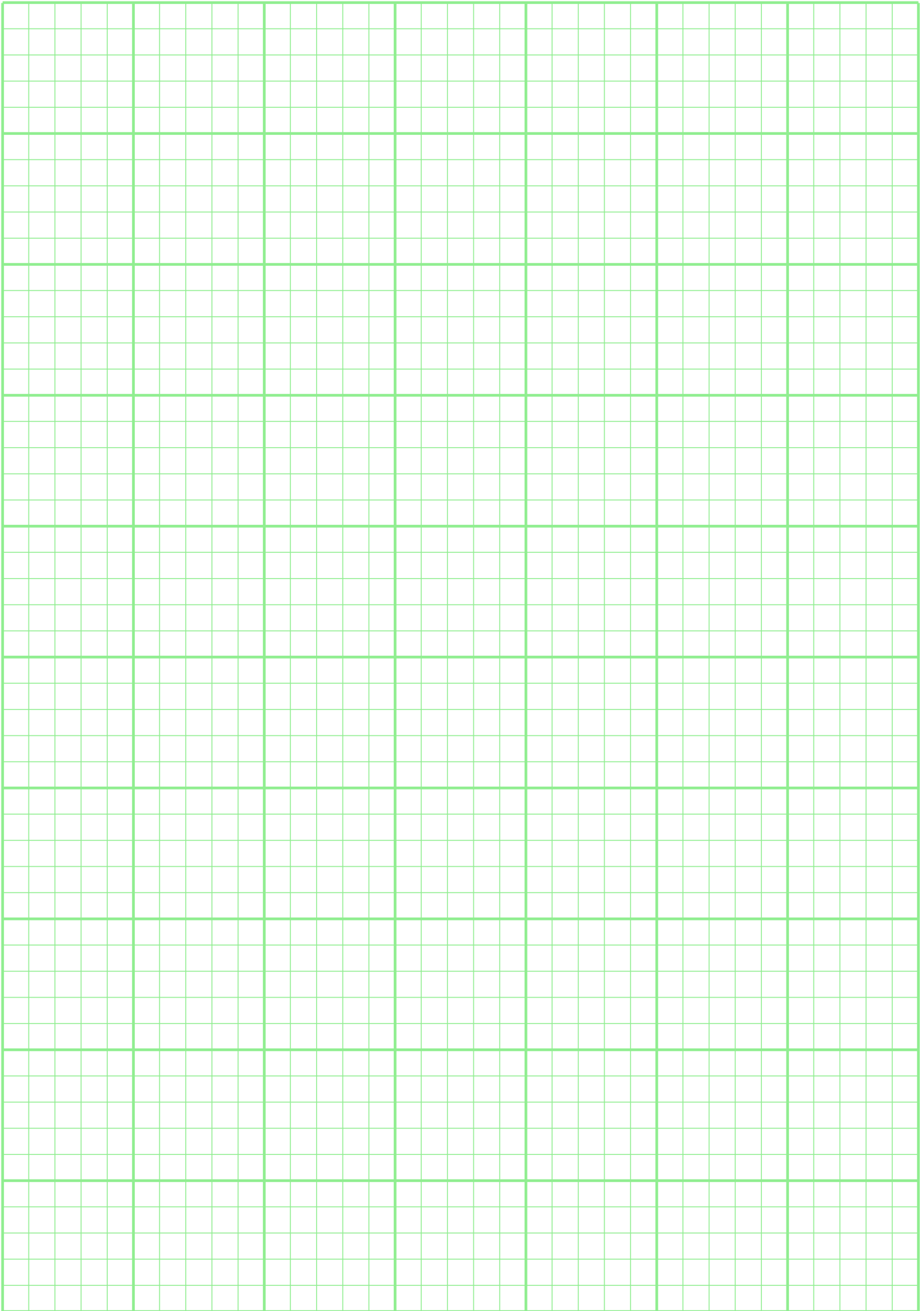
Existing Footprint Schematic



HELPFUL TIPS

Plans should be drawn to scale showing actual dimensions (FBC 107.2.1) such that measurements can be field checked. Alternatively you can submit a drawing with measurements as provided by your insurance company.

Plan can be hand drawn - blank grid provided for use. Must be of sufficient clarity to indicate location, nature and extent of the proposed work. All proposed work should be shown; This should correlate with the project scope of work narrative and substantial improvement packet/detailed cost breakdown.



