



TO: Development Services Customers

SUBJECT: **INFORMATION BULLETIN 172**
Residential and Commercial Foundation Repair Permits

DATE: March 10, 2010/*Revised August 22, 2016, September 15, 2016/
September 28, 2018*

CREATED BY: Plan Review Division

Purpose:

As a customer service initiative, the Development Services Department (DSD) created this **revised** bulletin to update Information Bulletin (IB) 172 to clarify the requirements for residential foundations repair and/or commercial foundations repair and/or replacement permits. This bulletin has been updated to include clarification on skirting and ventilation requirements associated with foundation repairs.

Scope:

The Foundation Repair Permit Application and the Assumption of Engineer of Record Letter, as well as any construction documents, must be submitted to the DSD at time of application. This permit cannot be obtained using the departments' on-line permitting system. A double fee will apply for failure to obtain a permit before starting work. The specific requirements are as follows:

Permit Submittal:

Residential and Commercial Foundation repairs shall be designed by, or performed under the engineering guidance of a professional engineer licensed by the State of Texas, who shall also perform inspections. To be granted a permit, submit the following:

1. Assumption as Engineer of Record Letter signed and sealed by a professional engineer licensed in the State of Texas. (attached)
2. Completed permit application. (attached)
3. Submittal of stamped and sealed engineering construction documents if the foundation repair is designed by the Engineer of Record.

INSPECTIONS AND SUBMISSION OF ENGINEER'S LETTER

Submission of the Engineer's Inspection Letter from the Engineer of Record – All foundation repair permits must be closed out by submission of the Engineer's Inspection

Letter which must follow the attached template. Only letters from the Engineer of Record will be accepted.

All engineer letters should be standardized using the template attached hereto and submitted to Planning & Development Services as follows:

Email to callcenter@sanantonio.gov

Hand Delivery to:

Development Services Department Call Center
1901 S. Alamo Street
San Antonio, Texas 78204

ADDITIONAL PROJECT REQUIREMENTS

Some foundation repairs may have additional requirements based on the specific foundation. These include skirting/ventilation/subfloor access and drainage away from foundations for both residential and commercial.

- **Skirting Removal, Repair or Replacement, Drainage, Ventilation, and subfloor access:** The International Residential Code requires that subfloor spaces be provided with adequate ventilation and subfloor access.
 - The engineer shall inspect foundation repairs and submit a letter for the repairs. Any skirting removed, repaired or replaced along with ventilation, sub-floor access and drainage will require a final inspection by the building official or an engineer's letter for those repairs.

- **Notification of change of Engineer of Record** – In the case that an Engineer of Record changes after submittal of the application, two items are required to be submitted to The City of San Antonio, Development Services:
 1. A letter from the original Engineer of Record (EOR) stating that he/she is no longer involved with the project.
 2. A new Assumption as Engineer of Record Letter submitted from the new professional engineer taking responsibility as the EOR.

Summary:

This Information Bulletin is for informational purposes only.

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Reviewed by: Richard Chamberlin, Development Services Engineer

Authorized by: Terry Kannawin, Assistant Director



Foundation Repair Permit - Residential and Commercial

See [IB 172](#) for additional information.

Date: _____ Owner Name: _____

Address: _____ San Antonio, TX _____

Type of Foundation Repair: Full Partial Sq. Ft. of Work: _____

Residential: Permit Cost \$160.00 Commercial: Value of Work: \$_____

(Plus 3% Technological Fee and 3% Development Service Fee)

Engineered Construction Plans Submitted? Y N

Location of Work: Front Back and Right Side (face house) Left Side (face house)

Y N Slab on Grade/Concrete Foundation

Y N Pier and Footing Number of Piers? _____

Repair/Replacement

Y N Wood Sill (Linear Ft.: _____) Y N Beam (Linear Ft.: _____)

Y N Joist (Linear Ft.: _____) Y N Removing Skirting

Engineer's Assumption Letter is required to be submitted at time of application.

