

In response to National Flood Insurance program mandate, the following two pages replace the same contained within the 2018 DSPM. The following were presented to the City of Scottsdale's Design Review Board on January 19, 2023 and enacted thereafter accordingly. The 2018 DSPM is in full force and effect otherwise.

during a base flood, based on existing watershed conditions (if runoff from the upstream watershed will not increase in the future).

## SUBSTANTIAL IMPROVEMENT & DAMAGE IN SFHA

4-1.103

This section applies when a structure in an SFHA:

1. Improvements requiring a building permit are proposed; or
  2. Repairs to damage, requiring a building permit, are proposed.
- A. Upon application to the One Stop Shop for a building permit, if it appears that this section is applicable to the project, the applicant shall submit an appropriate Substantial Improvement/Substantial Damage Worksheet, available at the city's website. The [Substantial Improvement/Substantial Damage Worksheet](#) is a screening tool to establish which projects exceed 60% or are less than 40% of the structure's existing market value before the improvements or repairs.
  - B. If it appears that the project costs between 40% and 60% of the structure's existing market value, the applicant shall provide an appraisal of the value of the existing structure (excluding land value and other improvements to the property such as a swimming pool or accessory structures, before improvements and/or repairs), and a signed construction proposal from an Arizona licensed contractor.
  - C. In case of substantial improvements or repairs to substantially damaged structures, defined as projects costing 50% or more of the value of the existing structure, the entire structure must be brought into compliance with the city's floodplain management regulations.
  - D. See also Fig. 4-1.1. Building in a High Risk, Special Flood Hazard Area (SFHA).
  - E. Refer to [FEMA's guide to substantial damage and substantial improvements](#).

## GARAGES IN SPECIAL FLOOD HAZARD AREAS

4-1.104

Refer to [SRC §37-26](#) and [FEMA's guide for garages](#).

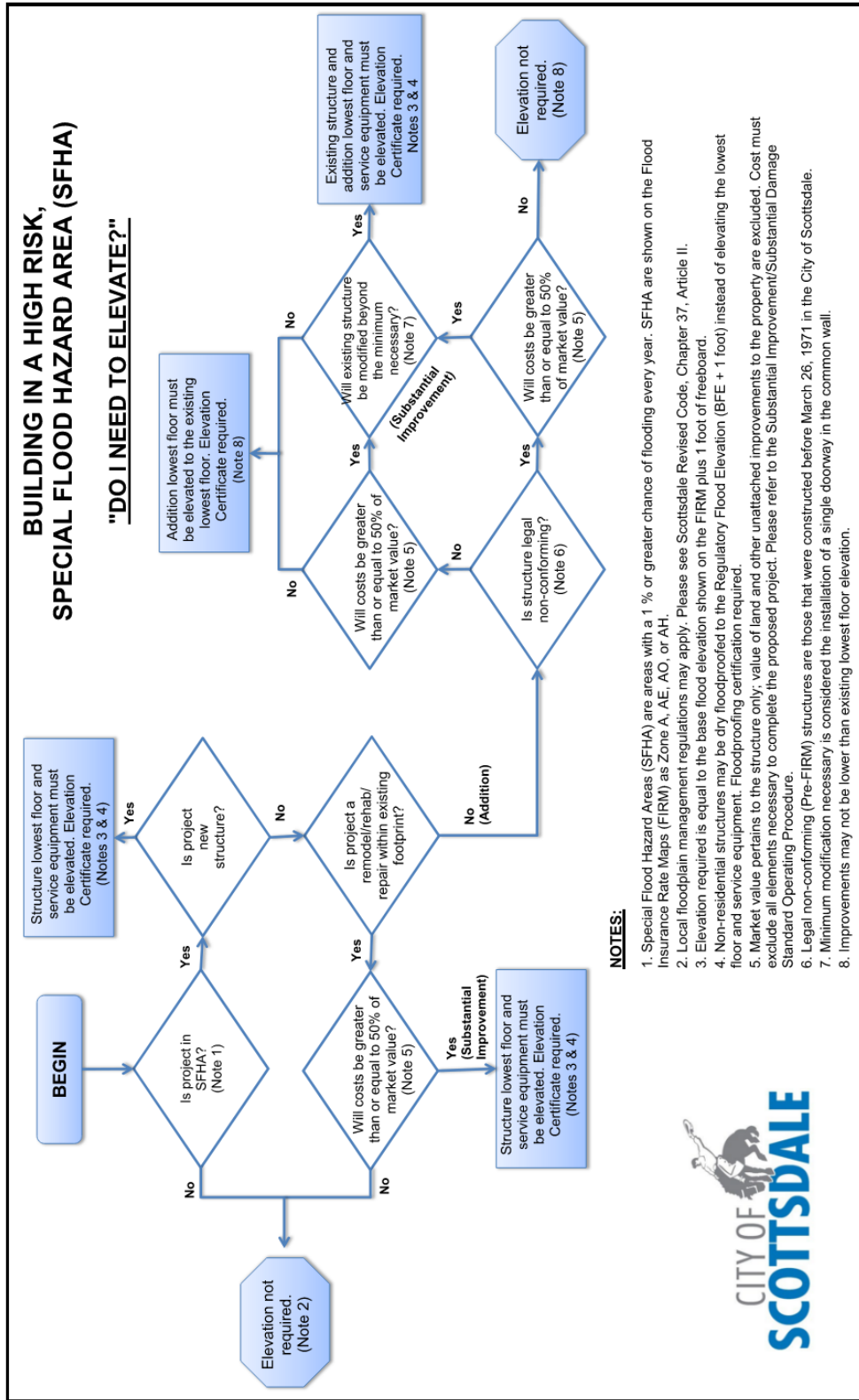


FIGURE 4-1.1 BUILDING IN A HIGH RISK, SPECIAL FLOOD HAZARD AREA (SFHA)