



**TECHNICAL BULLETIN**  
**Planning & Development Services**  
**Building Inspections Division**

**TOPIC: Permits & Inspections for Foundation Repairs**

This Technical Bulletin will provide contractors and citizens with the requirements for permits and inspections for **Foundation Repairs** in the City of Arlington. Effective November 1, 2011, a building permit is required to perform structural repairs for residential or commercial foundations. The specific work type for either the residential or the commercial permit is a "Remodel/Alteration/Repair" permit.

Prior to securing a permit to repair any residential or commercial foundation, the contractor must be registered with the City of Arlington. Building permit applications and the business registration application are available at:

<http://www.arlington-tx.gov/pds/building-zoning-forms/>

Permit fees for **Foundation Repairs** are based on the construction valuation of the job. You may calculate the permit fees at:

<http://www.arlington-tx.gov/pds/fees-calculators/>

**Restricted hours of construction.** Outdoor construction activities supervised by building permits are prohibited, if the construction activities are located within 300 feet of property used for residential purposes, during the following times:

- a. During the hours of 6 pm to 7 am Central Standard Time,
- b. During the hours of 8 pm to 7 am Central Daylight Savings Time

**Plan Review and Permitting:**

1. Two (2) sets of plans sealed by a Professional Engineer licensed to practice in the State of Texas to include the following information:
  - a. Indicate the location, size and number of piers and/or other required repairs,
  - b. Plan showing elevation corrections/adjustments, and
  - c. Location of any sump pumps installed under slab/foundation.
2. All plans and documentation sealed by a Professional Engineer must contain the address and/or legal description of the permit location.
3. Upon approval of plan review, the contractor will be notified that the permit is "Approved for Issue" and the building permit and approved plans may be picked up. The City approved plans and building permit must be on the job site available at the inspector's request.

Additional trade permits may be required:

1. When foundation repair work damages plumbing systems, a Responsible Master Plumber licensed by the State of Texas and registered with the City of Arlington must secure a plumbing repair permit and have repair work inspected.
2. When the foundation repair requires the installation of a sump pump under the slab, a Master Electrical Contractor licensed by the State of Texas and registered with the City of Arlington must secure an electrical permit for the installation of the circuit and the pump. The sump pump and electrical connections are required to be **ACCESSIBLE** – (access that requires the removal of an access panel or similar removable obstruction).

### **Inspections:**

To get an inspection on the same day, the inspection must have been requested no later than 7:00 am. Requests for inspection received after 7:00 am are scheduled for the next working day. The 24/7 inspection request line is (817) 261-8817. When requesting inspections please provide the job address, the specific type of inspection requested, your name and phone number.

If you are a web registered user of ArlingtonPermits.com you may also request an inspection at: [www.ArlingtonPermits.com](http://www.ArlingtonPermits.com)

1. *Other trade inspections* – If necessary, plumbing and electrical permits and inspections and approvals are required before the foundation permit may be final approved.
2. *Final inspection* – The inspector will verify the following:
  - a. The contractor must provide a letter from the original foundation repair design engineer or the design engineer's authorized representative verifying that the foundation repair work complies with the engineer's design and specifications, noting any discrepancies.
  - b. The inspector will verify that any trade work (plumbing and/or electrical) necessary as a result of the foundation repairs have been permitted and inspected.
  - c. The inspector will verify by a visual inspection that the lot grading has been reestablished to allow surface water discharge away from the foundation.
3. Cosmetic repair work such as the pointing up of mortar cracks and drywall cracks are not inspected by the inspector and are not considered part of the foundation repair permit.