PRODUCT APPROVAL SPECIFICATION SHEET

As required by Florida Statute 553.842 and Florida Administrative Code 9B-72, please provide the information and approval numbers on the building components listed below if they will be used on the construction project for which you are applying for a building permit. We recommend you contact your local product supplier should you not know the product approval number for any of the applicable listed products.

Category / Subcategory	Manufacturer	Product Description	Approval Numbers
1. EXTERIOR DOORS			
A. SWINGING			
B. SLIDING			
C. SECTIONAL			
D. ROLL UP			
E. AUTOMATIC			
F. OTHER			
2. WINDOWS			
A. SINGLE HUNG			
B. HORIZONTAL SLIDER			
C. CASEMENT			
D. DOUBLE HUNG			
E. FIXED			
F. AWNING			
G. PASS THROUGH			
H. PROJECTED			
I. MULLION			
J. WIND BREAKER			
K. DUAL ACTION			
L. OTHER			
3. PANEL WALL			
A. SIDING			
B. SOFFITS			
C. EIFS			
D. STOREFRONTS			
E. CURTAIN WALLS			
F. WALL LOUVER			
G. GLASS BLOCK			
H. MEMBRANE			
I. GREENHOUSE			
J. OTHER			
4. ROOFING PRODUCTS			
A. ASPHALT SHINGLES			
B. UNDERLAYMENTS			
C. ROOFING FASTNERS			
D. NON-STRUCTURAL METAL ROOFING			
E. WOOD SHINGLES AND SHAKES			
F. ROOFING TILES			
G. ROOFING INSULATION			

4. ROOFING PRODUCTS			
H. WATERPROOFING			
I. BUILT UP ROOFING SYSTEMS			
J. MODIFIED BITUMEN			
K. SINGLE PLY ROOF SYSTEMS			
L. ROOFING SLATE			
M. CEMENTS-ADHESIVES COATINGS			
N. LIQUID APPLIED ROOF SYSTEMS			
O. ROOF TILE ADHESIVES			
P. SPRAY APPLIED POLYURETHANE ROOF			
Q. OTHER			
5. SHUTTERS			
A. ACCORDON			
B. BAHAMA			
C. STORM PANELS			
D. COLONIAL			
E. ROLL UP			
F. EQUIPMENT			
G. OTHERS			
6. SKYLIGHTS			
A. SKYLIGHTS			
B. OTHER			
7. STRUCTURAL COMPONENTS			
A. WOOD CONECTORS / ANCHORS			
B. PLASTICS			
C. DECK-ROOF			
D. WALL			
E. SHEDS			
F. TRUSS PLATES			
G. ENGINEERED LUMBER			
H. RAILINGS			
I. COOLER / FREEZERS			
J. CONCRETE ADMIXTURES			
K. MATERIAL			
L. INSULATION FORMS			
M. OTHER			
8. NEW EXTERIOR ENVELOPE PRODUCTS			
A.			
B.			

Applicant Signature

DATE



Product Approval
USER: Public User

[Product Approval Menu](#) > [Product or Application Search](#) > **Application Detail**

► OFFICE OF THE
SECRETARY

FL #	FL5979-R18										
Application Type	Editorial Change										
Code Version	2020										
Application Status	Approved										
	*Approved by DBPR. Approvals by DBPR shall be reviewed and ratified by the POC and/or the Commission if necessary.										
Comments											
Archived	☐										
Product Manufacturer	Simonton										
Address/Phone/Email	5020 Weston Parkway Suite 300 Cary, NC 27513 (614) 307-3278 luanne.harris@cornerstone-bb.com										
Authorized Signature	Luanne Harris luanne.harris@cornerstone-bb.com										
Technical Representative	Luanne Harris										
Address/Phone/Email	1 Cochrane Ave Pennsboro, WV 26415 (614) 532-3596 luanne.harris@simonton.com										
Quality Assurance Representative	AAMA										
Address/Phone/Email	1827 Walden Office Square Suite 550 Schaumburg, IL 60173 (847) 303-5664 webmaster@aamanet.org										
Category	Exterior Doors										
Subcategory	Sliding Exterior Door Assemblies										
Compliance Method	Certification Mark or Listing										
Certification Agency	Fenestration and Glazing Industry Alliance (formerly AAMA)										
Validated By	Fenestration and Glazing Industry Alliance (formerly AAMA)										
Referenced Standard and Year (of Standard)	<table> <thead> <tr> <th>Standard</th><th>Year</th></tr> </thead> <tbody> <tr> <td>AAMA 506</td><td>2016</td></tr> <tr> <td>AAMA/WDMA/CSA 101/I.S.2/A440</td><td>2008</td></tr> <tr> <td>ASTM E 1886</td><td>2013</td></tr> <tr> <td>ASTM E 1996</td><td>2014</td></tr> </tbody> </table>	Standard	Year	AAMA 506	2016	AAMA/WDMA/CSA 101/I.S.2/A440	2008	ASTM E 1886	2013	ASTM E 1996	2014
Standard	Year										
AAMA 506	2016										
AAMA/WDMA/CSA 101/I.S.2/A440	2008										
ASTM E 1886	2013										
ASTM E 1996	2014										
Equivalence of Product Standards Certified By	Florida Licensed Professional Engineer or Architect FL5979_R18_Equiv_FL5979_Equivalency.pdf										

