



TOWN OF LOS GATOS

SUBSTANTIAL REMODEL FORM

Please complete this form for a determination by the Chief Building Official as to whether a proposed remodel and/or addition shall be classified as a substantial remodel. Stamp and sign at right.

Property Address: _____

Project Description: _____

Licensed Civil Engineer/Architect responsible for preparing the plans:

Name: _____ Reg. No.: _____ Exp.: / /

Firm: _____ Email: _____

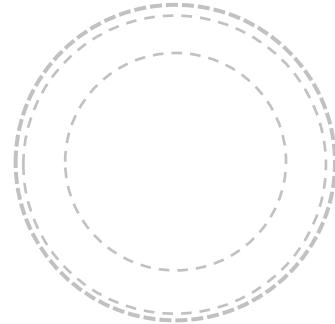
Address: _____ Phone: _____

City: _____ State: _____ Zip: _____

A project submitted as a "Remodel" or "Remodel and Addition" shall be considered and defined as a "Substantial Remodel" when at least three (3) of the following criteria are satisfied:

1) The valuation of the proposed work exceeds two hundred thousand dollars (\$200,000.00) or 20% of the total value of the improvements (whichever amount is less);	Valuation: \$ _____
2) Seventy-five percent (75%) or more of the existing roof framing (square footage area) will be removed;	Roof Area: _____ %
3) Fifty percent (50%) or more of the existing exterior wall (square footage area) will be removed;	Exterior Walls: _____ %
4) Fifty percent (50%) or more of the existing interior walls (Lineal Footage of Wall Length) will be removed.	Interior Walls: _____ %

Does the project result in a Substantial Remodel?





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Sec. 23.10 .005 - Requirements - General

Any person who proposes a substantial remodel to erect, construct, add to, alter or repair any building or structure for which a building permit is required by the Town adjacent to an unimproved street, or who seeks a use permit, planned development permit, or architectural and site approval from the Town for land adjacent to an unimproved street must agree to improve, or agree to improve in an agreement with the Town, said street by the installation of improvements, under the provisions of this chapter. This may include dedication or an irrevocable offer of dedication of land that is needed for streets, alleys including access rights and abutters' rights, drainage, public utility easements and open space land or easement, park lands, trail rights of way or easements, and other public easements. In addition, the owner/developer shall improve or agree to improve all streets, alleys, including access right and abutters' rights, drainage, public utility easements, and other public easements as determined by the Town Engineer. These improvements may include, but are not limited to, installation of curbs, gutters, and sidewalk, pavement, bicycle improvements, and undergrounding of utilities.

Sec. 23.10.010. - Definition.

1. For purposes of this chapter, the following words and phrases shall have the following meanings:
2. *Median strip.* A paved or planted strip of ground dividing a roadway into lanes according to the direction of travel.
4. *Roadway.* That portion of a public street normally or ordinarily used for motor vehicle travel. It shall not include driveways, sidewalks, curbs, other areas adjacent to public streets, or other areas out of or off of the public streets. It shall include any median strip and any concrete island separated from a sidewalk used as a staging area for pedestrians crossing an intersection.
6. *Substantial remodel.* Defined as meeting three or more of the following criteria:
 - a. The valuation of the work exceeds either \$200,000 or 20% of the total value of the improvements;
 - b. Seventy-five percent (75%) or more of the existing roof framing (square footage area) will be removed;
 - c. Fifty percent (50%) or more of the existing exterior wall [Lineal Foot (LF)] will be removed; or
 - d. Fifty percent (50%) or more of the existing interior wall [Lineal Foot (LF)] will be removed.