CONSTRUCTION GUIDELINES # 13

Upland Survey-Surveyor's Statement

February 2015

Upland Survey requirements for statement from surveyor:

When the building permit Conditions include "Field Survey & Certification for Upland Building Height" requirement, the land surveyor is to include the following items in their report or statement to the City.

1. Building permit number.
2. Site Address.
3. Survey of four mid-points and calculation of Average Finished Grade (AFG). See the attached Construction Guidelines #3 for method.
   Although the site plan indicates proposed AFG, it is necessary to survey the 4 midpoints to verify the actual AFG. (See Construction Guidelines #3, attached for method.)
   - If grade is not yet finished, survey top of footing/bottom of siding at mid points and subtract 8 inches, since grade must be 8 inches or more below the siding per code. Add note to narrative of survey explaining this.
   - For the cases where the rectangle around the structure is not adjacent to the foundation, provide actual grade elevations. Finished grade may need to be verified prior to final inspection.
4. Survey highest peak of roof framing.
5. **When the proposed height exceeds 34.5 ft.:** State additional height proposed for thickness of roofing materials (obtain from project manager).
6. Provide height of structure above surveyed AFG. The calculation is (referring to line item numbers above) (#4 + #5 [if applicable]) - #3 = height of structure.
7. **When the proposed height exceeds 34 ft. and/or the house is on a grade sloping 15% or more:** an additional survey will be required once all grading is finished and all roofing material installed, prior to final inspection. Final statement of building height is required to be presented to the inspector prior to final inspection.

CONSTRUCTION GUIDELINES # 3

Average Finished Grade--Upland Property

August 2014

How to determine the Average Finished Grade (AFG)
(SMC 21.04.030(E))

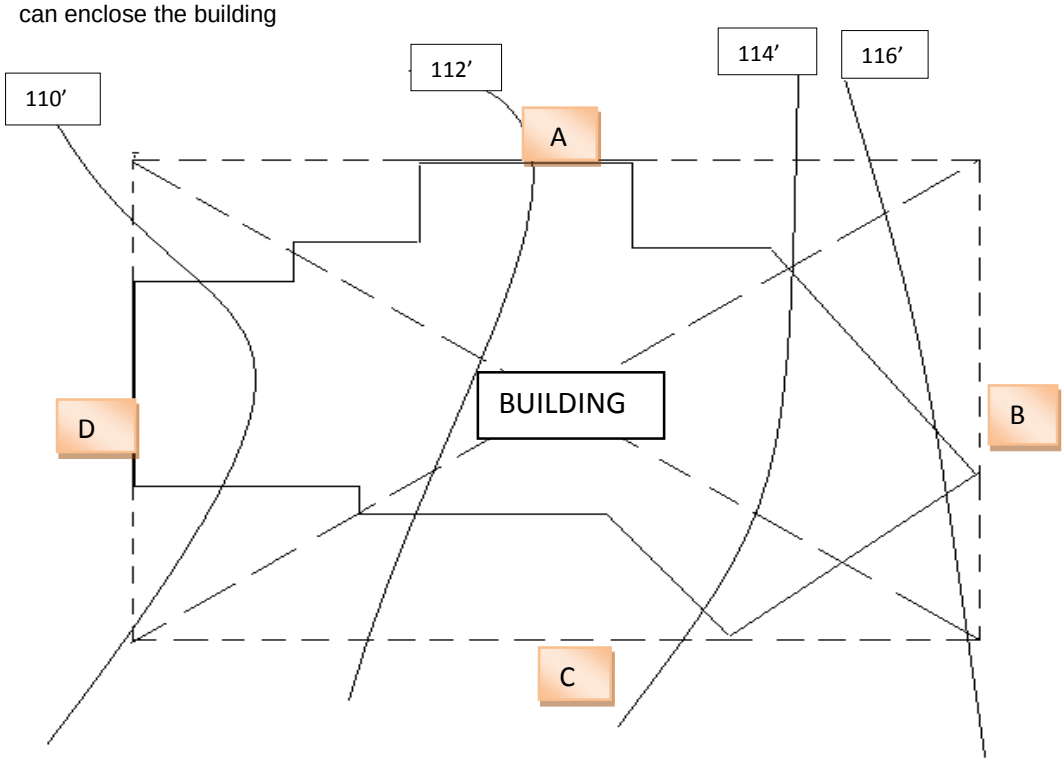
21.04.030(E) Measurement methods.

The following provisions shall be used to determine compliance with this title:

(3) Building height shall be measured from the average **finished** grade to the highest point of the roof. The average finished grade shall be determined by first delineating the smallest square or rectangle that can enclose the building and then averaging the elevations taken at the midpoint of each side of the square or rectangle; provided, that the measured elevations do not include berms;

Procedure:

1. The average finished grade shall be determined by first delineating the smallest square or rectangle that can enclose the building



2. Determine AFG:
(AVERAGE FINISHED GRADE CALCULATIONS TO BE SHOWN ON SITE PLAN.)
Average the elevations taken at the midpoint of each side of the square or rectangle;:
(Add the elevation at each point, then divide the total by four (number of mid-points of the rectangle, to determine the average.)

Formula: $\frac{A + B + C + D}{4} = \frac{112 + 116.25 + 113 + 109}{4} = \frac{450.25}{4} = 112.56$ AFG

A	112	C	113
B	116.25	D	109

AVERAGE FINISHED GRADE (AFG) IS REQUIRED TO BE LOCATED & LABELED ON ELEVATION DRAWINGS.