



TOWN OF FLOWER MOUND POLICY/PROCEDURE FOR FOUNDATIONS

A. New habitable buildings

A professional Engineer registered in the state of Texas must design all building foundations in accordance with the current Town building code.

B. Detached storage sheds, play houses, and other similar buildings up to and including 150 square feet:

Buildings up to and including 150 square feet may be placed on the ground and shall provide resistance to wind load by one of the following methods:

1. Be anchored to a 4-inch thick slab reinforced with 6 X 6 #10 wire mesh or #3 (3/8") rebar spaced at 18 inches on center each way.
2. Be anchored at all corners, each corner anchored by a system to resist a horizontal wind load of 76 miles per hour. (See paragraph F)

C. All accessory buildings, play houses, and similar buildings greater than 150 square feet up to and including 500 square feet must meet one of the following or be designed by a Texas Registered Engineer:

1. A foundation designed in accordance with Town's currently adopted code.
2. A foundation with beams constructed at all perimeters. All beams must be at least 10 inches wide and 20 inches deep with 2 #5 (5/8") bars in the top and 2 #5 (5/8") bars in the bottom of the beam. Interior beams to be constructed and located no more than 15 feet apart. All beams must extend at least 12 inches into undisturbed soil. Place #3 (3/8") bars 18 inches on center each way in the middle of the new 4-inch slab.

D. Habitable additions up to and including 500 square feet:

For house additions, the existing concrete pad must be connected to the perimeter beam of the new foundation by #3 (3/8") bars doweled into the existing foundation at 24-inch centers. The dowel bars must penetrate the existing slab a minimum of 6 inches and extend into the new perimeter beam a minimum of 6 inches.

Note: If the existing slab is post-tensioned, an engineer's design as required by paragraph E. will apply.

E. Accessory buildings greater than 500 square feet and all habitable additions (other than additions 500 square feet or less to existing rebar type foundations):

A design in accordance with current Town building code sealed by a Texas Registered Engineer is required.

F. Open structures supported by posts (such as patio covers and carports):

Concrete pier 12" in diameter and 18" deep shall support posts. Posts may be anchored on top of the piers or be embedded a minimum of 6" into the pier. Proper protection from decay shall be provided. Patio and carport covers may be supported by a concrete slab, without the use of piers, provided that the slab is at least 3 1/2" thick and each column supports no more than 750 pounds in combined live and dead loads. Patio covers must be able to sustain horizontal wind and wind uplift loads of 76 miles per hour with a 115 mph 3-second gust.

G. Foundation Repairs

An original engineer's letter is required for permit, detailing the work required to be performed. A second engineer's letter confirming the work was performed as required is

needed to call for a final inspection.