Product Approval Method

Method 1 Option A

Date Submitted

06/04/2021

Date Validated

06/04/2021

Date Pending FBC Approval

Date Approved

06/08/2021

Date Revised

10/05/2021

Summary of Products

FL #	Model, Number or Name	Description
5979.1	06-05	ProFinish Brickmould w/SafePoint Storm, Contemporary Vinyl 2-Panel Sliding Patio Door
Limits of Use Approved for use in HVHZ: No Approved for use outside HVHZ: Yes Impact Resistant: Yes Design Pressure: +50/-50 Other: 95x80 - Missile Impact Rating: C		Certification Agency Certificate FL5979_R18_C_CAC_06-05 2P SGD Impact 95x80-R50.pdf Quality Assurance Contract Expiration Date 01/30/2022 Installation Instructions FL5979_R18_II_IN0548-R2.pdf Verified By: Fenestration and Glazing Industry Alliance (formerly AAMA) Created by Independent Third Party: Evaluation Reports FL5979_R18_AE_EvalReport-IN0548-R2.pdf Created by Independent Third Party: Yes
5979.2	11-11	StormBreaker Plus, 8000, PerfeXion Impact 2-Panel & 3-Panel Sliding Patio Door
Limits of Use Approved for use in HVHZ: No Approved for use outside HVHZ: Yes Impact Resistant: Yes Design Pressure: +50/-50 Other: 71x79, 71x95, 95x79, 95x95, 107x79, 107x95, 143x79, 143x95 - Missile impact Rating: D		Certification Agency Certificate FL5979_R18_C_CAC_11-11 3P SGD Impact 107x79 R50.pdf FL5979_R18_C_CAC_11-11 3P SGD Impact 107x95 R50.pdf FL5979_R18_C_CAC_11-11 3P SGD Impact 143x79 R50.pdf FL5979_R18_C_CAC_11-11 3P SGD Impact 143x95 R PG50.pdf Quality Assurance Contract Expiration Date 07/09/2021 Installation Instructions FL5979_R18_II_IN0371-R7.pdf Verified By: Fenestration and Glazing Industry Alliance (formerly AAMA) Created by Independent Third Party: Evaluation Reports FL5979_R18_AE_EvalReport-IN0371-R7.pdf Created by Independent Third Party: Yes

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[Next](#)

Contact Us :: 2601 Blair Stone Road, Tallahassee FL 32399 Phone: 850-487-1824

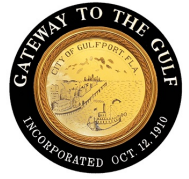
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Product Approval Accepts:



**REMODEL/REPAIR COST ESTIMATE/BREAKDOWN PACKET
THIS MUST BE COMPLETED**



SUBSTANTIAL DAMAGE ESTIMATE APPLICATION PACKET

COMMUNITY DEVELOPMENT

City Gulfport
5330 23rd Ave S
Gulfport, FL 33707

Parcel ID#: _____

Property Address: _____

Contractor or Owner Builder's Name: _____

Permit number(s): _____

Contractor or Owner Builder's Phone Number: _____

FIRM Panel: _____

Flood Zone: _____ Base Flood Elevation: _____

Proposed Lowest Floor Elevation (excluding garage): _____

(GO TO WWW.MSC.FEMA.GOV FOR FLOOD MAPS AND INFORMATION)

Contractor Type: Licensed Contractor (Page 9 can be left blank) Owner Builder (Page 8 can be left blank)

