



CUSTER COUNTY

To Custer County Residents and Property Owners who are located in a designated floodway and or floodplain that were affected by the flood event of Friday August 2nd, 2019:

More than 21,000 communities participate in the National Flood Insurance Program (NFIP). This is accomplished by adopting and enforcing regulations that apply to development in Special Flood Hazard Areas (SFHAs). Custer County is one of said communities.

It must be determined whether proposed works on affected structures qualify as a substantial improvement and or repair of substantial damage. If work on buildings constitutes as such, then structures must be brought into compliance with NFIP requirements for new construction.

To make this determination the County Planning Department must collect estimates for repair of each structure damaged by the flood waters. Property owners can submit copies of estimates from contractors as well as "personal" estimates if work is being done by property owner.

The Planning Department will review the estimates and determine if the structure project will classify or will not classify as Substantial Damage, and the Property owner will be notified as to that determination as soon as possible.

Substantial damage: *damage of any origin sustained by a structure whereby the cost of restoring the structure to it's before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.*

Substantial damage refers to the repairs of all damage sustained and cannot reflect a level of repairs that is less than the amount of the damage sustained.



CUSTER COUNTY

FACTORS TO BE CONSIDERED FOR ESTIMATES:

- 1.) Estimated materials and labor, including the estimated value of donated or discounted materials and owner or volunteer labor:
- 2.) Estimated site preparation related to the improvement or repair (foundation excavation or filling in basements):
- 3.) Demolition and construction debris disposal:
- 4.) Labor and other costs associated with demolishing, moving or altering building components to accommodate improvements, additions, and making repairs:
- 5.) Construction management and supervision:
- 6.) Structural elements and exterior finishes, including but not limited to ;
 - a. Foundations
 - b. Concrete Slabs
 - c. Bearing walls, tie beams, trusses
 - d. Joists, beams, subflooring, framing, ceilings
 - e. Interior non-bearing walls
 - f. Exterior finishes (brick, stucco, siding, painting, and trim
 - g. Windows and exterior doors
 - h. Roofing, gutters and downspouts
 - i. Attached decks and porches
- 7.) Interior finish elements, including but not limited to;
 - a. Floor finishes (hardwood, ceramic, vinyl, linoleum, stone, and wall-to-wall carpet over subflooring)
 - b. Bathroom tiling and fixtures
 - c. Wall finishes (drywall, paint, stucco, plaster, paneling, and marble)
 - d. Built-in cabinets (kitchen, utility, entertainment, storage, and bathroom)
 - e. Interior Doors
 - f. Interior finish carpentry
 - g. Hardware
 - h. Insulation



CUSTER COUNTY

- 8.) Utility and service equipment, including but not limited to:
- a. Heating, ventilation, and air conditioning (HVAC) equipment
 - b. Plumbing fixtures and piping
 - c. Electrical wiring, outlets, and switches
 - d. Light fixtures and ceiling fans
 - e. Security systems
 - f. Built in appliances
 - g. Central vacuum systems
 - h. Water filtration, conditioning, and recirculation systems

Estimates may be mailed to or dropped off at;

Custer County Planning Department
Att: Kimberly Kerkvliet
420 Mt. Rushmore Rd
Custer, SD, 57730

Or emailed to kkerkvliet@custercountysd.com

Please include name of property owner and 911 address of property.

If there are any questions I may help with, or if you would like to set up an appointment for discussion, please call 605-673-8174.

Thank you for your cooperation in this matter.

Kimberly Kerkvliet, CFM
Custer County Planning Director