

FOUNDATION SURVEY REQUIREMENT PLANNING AND CODES DEPARTMENT



City of Alcoa • 223 Associates Boulevard • Alcoa, TN 37701 • Ph#: (865)380-4730 Fax#: (865)380-4744

NOTICE TO BUILDER – FOUNDATION SURVEYS

The building or structure to be constructed under Building Permit must be located within required setbacks for the specific zoning district or as specified in the recorded subdivision plat map for a Planned Residential or Commercial Unit Development.

In accordance with Title 14, Chapter 2, Section 14-2.2705, Foundation Survey Required, a foundation survey may be required after footers have been poured, in which case it shall show exact location of footers to required setbacks and utility easements. Codes Enforcement administers Building Permit and Foundation Survey requirements.

A SURVEY WILL BE REQUIRED IF ANY OF THE FOLLOWING APPLIES:

- (1) Where a proposed new building or other structure is proposed on a vacant lot, which shall include a proposed new or reconstructed principle building on an otherwise vacant lot precipitated by the demolition and/or destruction of an existing principle building;
- (2) Where a proposed new building or other structure, or addition to an existing structure on a non-vacant lot:
 - a. Extends within two (2) feet or less of a required side, rear or front setback, or a dedicated utility easement;
 - b. Is placed in an area with steep topography or wooded terrain making field verification difficult to determine accurately; and,
 - c. Cannot be staked accurately in the field due to lot line pins not being located or in place, or if it appears that pins have been improperly relocated.

If applicant is advised a Foundation Survey will be required, applicant shall be responsible for obtaining boundary survey. **All survey work shall be performed by a registered land surveyor.**

When a Building Permit is issued that includes footing and foundation work, a Foundation Survey must be submitted to Building Inspector within fifteen (15) days of an approved footing inspection. **All work must stop after fifteen (15) days, until the required Foundation Survey is submitted.** A Foundation Survey will show the location of the foundation as-built or by pins set by surveyor, once footers have been poured. The location of the building on the lot, including all cantilevered portions, shall be within required setbacks. **Any setback violations found must be corrected.**

Permit holder assumes all responsibility and risk prior to review of, and subsequent approval by, city of Alcoa of required survey. If a violation of setback requirements is determined from survey, permit holder will be required to modify all work found to be in violation of zoning or subdivision requirements.

Builders are hereby advised that the city inspects **only** for compliance with zoning code requirements. Some lots may be subject to restrictive covenants more restrictive than those required by the zoning code. It is the builder's responsibility to assure that construction is within all applicable setbacks.

Project Information

(Answer **all** questions. Incomplete applications will **not** be processed.)

Name of Permit Holder: _____

Mailing Address: _____

Telephone: _____ Fax: _____ Email: _____

Property Address: _____

Tax Map and Parcel #: _____ **and/or** Lot – Block: _____

Building Inspector Signature

Date

Applicant Signature

Date