



CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

100 Civic Center Drive | P.O. Box 1768 | Newport Beach, CA 92658-8915

www.newportbeachca.gov | (949) 644-3200

Floodplain Management Ordinance (NBMC 15.50) Substantial Improvement Determination EXCLUDED COSTS

Items that can be excluded are those that are not directly associated with the building. The following list characterizes the types of costs that may be excluded¹:

- Clean-up and trash removal
- Costs to temporarily stabilize a building so that it is safe to enter to evaluate required repairs
- Costs to obtain or prepare plans and specifications
- Land survey costs
- Permit fees and inspection fees
- Carpeting and recarpeting installed over finished flooring such as wood or tiling
- Outside improvements, including landscaping, irrigation, sidewalks, driveways, fences, yard lights, swimming pools, pool enclosures, and detached accessory structures (e.g., garages, sheds, and gazebos)
- Costs required for the minimum necessary work to correct existing violations of health, safety, and sanitary codes
- Plug-in appliances such as washing machines, dryers, and stoves
- Existing items requiring routine maintenance, including but not limited to:
 - Patching or replacing the roof;
 - Replacing doors and windows;
 - Patching and repairing stucco;
 - Repairing exterior siding;
 - Replacing termite damaged timber members

¹ Source: FEMA Substantial Improvement/Substantial Damage Desk Reference FEMA P-758