

Foundation Tie in Survey Review

Staff Representative: Vanessa Hernandez

Section 105.6 of the 2005 Hillsborough County Construction Code requires an in-progress foundation (tie-in) survey to be prepared and certified by a registered surveyor for all new construction (residential and commercial) prior to approval of the required framing inspection. This requirement has been in effect since the adoption on December 21, 2001, of Ordinance No. 01-33, as amended by 01-34. For permits that are “After the Fact”, a foundation tie-in may be required with the permit application.

Effective July 10, 2006, this foundation (tie-in) survey must be approved prior to scheduling of the first framing inspection. Foundation (tie-in) surveys submitted will be reviewed by our site (lot grading) inspectors for compliance with the vertical and horizontal constraints outlined below and will be recorded in our Permits Plus permitting software under the 108 building inspection code. **If the 108 building inspection code does not indicate approval at the time of the first framing inspection request, a lock will be placed on the permit stating “Tie in survey required” and no further inspections may be scheduled.**

Requirements

- Surveyor must identify the Finished Floor Elevation (FFE).
- Vertical Datum reference of NGVD1929 or NAVD1988.
- Placement of the structure (all surrounding setbacks and easement dimensions).
- Legal Description
- Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) flood zone, panel number and panel date.
- FIRMS Map number and date.
- Base Flood Elevation (BFE). (if applicable)
- Flood delineation line. (if applicable)
- An official Letter from FEMA (if applicable)
- Survey must sign and seal by a licensed surveyor.

Structures within a Special Flood Hazard Area (SFHA)

Conditions for Review:

- Surveyor is required to indicate the updated FEMA flood map information: Flood zone, Map number, map date and BFE (if applicable).
- See Hazard Mitigation Flood Map Update Project
<http://www.hillsboroughcounty.org/pgm/hazardmit/floodMap/mapviewer.cfm>
- FFE must meet requirements of Chapter 3 Section 301.2 for Special Flood Hazard Areas (SFHA) of the Hillsborough County construction code.

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Structures not within a SFHA

Conditions for Review:

- **No fill affidavit, no grading, Engineered plan not provided:** FFE must meet the requirement of Chapter 18 Section 1805.3.4 of the Florida Building Code.

OR

- **Alternative for Foundation Elevations Outside of the Flood Hazard Area:** See policy The Hillsborough County Building Services Division Policy Number 02-006 “Alternative for Foundation Elevations Outside of the Flood Hazard Area”
- The FFE must meet or exceed the **Engineered Design Elevation**. Deviations greater than 12” above the FFE or below the FFE requires added approval.

Structures with in a subdivision with an approved Lot grading plan.

- The FFE must meet or exceed the **Engineered Design Elevation**. Deviations greater than 12” above the FFE or below the FFE requires a letter from the Civil Engineer of record.

Submittal

- Foundation Tie in Surveys may be submitted via Email to: tieinsurvey@hillsboroughcounty.org. If emailed, the survey must be provided in .pdf, .doc or .tif image.

Hand Delivered or Mailed: County Center 19th Floor. 601 E. Kennedy Blvd
Tampa, Florida 33602.

Review time frame

- Foundation Tie in Surveys and corrections to Foundation Tie in Surveys will be reviewed in the order in which they were received. Time period for most reviews is up to 48 hours, and 72 hours for permits in a SFHA.

Results

- Foundation Tie In Survey (108 Inspection) review results may be found at: <http://www.hillsboroughcounty.org/pgm/resources/onlineservices/permits/home.cfm>

If you have any further questions or concerns please contact the foundation Tie in Survey section at (813) 635-7311.