_____ I provided an ACV appraisal of my property in accordance with FEMA P-758 (Value: \$_____)

-OR-

I accept Pinellas County's Approximate Market Value (Value: \$_____)

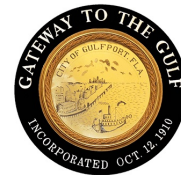
I have provided a complete line-item cost breakdown on company letterhead to support this document as a fair cost of repair or improvement for my structure (not applicable for owner/builder projects)

-OR-

This form will serve as the line-item cost breakdown for the complete estimated cost of construction as a fair cost of repair or improvement for my structure

Signature of Contractor or Owner-Builder

Date



ESTIMATED COST OF IMPROVEMENTS/RECONSTRUCTION

This package is for structures in the floodplain that are not compliant with the floodplain management regulations. You will be required to provide a completed Substantial Improvement Package upon submitting a building permit for an improvement on a non-compliant structure in the floodplain. To avoid delays in the permitting process, please read the below instructions

- If a page is not necessary, please include the blank copy. All 9 pages of this document must be submitted together including for revisions.
- 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. Section 4.4.4*
- The situation described above that involves donated or discounted materials may also involve volunteer labor. Also, property owners may undertake fairly significant improvement and repair projects on their own. In both cases, the normal "market" value or "going rate" for labor must be included in the estimates of the cost of improvement and the costs to repair. Section 4.4.5*
- This Cost of Estimate of Improvement/Reconstruction must be prepared and signed by a licensed General Contractor, Architect, Engineer or Owner/Builder. If a line item cost estimate is being provided, please note on the below chart to see an attached contract.
- Please do not round any values. Exact dollars and cents should be included. If items are required to be exact, please also provide supporting documentation such as estimates or contracts matching the exact values.
- Check column "N/A" if the item is not used on your project.
- Fill in the "Area/Quantity" column as necessary to provide an estimate of the size of the work area or the quantity of items, such as square feet of drywall, number of outlets, doors, windows, etc.
- The "New Materials" column is for costs of new materials being used for that specific line item.
- The "Used Materials" column is for costs of purchased used materials or when removed materials are being re-installed for that specific line item. Insert the material cost of purchasing the used material, repairing the reused item (if any), or storing the existing materials. This will indicate items which were remove and reinstalled on the project and not needed to be re-purchased (kitchen cabinets removed and reinstalled, interior doors reused, etc.) (Refer to Section 4.4.4 of the *FEMA Substantial Improvement/Substantial Damage Desk Reference, FEMA P-758*).
- Once the worksheets are complete, the "Total Cost" section at the bottom of the pages with auto-calculate. Be sure these totals correlate with the totals on page 7
- If an item or work description is not part of the cost breakdown and is found on the plans, the cost breakdown will be rejected.
- If the primary/general contractor's profit or contingencies is already included in the line items, please specify on the totals chart
- If there are any items used on this project that are not listed on the worksheets, add them on the "Floodplain Other Cost Breakdown Worksheet" in the blank spaces provided.

SUBSTANTIAL IMPROVEMENTS/DAMAGES

Items to be included:

All structural elements, including:

- Spread or continuous foundation footings and pilings
- Monolithic or other types of concrete slabs
- Bearing walls, tie beams, and trusses
- Wood or reinforced concrete decking or roofing
- Floors and ceilings
- Attached decks and porches
- Interior partition walls
- Exterior wall finishes (e.g. brick, stucco or siding)
- Windows and doors
- Re-shingling or re-tiling a roof
- Hardware

All interior finish elements, including:

- Tiling, linoleum, stone, or carpet over sub-flooring
- Bathroom tiling and fixtures
- Wall finishes, including drywall, painting, stucco, plaster, paneling, marble or other decorative finishes
- Kitchen, utility and bathroom cabinets
- Built-in book cases, cabinets and furniture
- Hardware

All utility and service equipment

- HVAC equipment
- Repair or reconstruction of plumbing and electrical services
- Light fixtures and ceiling fans
- Security systems
- Built-in kitchen appliances
- Central vacuum systems
- Water filtration, conditioning or recirculation systems

Also:

- Labor and other costs associated with demolishing, removing, or altering building components
- Construction supervision and/or management
- Equivalent costs of work done by owner and volunteers
- Overhead and profit

Items to be excluded:

