

## APPENDIX F

### SUBSTANTIAL ALTERATIONS

For the purposes of Sections 9.6 and 9.7 of the District's Rules and Regulations, a "substantial" alteration shall mean:

- (a) any change in the use of a Building or any part thereof (including a change from undesignated commercial use to a designated commercial use); or
- (b) a change equal to or greater than the additions listed below for the various use categories:

<u>USE</u> <sup>1</sup>	<u>ADDITION</u> <sup>2,3</sup>
Single-Family Residence and Manufactured Homes	a bedroom or a portion of a bathroom
Apartments, Townhouses, Multiplexes, and Condominium Units	a bedroom or a portion of a bathroom
Studio Apartments/Condominiums	30% increase in square feet of total usable area
Lodges, Hotels, and Motels	15% increase in the number of rental rooms
Bed and Breakfast	a bedroom or a portion of a bathroom
Restaurants, Lounges, Snack Bars, Delicatessens	30% increase in square feet of total usable area
Movie Theater	30% increase in seating capacity
Automobile Service Stations	any increase in the number of fuel nozzles
Automobile Service Station/Retail Combinations	any increase in the number of fuel nozzles, or 30% increase in square feet of total usable retail area
Self service Laundromat/Commercial Laundromat	any increase in the number of washing machines

Car Wash	any increase in the number of wash bays
Beauty Salon/Hairdresser	any increase in the number of stations
Fire Stations, Maintenance Buildings, Warehouses, and Public Libraries	30% increase in square feet of total useable area
Offices and Office Buildings	30% increase in square feet of total usable area
Retail Stores	30% increase in square feet of total usable area
Ski Rental Shops	30% increase in square feet of total usable area
Medical Center/Clinic	30% increase in square feet of total usable area
Undesignated Commercial Space	30% increase in square feet of total usable area
Schools	30% increase in maximum student capacity
Day Care Centers	30% increase in child care capacity
Churches, Conference/Meeting/Banquet Rooms, and Similar Facilities <u>without</u> in-house food service capabilities	30 % increase in square feet of total usable area
Churches, Conference/Meeting/Banquet Rooms, and Similar Facilities <u>with</u> in-house food service capabilities	30% increase in square feet of total useable area
Ski Areas	An addition listed herein for other applicable use categories associated with Ski Areas ( <i>e.g.</i> , 30% increase in square feet of total usable area of Ski Rental Shops) or 30% increase in total hourly lift capacity

Health Spas/Fitness Centers

30% increase in square feet of total usable area

Travel Trailer Parks

30% increase in spaces

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FOOTNOTES TO APPENDIX F:

1. See Appendix A of the District's Rules and Regulations for clarification of the use categories.
2. Additions will include all changes to a Building subsequent to the last SFE Units determination for the entire Building. For example, if the original SFE Units determination for a 2,000 square foot office building was 1.0, the addition of 20% more space (*i.e.*, 400 square feet) would be treated as a non-substantial alteration and, therefore, only the addition would be evaluated. Using the 2009 SFE Conversion Schedule, the SFE Units determination for the addition would be .3 (400 square feet/1,000 square feet x .75). The additional "plant investment fee," using the Unit PIF Rate of \$9,381.50 in effective as of January 2009, would be \$2,814.45 (.3 x \$9,381.50). Once the additional "plant investment fee" is paid, the total SFE Units associated with the Building would be 1.3. If the Building is later altered by the addition of 400 square feet more, the addition would then be considered a substantial alteration since the total addition since the last SFE Units determination for the entire Building is 800 square feet -- a 40% addition (800 square feet/2,000 square feet). The entire Building would then be re-evaluated. Using the 2009 SFE Unit Conversion Schedule the SFE Units determination for the entire Building would be 2.1 (2,800 square feet/1,000 square x .75). The additional "plant investment fee," using the Unit PIF Rate of \$9,381.50 in effective as of January 2009, would be \$7,505.20 ((2.1 - 1.3) x \$9,381.50).
3. The footnotes of Appendix A shall also apply for the purpose of addition determinations.