



City of Pearland

3519 Liberty Drive
Pearland, Texas 77581

Tel: 281.652.1600

Date, 2018

OWNER

Address

Pearland, Texas

Subject: Address
Substantial Damage

Dear ,

Based upon the meeting with City staff on **Date, 2018**, regarding the subject property, and the information provided at this meeting, the building is located in a mapped Special Flood Hazard Area. As required by the City floodplain management regulations, the City has determined that the building has been **substantially damaged**.

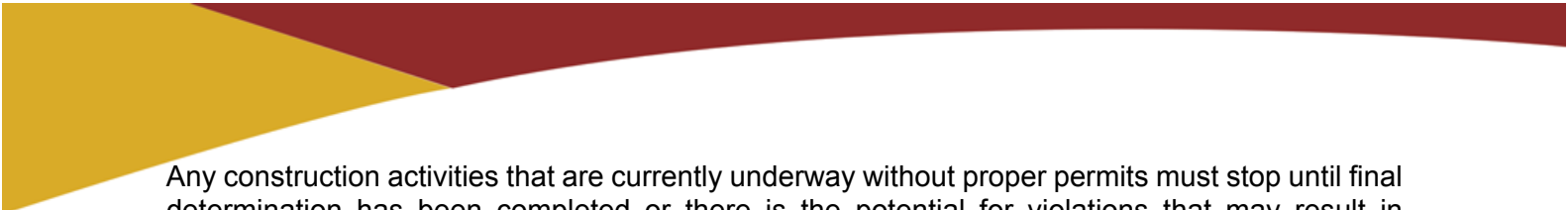
City staff utilized the Brazoria County Appraisal District (BCAD) to assess a value for the structure. This evaluation utilizes the value of the structure as defined by BCAD and the cost estimates to repair/restore the building to its pre-damage condition. When the cost to repair/restore equals or exceeds 50 percent of the value of the building, the structure is considered substantially damaged.

BCAD has appraised your structure at **\$0.00**. You provided the City an insurance adjuster/contractors estimate for **\$0.00** to repair the building to its pre-event condition.

Based on this determination, you are required to bring the building into compliance with the flood damage-resistant provisions of the City Code Chapter 10.5 – Flood Damage Prevention. There are several aspects that must be addressed to achieve compliance but the most significant requirement is that the lowest floor must be elevated to 12" above the base flood elevation as defined in Section 10.5 of the City Code.

If damage is flood related and you have a flood insurance policy from the National Flood Insurance Program, contact your adjuster to discuss the Increased Cost of Compliance (ICC) coverage. This coverage may provide a claim payment to help pay for work required to bring your home into compliance. Your adjuster can explain that the ICC claim may also be used to pay certain costs associated with demolishing and rebuilding your home, or moving your home to a site outside of the floodplain.

If you disagree with this assessment there is a process for re-assessment. A current certified appraisal for the building can be provided to compare with the repair estimate. Also, additional contractor quotes can be provided for consideration. This additional information would be utilized to re-evaluate the current determination of substantial damage for this building.



Any construction activities that are currently underway without proper permits must stop until final determination has been completed or there is the potential for violations that may result in citations, fines or other legal action.

If you have any questions please give me a call at 281.652.1461 or email rupton@pearlandtx.gov.

Sincerely,

Robert D. Upton, P.E.
Director of Engineering

