

# CITY OF ASHLAND



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## Policies / Interpretations / Procedures

### BD-PP-0013

#### INSPECTION OF PROPERTY PINS

##### **Policy Summary:**

1. Assigns responsibility to the building inspector to take appropriate steps to insure that the approved setback requirements to property lines are met.
2. Specifies that the permit applicant is responsible for exposing the property pins and establishing string lines for the building inspector on those construction projects where the inspector must verify compliance with required minimum distances to property lines.

##### **Background:**

The City Land Development Code (LDC) and Building Code provide minimum setback requirements for buildings on lots/parcels. These setbacks are critical elements for fire safety, access for public utilities, as well as neighborhood livability. It is important that these setbacks are checked during the appropriate phase of construction.

##### **Discussion:**

The building inspector is assigned the responsibility to take appropriate steps to insure that the approved setback requirements to property lines are met.

The City Building Code, which includes the Oregon Residential Specialty Code and the Oregon Structural Specialty Code, states as follows:

*A survey of the lot may be required by the building official to verify that the structure is located in accordance with the approved plans.*

This requirement is generally waived by the building inspector when the appropriate property pins are exposed and string lines established. The inspector may allow other mechanisms to be utilized by the applicant to make the inspection as accurate as possible.

##### **Policy:**

1. The building inspector has the responsibility to take appropriate steps to insure that the approved setback requirements to property lines are met.
2. The permit holder is responsible, when deemed appropriate by the building inspector, for exposing property pins and establishing string lines (or providing other reasonable mechanisms) for the building inspector to verify compliance with required minimum distances to property lines.