

FEMA ITEMS TO INCLUDE AND EXCLUDE

Public Works
701 Laurel St., Menlo Park, CA 94025
tel 650-330-6740



Items included

All structural elements, including:

- Spread or continuous foundation footings and pilings
- Monolithic or other types of concrete slabs
- All walls, tie beams, and trusses
- Wood or reinforced concrete decking or roofing
- Floors and ceilings Attached decks and porches
- Interior partition walls
- Exterior wall finishes (e.g., brick, stucco, or siding) including painting and decorative moldings
- Windows and doors
- Re-shingling or retiling a roof
- Hardware

All Interior Finish Elements, including:

- Tiling, linoleum, stone, or carpet over subflooring
- Bathroom tiling and fixtures
- Wall finishes, including dry wall, painting, stucco, plaster, paneling, marble, or other decorative finishes
- Kitchen, utility, and bathroom cabinets
- Built-in bookcases, cabinets, and furniture
- Hardware
- Ornamental work

All Utility and Service Equipment, including:

- HVAC equipment
- Repair or reconstruction of plumbing and electrical services
- Light fixtures and ceiling fans
- Security systems
- Built-in kitchen appliances
- Built-in washer/dryer
- Central vacuum systems
- Water filtration, conditioning, or recirculation systems

Other:

- Labor and other costs associated with demolishing, removing, or altering building components
- Construction management/ supervision
- Overhead and profit
- Equivalent costs for:
 - Donated materials
 - Volunteered labor (including owners)
- Any improvements beyond pre-damaged condition

Items excluded
• Plans and specifications • Survey costs • Permit fees • Debris removal (e.g., removal of debris from building or lot, dumpster rental, transport fees to landfill, and landfill tipping fees), and cleanup (e.g. dirt and mud removal, building dry-out, etc.) • Items not considered real property, such as throw rugs, furniture not built-in, appliances • Outside improvements, including: • Landscaping • Sidewalks • Fences • Yard lights • Swimming pools • Screened pool enclosures • Sheds • Gazebos • Detached structures (including garages) • Landscape irrigation system
Note
This list is intended for guidance only and is not all inclusive. Please refer to FEMA P-758, Substantial Improvement Substantial Damage Desk Reference to implement National Flood Insurance Program (NFIP) requirements for Substantial Improvement/Substantial Damage.