

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 the Building Permit must be located within the required setbacks for the specific zoning district or as specified in the recorded subdivision plat for a Planned Residential or Commercial Unit Development.

In accordance with Title 14, Chapter 2, Section 14-2.2304, Foundation Survey Required, a foundation survey may be required after the footers have been poured, in which case it shall show the exact location of the footers to the required setback and utility easements.

Codes Enforcement administers Building Permit and Foundation Survey Requirement.

A SURVEY WILL BE REQUIRED IF ANY OF THE FOLLOWING CRITERIA ARE MET:

- Where proposed new structure or addition to an existing structure, as reflected on the submitted site plan and building drawings, extends within ten (10) feet or less of a required side, rear or front setback or a dedicated utility easement.
- Where a new structure or addition to an existing structure is placed on a site with steep topography or wooded terrain that would make field verification difficult to determine accurately.
- Where existing property pins cannot be found due to construction activity or where they appear to have been improperly relocated on the property.

If the permit applicant is advised by the city of Alcoa that a foundation survey will be required, the applicant shall be responsible for obtaining the boundary survey. **All foundation survey work required 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 the Planning and Codes Department within fifteen (15) days of an approved footing inspection. **All work must stop after fifteen (15) days, until the foundation survey is submitted.** A foundation survey will show the location of the foundation as-built or by pins set by the surveyor, once the footers have been poured. The location of the building on the lot, including all cantilevered portions, shall be within the required setbacks. **Any setback violations found must be corrected.**

The permit holder assumes all responsibility and risk prior to the review of, and subsequent approval by, the city of Alcoa of the required survey. If a violation of setback requirements is determined from the survey, the permit holder will be required to modify all work found to be in violation of the 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 construction is within all applicable setbacks. For questions, please call Planning and Codes Department.

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