- Plan and specifications
- Survey costs
- Permit fees
- Debris removal (e.g. removal of debris from building - not building materials or lot, dumpster rental, transport fees to landfill tipping fees) and cleanup (e.g. dirt and mud removal, building dry-out, etc.)
- Items not considered real property, such as throw rugs, furniture, refrigerator, stoves not built-in, etc.
- Landscaping
- Sidewalks
- Fences
- Yard lights
- Swimming pools
- Screened pool enclosures
- Sheds
- Gazebos
- Detached structures (including garages)
- Landscape irrigation

FLOODPLAIN BUILDING SHELL COST BREAKDOWN WORKSHEET

Item	N/A	Area/Quantity	New Materials	Used Materials	Labor	Total
Site Preparation						
Exterior Demolition & Building Dry-Out						
Footings						
Floor Slabs						
Termite Treatment						
Exterior Frame Walls						
Exterior Masonry & Concrete Walls						
Floor Framing						
Floor Sheathing						
Roof & Ceiling Framing						
Roof Sheathing						
Roof Covering						
Gutters & Downspouts						
Fascia & Soffits						
Exterior Stairs/Handrails/Landings						
Exterior Decks & Balconies						
Exterior Guardrails						
Exterior Wall Covering (Stucco)						
Exterior Wall Covering (Vinyl Siding)						
Exterior Wall Covering (Aluminum Siding)						
Exterior Wall Covering (Hardie Material)						
Exterior Wall Covering (Wood Products)						
Exterior Wall Covering (Paint)						
Exterior Wall Covering (Other)						
Windows						
Exterior Doors						
Glass Block						
Garage Doors & Openers						
Skylights & Solar Tubes						
Glazing Protection						
Waste Plumbing						
Potable (Drinking) Water Plumbing						
Potable (Drinking) Water Filtration/ Conditioning/Recirculation System						
A/C Compressor/Condenser Unit & Wiring						
A/C Air Handler Unit & Wiring						
Solar Panels & Equipment						
Installed Generator						
Exterior Beams & Columns						
Decorative Moldings						
Ceiling Insulation						
Wall Insulation						
Floor Insulation						
Flood Vents						
Fire Suppression System						
Fire Escape						

Total Building Shell Cost: \$ _____

FLOODPLAIN ENCLOSURE COST BREAKDOWN WORKSHEET

Item	N/A	Area/Quantity	New Materials	Used Materials	Labor	Total
Interior Demolition & Building Dry -- Out						
Wall Framing						
Drywall – Walls						
Drywall – Ceiling						
Wall Finish/Painting/Covering						
Ceiling Finish/Painting/Covering						
Baseboard/Crown Molding/Trim Boards						
Floor Covering						
Electrical Service Panel						
Electrical Sub Panel						
Electrical Receptacles (120 VAC)						
Electrical Receptacles (240 VAC)						
Electrical Light Fixtures & Switches						
Ceiling Fans & Exhaust Fans						
Electrical Wiring						
Central Vacuum System						
Security System & Intercom System						
A/C Ducting						
Sinks						
Toilets						
Bathtubs & Jacuzzis						
Showers						
Water Heater						
Washing Machine & Dryer Hookup						
Sump Pumps						
Built-in Appliances						
Built-in Furniture						
Closet Shelving						
Cabinets & Vanities						
Counter Tops						
Interior Doors						
Fireplace/Hearth/Mantel						
Chimney / Chimney Cap						
Elevator & Equipment						
Interior Stairs/Handrails/Landings						
Interior Guardrails						

Total Enclosure Cost: \$ _____

FLOODPLAIN OTHER COST BREAKDOWN WORKSHEET

[illegible]

Total Other Cost: \$ _____

TOTALS	
BUILDING SHELL TOTAL	\$
ENCLOSURE TOTAL	\$
OTHER COSTS TOTAL	\$
SUBTOTAL	\$
CONTRACTOR OVERHEAD & PROFIT (owner/builder minimum 15% overhead required)	\$
10% CONTINGENCY (required)	\$
GRAND TOTAL	\$

Total cost of all other related Permits: \$ _____

If the total on the contract does not match the subtotal or grand total above, please explain below (i.e. "contract is x dollars more because of debris haul away costs" or "contract is x dollars less because of items purchased by homeowner not being included in contract")

This disclosure is to comply with substantial improvement as defined in the City of Gulfport Code of Ordinances Chapter 10.5 - Flood Damage Prevention.

