



# City of Wharton

120 E. Caney • Wharton, TX 77488  
Phone (979) 532-2491 • Fax (979) 532-0181

## **SUBSTANTIAL IMPROVEMENT/SUBSTANTIAL DAMAGE (SI/SD) STANDARD OPERATING PROCEDURE**

All development proposals located in Special Flood Hazard Areas (SFHAs) to expand the footprint of a structure or to remodel or repair a structure (requiring a building permit) are made to the City of Wharton. The review procedure is as follows:

- Construction documents as required by the International Building Code or International Residential Code as applicable are submitted for review as part of the application process.
- The construction documents are routed to Code Enforcement Department to determine whether improvements or repairs in SFHAs constitute substantial improvement or repair of substantial damage.
- Proposed work submitted by applicants is reviewed to determine that all requirements are met.
- A completed City of Wharton Substantial Improvement/Substantial Damage Worksheet or a signed construction proposal from a licensed contractor along with an appraisal of the market value of the existing structure before improvements or repairs is reviewed.
- If the cost of improvement or cost of repair meets or exceeds 50% of the market value of the building it is determined to be a substantial improvement or repair.
- Code Enforcement Department staff will verify compliance with the city's floodplain management regulations.
- Appropriate building permits are issued upon plan approval.
- Periodic inspections during construction are conducted to determine that work complies with issued permits. Building Official/Inspector will work with builders and property owners to correct deficiencies and violations and check for unpermitted work.

All development proposals will be reviewed using the Substantial Improvement/Substantial Damage flowchart to verify compliance with the city's floodplain management regulations.

# SUBSTANTIAL IMPROVEMENT/SUBSTANTIAL DAMAGE FLOW CHART

