

City of St. Helens

265 Strand Street
St. Helens, Oregon
97051

Sensitive Lands Permit Application for Floodplain Development Appendix A

Purpose: This Appendix to be completed for alterations, additions, rehabilitations, repairs, or improvements to existing structures.

Section 1

COSTS TO BE INCLUDED

1. Material and labor for all structural elements, “including:”

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

2. All interior finishing elements, “including:”

- ✓ Tiling, linoleum, stone, or carpet over subflooring
- ✓ Bathroom tiling and fixtures
- ✓ Wall finishes (drywall, painting, stucco, plaster, paneling, marble, etc.)
- ✓ Kitchen, utility and bathroom cabinets
- ✓ Built-in bookcases, cabinets, and furniture
- ✓ Hardware

3. All utility and service equipment, “including:”

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

4. Cost to demolish storm-damaged building components.

5. Labor and other costs associated with moving or altering undamaged building components to accommodate the improvements or additions.

6. Overhead and profits.

ITEMS TO BE EXCLUDED

1. Plans and specifications.
2. Survey costs.
3. Permit fees.
4. Post-storm debris removal and clean up.
5. Outside improvements, including:

- ▶ Landscaping
- ▶ Sidewalks
- ▶ Fences
- ▶ Swimming Pools
- ▶ Screened poll enclosures
- ▶ Landscape irrigation systems
- ▶ Detached structures (such as garages, sheds, and gazebos)

Source: FEMA Publication [P-758, Substantial Improvement/Substantial Damage Desk Reference](#)

Section 2 – ITEMIZATION OF CONSTRUCTION COSTS TO COMPLETE PROJECT

	Work Description	Cost of Materials	Cost of Labor	Comments
1	Foundation/ Footings/ Pilings			
2	Concrete Slab			
3	Masonry Work			
4	Rough Carpentry			
5	Roofing and Gutters			
6	Insulation/ Weather Stripping			
7	Exterior Finish (stucco/ siding)			
8	Finished Carpentry			
9	Drywall			
10	Cabinets (built-in)			
11	Floor Covering			
12	Plumbing/ Gas			
13	Bathroom Fixtures			
14	Kitchen Fixtures			
15	Electrical and Lighting Fixtures			
16	Built-in Appliances			
17	HVAC System			
18	Paint and Wallpaper			
19	Demolition and Removal			
20	Overhead and Profit			
21	Construction Supervision			
	GROSS TOTAL = Contract Price			

Section 3 – City of St. Helens may require this affidavit to confirm that the work described in an application is all of the work that will be done. This is the construction cost affidavit from FEMA Publication P-758 Substantial Improvement/Substantial Damage Desk Reference.

AFFIDAVIT

Completed by (select one): ☐ → **Architect** ☐ → **Contractor** ☐ → **Property Owner**

Project Address / Location: _____

Name: _____

Company Name (if applicable): _____

Mailing Address: _____

Phone Number: _____ E-mail: _____

I hereby attest to the following:

1. I have prepared (or directly supervised the preparation of) a set of construction plans and specifications for the project located at the above noted property.
2. I have personally reviewed the Itemization of Costs to Complete Project listed in Section 2 above.
3. The cost, quantity, and type of materials and labor shown in the Itemization of Costs to Complete Project constitute the entire scope of work to be done in accordance with plans and specifications prepared by or supervised by me.

Additionally, I understand:

4. I will not be held responsible for actions taken by the contractor, architect, or property owner without my knowledge or approval.
5. I am subject to enforcement actions and/or fines if I subsequently alter the approved plans without prior approval by the City of St. Helens.
6. The grade of materials may vary as to the manufacturer, but may not exceed the costs stated on the Itemization of Costs to Complete Project.
7. Any permit issued by the City of St. Helens for the proposed project does not authorize the reconstruction, repair or maintenance of any illegal additions, sheds or other non-conforming uses or structures on the subject property.

Total Labor and Materials \$ _____

Overhead & Profit \$ _____

Total Cost \$ _____

(signature)

STATE OF _____)
)ss.
COUNTY OF _____)

On this _____ day of _____, 20_____, personally appeared before me the above named _____

_____ and acknowledged the foregoing instrument to be his/her voluntary act and deed.

Notary Public of _____

My Commission Expires: _____