I fully understand that phasing improvements to the building is not permitted. I hereby attest that the description in the permit application for the work on the existing building that is located at the property identified above is all the work that will be done, including all improvement, rehabilitation, remodeling, repairs, additions and any other form of improvement. I fully understand all additional defect, reconstruction costs, damage, and/or unforeseen repairs (i.e, termite damage, deteriorated wood, or storm damage) may trigger the requirement for total compliance with flood regulations of this structure. Owner and contractor agree that the total scope and cost of this project shall not be increased in any manner without the express written consent of City of Gulfport Community Development Department. Further acknowledgment is made that any increase may require the entire structure to comply with current FEMA and applicable building code regulations. If the structure has sustained substantial damage, any repairs are considered substantial improvement regardless of the actual repair work performed. 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 structure.

Owner Signature

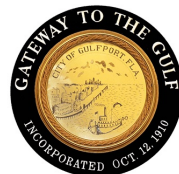
Date

Owner Name

Co-Owner Signature

Date

Co-Owner Name



LICENCED CONTRACTOR
IMPROVEMENT/RECONSTRUCTION AFFIDAVIT

Parcel ID#: _____

Owner's Name: _____

Project Address: _____

Contractor's Name: _____ License #: _____

Contractor Company name: _____

Contractor Company address: _____

I hereby attest to the fact that I, or a member of my staff, personally inspected the above-mentioned property and produced the attached itemized list of repairs/reconstructions and/or remodeling which is hereby submitted for the SUBSTANTIAL IMPROVEMENT/DAMAGE REVIEW. These listed damages/improvements are ALL of the improvements/damages sustained by this structure and all additions, improvements, or repairs proposed on the subject building are included in this estimate.

I understand that I am subject to enforcement action and/or fines if inspection of the property reveals that I have made repairs NOT included on the attached list of improvements/repairs, or improvements or illegal structures/additions to the existing structure without having present plans for such additions. I understand that any permit issued by the City of Gulfport pursuant to this affidavit does not authorize the reconstruction, repair or maintenance of any illegal additions, fences, sheds or non-conforming uses or structures on the subject property.

Total Labor and Materials	\$ _____
Overhead and Profit	\$ _____
10% Contingency	\$ _____
TOTAL COST	\$ _____

Contractor Signature

STATE OF _____

COUNTY OF _____

Before me this day personally appeared _____ who, being duly sworn disposes and says that s/he has read, understands, and agrees to comply with all the aforementioned conditions.

Sworn and subscribed before me this _____ day of _____, 20____. Personally known or produced _____ as identification.

(Notary Public Stamp)

Notary Public
Commission #: _____
Date Commission Expires: _____



OWNER-BUILDER

IMPROVEMENT/RECONSTRUCTION AFFIDAVIT

Parcel ID#: _____

Owner's Name: _____

Project Address: _____

I hereby attest to the fact that I, or a member of my staff, personally inspected the above-mentioned property and produced the attached itemized list of repairs/reconstructions and/or remodeling which is hereby submitted for the SUBSTANTIAL IMPROVEMENT/DAMAGE REVIEW. These listed damages/improvements are ALL of the improvements/damages sustained by this structure and all additions, improvements, or repairs proposed on the subject building are included in this estimate and the project total will not exceed the total cost listed below.

I understand that I am subject to enforcement action and/or fines if inspection of the property reveals that I have made repairs NOT included on the attached list of improvements/repairs, or improvements or illegal structures/additions to the existing structure without having present plans for such additions. I understand that any permit issued by the City of Gulfport pursuant to this affidavit does not authorize the reconstruction, repair or maintenance of any illegal additions, fences, sheds or non-conforming uses or structures on the subject property.

I understand that by submitting an owner-builder remodel permit under Section 489.103(7) of the Florida Statutes I must supervise the work being performed. Any person working on the building who is not licensed must be employed by me, which means that I must deduct F.I.C.A. and withholding tax and provide workers' compensation for that employee. I understand that I could be held liable for injuries incurred on my property. I further understand that the property may not be offered for sale or lease within 1 year after completion.

TOTAL COST

\$ _____

Owner Signature

Co-Owner Signature

STATE OF _____

COUNTY OF _____

Before me this day personally appeared _____ who, being duly sworn disposes and says that s/he has read, understands, and agrees to comply with all the aforementioned conditions.

Sworn and subscribed before me this _____ day of _____, 20____. Personally known or produced _____ as identification.

(Notary Public Stamp)

Notary Public

Commission #: _____

Date Commission Expires: _____