



# City of Laredo

## Building Development Services



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## BUILDING BULLETIN 2020-008

**Date:** October 30, 2020

**To:** Building Development Services Customers

**From:** Mr. Arturo Garcia, Building Development Services Director  
Mr. Gerry Pinzon, PE, Building Official

**Subject:** Plan Review: Phased Permit Approval Guidance: (“Foundation Only”)

### Purpose:

This information bulletin provides information to owners, builders, registered professionals with information regarding foundation permit only prior to completing the permit process. The City of Laredo allows for phased approval on large projects.

### Scope:

Sometimes the permit process requires a lengthy process for plan review due to the complexity of the commercial projects. In order to expedite the length of the project, the Building Development Services allows the provision to begin the land clearing and foundation of the project provided the project follow the process prescribed below. *However, the site must be platted in order to authorize this foundation only approval.* The construction documents submitted for review shall clearly describe the scope of work covered for the entire building or structure as well as for the foundation only permit specifics.

The “Foundation Only” permit does allow for 3<sup>rd</sup> party foundation inspection provided the pre-approval from the Building Official is processed in accordance with Building Bulletin 2020-002.

### Authority:

International Residential Code - Section 107.3.3 **Phased approval.** “The Building Official is authorized to issue a permit for the construction of foundations or any other part of a building or structure before the construction documents for the whole building or structure have been submitted, provided that adequate information and detailed statements have been filed complying with pertinent requirements of this code. ***The holder of such permit for the foundation or other parts of a building or structure shall proceed at the holder's own risk with the building operation and without assurance that a permit for the entire structure will be granted.***”

This is only a partial permit that must be requested by the building owner or authorized agent. The owner(s) and registered design professional(s) must sign an acknowledgement complying with this building bulletin, which means they agree in assuming all associated risks in order to allow the start of the construction project. The approval of this foundation only construction documents and the issuance of the foundation only permit does not convey any vested rights to a condition not in

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conformance with the codes, local ordinances, and state and federal laws. *A subsequent final approved building permit is required for the remaining construction work before the project is can continue proceeding.*

### **Process:**

The type of construction work authorized under a “Foundation Only” permit may include all construction work at or below grade such as site clearance and preparation, including removal of any existing asphalt and/or concrete slab; excavation and shoring work under the building footprint; and foundation, basement walls and columns below grade, slab on grade, and structural slab at or below grade level.

Other construction work not included with the “Foundation Only” permit must be removed from the final foundation only construction documents before it will be approved. The foundation construction documents should “stand by itself” as a complete, coherent construction documents for that part of the building or structure.

The following checklist will have to be checked to ensure the correct documents are submitted to approve the permit:

### **SITE CLEARING PERMIT**

#### **R.O.W.**

- Provide a C-3 Letter from the Utility Coordination Committee Manager.
- Site clearing of Right-of-Way is not allowed.

#### **UTILITIES**

- Does the site survey identify utility infrastructure with x & y coordinates of any clean out, manhole, valve and meter box?

### **FOUNDATION PERMIT**

#### **ENGINEERING**

- Are finish floor elevations noted?

#### **UTILITIES**

- Does site plan show existing easements?
- Flow test grading plan to identify if a storage tank will be required.
- No inline pumps will be allowed if a fire pump is required.
- Show Storage tank (if required).
- Show Septic tank (if required).
- Show Booster Station (if required).

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- Are Civil Plans and MEP plans in accordance with each other in all the proposed private plumbing including size of lines (water, sewer, grease trap and fire protection) alignment and point of connection to the building all with x & y coordinates?
- Do civil plans show the entire infrastructure outside of the building?
- MEP plumbing plans must have approval from Utilities Engineering Division and Water Pollution Control Division.

### **FIRE DEPARTMENT**

- Does the site plan show access for fire truck around the building?
- Does the site plan show existing fire hydrant location to scale?