

# Synthetic Turf Permit Requirements

All material must be submitted digitally along with 2 paper copies.

1. Building and Public Works permit(if synthetic turf will extend into Right-of-Way) application
2. A current signed and sealed property survey with a signed affidavit from the property owner that no changes have occurred since the date of the survey.
3. Copy of the license for a state licensed general contractor to install the synthetic turf
4. A complete landscape plan for the property showing the area of synthetic turf, area of living plant material, and area and method of separation between these areas. A minimum of 35% pervious area is required for all properties. This must be demonstrated on the landscape plan. Synthetic turf is considered pervious, but pavers and other hardscape materials are not.
5. A scaled cross section and details of the proposed materials and installation, including but not limited to subgrade, drainage, base or leveling layer, and infill. This must include a diagram showing the materials and installation method including the following:
  - Installation over a subgrade prepared to provide positive drainage and an evenly graded, porous crushed rock aggregate material that is a minimum of three inches in depth.
  - Anchor at all edges and seams consistent with the manufacturer's specifications.
  - No visible seams between multiple panels. Seams must be joined in a tight and secure manner.
  - Infill medium consisting of clean silica sand, small rocks or other mixture. Rubber pellets are prohibited. The provided manufacturer's specifications shall state that the infill:
    1. Be brushed into the fibers to ensure that the fibers remain in an upright position;
    2. Provide ballast that will help hold the turf in place: and
    3. Provide a cushioning effect.
6. A complete product description from the manufacturer. This description must include product life span and warranty of at least 8-years along with demonstration of the following standards:
  - Simulate the appearance of live turf, organic turf, grass, sod or lawn, and shall have a minimum eight-year "no fade" warranty.
  - Cut pile infill with pile fibers of a minimum height of 1.75 inches and a maximum height of 2.5 inches.
  - Minimum face weight of 75 ounces per square yard.
  - Manufactured from polyethylene monofilament, dual yarn system, and manufactured in the United States.
  - Backing must be permeable.
  - All components must be lead free and flame retardant.
  - Synthetic turf shall be separated from planter areas and tree wells by a concrete mow strip, bender board or other barrier with a minimum four-inch thickness to prevent the intrusion of living plant material into the synthetic turf.
7. If synthetic turf is proposed to extend into the Right-of-Way a public Works permit is required. French drain system will be required in the right-of-way/swale area.
  - When extending into public right-of-way. Synthetic turf installed within private property which also extends into the public right-of-way shall not require the vertical barrier at the property line, but shall require (1) a public works permit which may include additional conditions and requirements, including enhanced drainage mitigation to the satisfaction of the public works director to account for impact on the public right-of-way; and (2) a right-of-way encroachment agreement in form and substance acceptable to the town manager and town attorney. Synthetic turf must conform to the detail in Figure 1 "Town of Surfside Back of Curb French Drain Standard" dated May 2, 2023 as contained in the town's public works manual available on the town's website and with the town clerk, as may be amended by the town from time to time.