

Coordination Between Building Inspection and Engineering
On
Building Pad Preparation during Mass Grading
Revised 7-09-2008

On an exception basis, Building Inspection may choose to allow a developer of a large project to have their building pad preparation work (such as water injection, lime stabilization, over excavation and placement of select fill or other soil modification process for the building foundation) be accomplished during mass grading. Typically, Building Inspection permits and inspects all building pad preparation work.

If Building Inspection approves the developer's or project engineer's request to perform building pad preparation during mass grading, the following notes shall be on the mass grading plans.

Notes on grading sheet(s):

1. Contractor shall prepare the building pad foundation by specifically constructing the pad according to the following provisions in the geo-technical report (reference geotechnical report by stating title of report, name of firm that produced report and report issuance/revision date). If the geotechnical report offers options for building pad preparation, the engineer shall specify and detail with narrative and drawings on this grading plan the selected option to be constructed.
2. The contractor shall not drill any piers or construct any piers, foundation, parking lot, building electrical, building plumbing or any other site work. The only work released with the mass grading plans is the grading and pad preparation.
3. After mass grading, the Building Inspector may require additional reports or additional engineering studies for various reasons including too much time elapsing between water injection and placing of the foundation, changing soil conditions, unforeseen on site conditions and/or final submittal of building plans.
4. The contractor is responsible for providing two (2) soil reports for all geo-technical inspections. The contractor is responsible for providing one copy to the Building Inspection Division and one copy to the Public Works Construction Inspector.
5. Contractor shall conserve water during mass grading during drought conditions in accordance with the City adopted plan. Contractor shall carefully monitor water use and water injection to ensure no water is wasted nor running down the street, ditches or channel. If contractor wastes water or allows it to leave the site, enforcement action may result.
6. The grading plan is subject to change in order to obtain "released" engineering plans. The developer and contractor proceed with the grading plan at their own risk.

7. All responsibility for adequacy of design remains with the design engineer. The City of Mesquite, in reviewing and releasing plans for construction, assumes no responsibility for adequacy or accuracy of design.

To receive Building Inspection approval, the following steps shall be taken.

1. The project engineer shall place the notes above on the mass grading plans and building foundation plans.
2. The project engineer shall provide one copy of the geo-technical report sealed by an engineer registered in the State of Texas to Building Inspection and provide one copy of the report to Engineering Division with transmittal letter.

Internal City Coordination:

Once the City's Civil Engineer has reviewed the mass grading plans and is ready to release them, the City's Civil Engineer shall send an email request to Building Inspection. If acceptable, Building Inspection shall approve the request and provide an email response to the City's Civil Engineer.

The City Civil Engineer over private plan review will brief the City Project Engineer, Public Works Construction Inspector and Building Official on scope of the building pad preparation included in the Mass Grading Plans and the inspections and reports expected from the contractor during this preparation.