Inspections: All foundation repairs require the submittal of an engineer's inspection letter to clear the foundation inspection. Letters may indicate that drainage and ventilation meets the minimum requirements of the City's current building codes. If drainage is not addressed by engineer, a DSD building final inspection is required. DSD will verify that skirting meets the current building code in relation to venting, subfloor access, and drainage.

Work Summary:

Contractor/Homeowner: _____ Contractor ID #: _____

Registered Lic. Holder: _____ City Lic. Registration #: _____

Authorized Agent Name: _____ COSA AC #: _____

Escrow: Y N

Phone #: _____ Email: _____

By signing, I understand the following: the limitation to the permit listed above and possible requirement to remove work if non complaint. A copy of the application must be available at job site with permit. The City of San Antonio only enforces City, State and Federal zoning and development ordinances and statutes and does not enforce covenants and deed restrictions (CC&Rs). It is imperative and incumbent upon you the applicant to verify the existence of any CC&Rs that may be applicable to your project. See Information Bulletin 234 for additional information.

Applicant Signature: _____

Engineer's Name or Letter Head

Assumption as Engineer of Record Letter

Date)

(Client Name)
(Client Firm Name)
(Client Address)
(Client Address)

Referenced Project: (Project Name)
(Project Address)
San Antonio, Texas 78____

Property Legal Description: (Legal Description from Bexar Appraisal District Account, Property Survey, Deed, Etc.)

Dear (Client):

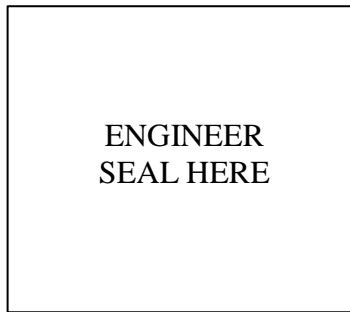
This letter is to acknowledge that I am accepting the role as Engineer of Record for the foundation repair to be constructed at the above referenced address.

Qualified individuals from my office will visit the site to check the construction stated above for general conformance with either our design/construction documents or under repairs performed under our engineering guidance, and for general conformance with the requirements of the **currently adopted International Residential Code** for residential sites or the **currently adopted International Building Code** for commercial sites.

If you have any questions, please call.

Respectfully,

[Engineer Signature Here]
(Type Engineer Name Here)



Engineer's or Engineering Company's Letterhead

Engineer's Inspection Letter

(Date)

(Client Name)
(Client Firm Name)
(Client Address)

Referenced Project: (Project Name) (Project Address)
San Antonio, Texas 78_____

City of San Antonio Building Permit A/P Number: _____

Dear (Client):

Your construction of the foundation repair for the building located at the above referenced address was completed with the engineering guidance provided by our office. The Engineer of Record for the foundation repair is [Engineer's Name] having a Texas Professional Engineer License Number of [Engineer's Number].

Check One:

- The foundation repair construction documents were provided to assist in developing the scope of the repair and to provide guidance on the construction of the new structural members.
- The scope of the foundation repair did not require construction documents. Details and specifications were provided as needed to aid in the construction. The foundation repair was constructed with engineering guidance or written guidance provided by our office. The following is a description of the repair work undertaken:

Qualified individuals from this office visited the site to check the construction stated above for general conformance with our design/construction documents OR engineering guidance and the **2018 International Residential Code** for residential sites or the **2018 International Building Code** for commercial sites.

[For slab on grade] A drainage assessment around the building [was/was not] performed by our office.

In my opinion, based on our experience, knowledge, information and belief, the stated construction that we observed is in general conformance with our design/construction documents OR engineering guidance and the **2018 International Residential Code** for residential sites or the **2018 International Building Code** for commercial sites.

As denoted by the engineering seal on any construction documents and on this letter, we believe we have fulfilled our obligations as an engineer under the Texas Engineering Practice Act pursuant to its requirements to protect the public health, safety, and welfare in the practice of engineering. We further believe we have met those requirements insofar as our responsibility for periodic observation of the work for conformance is concerned.

If you have any questions, please call. Respectfully,

[Engineer Signature Here]
(Type Engineer Name Here)

