

DETERMINING BOUNDARIES FOR FOOTING INSPECTIONS.

At the time an application is submitted to the OMPC office with a site plan to obtain a building permit, a determination will be made regarding the property pins the owner must locate in order for an adequate footing inspection to be made. Under certain conditions it may not be necessary to locate any property pins and at other times all of the property pins will need to be located, depending on the size of the property and the proposed location of the structure to be built.

For example if a structure is being built on a small lot and the building is proposed to be set very near or at the minimum required setbacks, property pins will need to be located completely to assure that the home will be within the prescribed setback. However, if a structure is being built on a large lot or tract of property and the location of the structure greatly exceeds the minimum setback requirements, there may be no reason to identify any of the property pins to determine conformance with the prescribed setbacks. Many times, such as the case of an addition or accessory structure construction, only a portion of the pins relative to the appropriate setbacks will be necessary to locate.

As stated above, based on the site plan submitted for the building permit, the applicant will be advised specifically which property pins will be necessary to locate on the building permit by the OMPC staff.