



CITY OF OWATONNA FOUNDATION ELEVATION CERTIFICATION

Certification of the foundation elevation by a licensed land surveyor or engineer is required prior to the foundation wall inspection. Elevation system used to certify foundation height must be consistent with system (NAVD 1988) used on approved site plan.

Date: _____ **Permit Holder:** _____

Building Permit #: _____

Property Address: _____

Actual Foundation Elevation Method (to be used **after** foundation wall installation)

Control Elevation *** _____

Actual Foundation Elevation _____

Planned Foundation Elevation (from site plan) _____

Difference between Actual and Proposed (If more than 0.167 or 2" **Variance Required**) _____

Proposed Foundation Elevation Method (to be used **prior** to foundation wall installation)

Control Elevation *** _____

Proposed Foundation Elevation (see footnote) _____

Planned Foundation Elevation (from site plan) _____

Difference between Planned and Proposed (If more than 0.167 or 2" **Variance Required**) _____

Additional Notes:

I hereby certify that that this survey was prepared by me or under my direct supervision and that I am a duly **licensed engineer/land surveyor** under the laws of the State of Minnesota.

Printed Name: _____ **MN Lic. #** _____

Signature: _____ **Date:** _____

For City Use:

Approval: _____ Date: _____

Buildable Lots Existing Prior to April 1, 2008

- Foundation elevation shall be between 18” and 32” above sidewalk grade as measured at the *front most corner of the garage closest to the side property line*. If measurement is taken off the footing the contractor shall also include the distance in feet and inches from the top of the footing to the top of foundation. In instances where garage is detached or planned for later construction the measurement shall be taken at the highest point of the foundation at the front of the house. Sidewalk grade shall be obtained from City Engineering. The City shall provide on-site sidewalk grade stakes.
- **Deviation from this standard is permissible only upon approval of the City Engineering Department at time of original submission.**
- The control elevation, also known as “sidewalk grade”, is the base elevation used to measure the height of the foundation and is determined by one of the following methods: **A)** if no curb and gutter or sidewalk exists, the City shall provide on-site sidewalk grade stakes at front property corners. The control elevation is the average of the difference in elevation of the front property corners at the center of the lot. **B)** If curb and gutter is in but no sidewalk exists in front of lot, the control elevation shall be the elevation of the curb at the center point between front property corners plus 3 ½ inches. **C)** If curb and gutter and sidewalk exist, the control elevation shall be the elevation of the sidewalk at the center point between front property corners.

Building Lots Created After April 1, 2008

- All elevations will be as per the approved Stormwater Management Plan. (Note: Sidewalk grade stakes will not be provided by the city.) Any deviation from the plan must first be approved by City Engineering Department. Depending on specific circumstances and/or the degree of variance such deviation may require review and certification by a licensed professional engineer. Such expenses shall be the responsibility of the contractor.
- To insure that final grading of the lot is in compliance with the grading plan as approved as part of the Stormwater Management Plan, lot corner elevations shall be certified by a licensed land surveyor or engineer. This certification must be submitted to the city prior to the issuance of the Certificate of Occupancy. If a deviation from the plan is indicated, the City Engineering Department shall review the situation and determine what remedy needs to be pursued. Costs associated with any such remedy shall be the responsibility of the contractor. Depending on specific circumstances and/or the degree of variance from the plan, contractor may have to secure the services of a licensed professional engineer to determine a remedy. The expense of doing so shall be the responsibility of the contractor.

Proposed Foundation Elevation-If builder chooses, the foundation elevation can be verified by a licensed surveyor prior to the foundation wall being completed. Licensed surveyor must use the following method to determine the proposed foundation height: Proposed foundation elevation to be the elevation of front most corner of the actual garage footing, closest to the side property line, plus the height of the garage foundation wall, measured in feet and inches from the top of footing to the top of the foundation. City inspectors will then verify that the wall height complies as noted.

Actual Foundation Elevation-After footings and foundation have been installed and prior to foundation inspection, a licensed surveyor or engineer must verify the foundation elevation at front most corner of the garage foundation, closest to the side property line.

*****Control Elevation-**The control elevation, also known as “sidewalk grade”, is the base elevation used to measure the height of the foundation and is determined by one of the following methods: A) if no curb and gutter or sidewalk exists, the City shall provide on-site sidewalk grade stakes at front property corners. The control elevation is the average of the difference in elevation of the front property corners at the center of the lot. B) If curb and gutter is in but no sidewalk exists in front of lot, the control elevation shall be the elevation of the curb at the center point between front property corners plus 3 ½ inches. C) If curb and gutter and sidewalk exist, the control elevation shall be the elevation of the sidewalk at the center point between front property corners. Control Elevation should always be denoted using NAVD 1988.

All foundation elevations deviating from approved elevation on original submission will require a site survey and written statement by a licensed land surveyor or engineer warranting the deviation and providing adequate information regarding adequacy of lot grading. **The site plan resubmission is subject to review fees outlined in the most current stormwater fee schedule.**