

City of Fort Smith Building Safety Division

623 Garrison Ave. Room 405

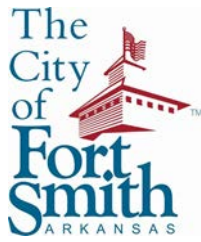
Fort Smith, AR 72901

479-784-2206

Repairing Residential Single Family/Duplex Buildings for Flood Damage

Repair and remediation of damaged structure

- **A BUILDING PERMIT WILL BE REQUIRED PRIOR TO ANY REPAIRS OR REMEDIATION**
- Items that will be required to obtain a building permit
 - Structural repairs that are needed for foundation system and major structural damage will require an engineer's design.
 - Structures located within the 100 year flood zone will require a floodplain development permit and approval from City Engineering department
 - Complete itemized breakdown of repair costs. This includes costs associated with:
 - Materials and labor, including the estimated value of donated or discounted materials and owner or volunteer labor
 - Site preparation related to the improvement or repair (e.g., foundation excavation or filling in basements)
 - Demolition and construction debris disposal
 - Labor and other costs associated with demolishing, moving, or altering building components to accommodate improvements, additions, and making repairs
 - Costs associated with complying with any other regulations or code requirement that is triggered by the work, including costs to comply with the requirements of the Americans with Disabilities Act (ADA)
 - Costs associated with elevating a structure when the proposed elevation is lower than the BFE
 - Construction management and supervision
 - Contractor's overhead and profit
 - Sales taxes on materials
 - Structural elements and exterior finishes, including:
 - Foundations (e.g., spread or continuous foundation footings, perimeter walls, chainwalls, pilings, columns, posts, etc.)
 - Monolithic or other types of concrete slabs
 - Bearing walls, tie beams, trusses
 - Joists, beams, subflooring, framing, ceilings
 - Interior non-bearing walls
 - Exterior finishes (e.g., brick, stucco, siding, painting, and trim)
 - Windows and exterior doors



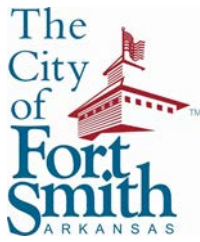
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- Roofing, gutters, and downspouts
- Hardware
- Attached decks and porches
- Interior finish elements, including:
 - Floor finishes (e.g., hardwood, ceramic, vinyl, linoleum, stone, and wall-to-wall carpet over subflooring)
 - Bathroom tiling and fixtures
 - Wall finishes (e.g., drywall, paint, stucco, plaster, paneling, and marble)
 - Built-in cabinets (e.g., kitchen, utility, entertainment, storage, and bathroom)
 - Interior doors
 - Interior finish carpentry
 - Built-in bookcases and furniture
 - Hardware
 - Insulation
 - Utility and service equipment, including:
 - Heating, ventilation, and air conditioning (HVAC) equipment
 - Plumbing fixtures and piping
 - Electrical wiring, outlets, and switches
 - Light fixtures and ceiling fans
 - Security systems
 - Built-in appliances
 - Central vacuum systems
 - Water filtration, conditioning, and recirculation systems
- Structures substantially damaged will need to be brought up to current codes. Plan may be required.
- Inspection cards need to be placed on property so that they are visible from the road.
- **Licensed Contractors**
 - Any person hired as a general contractor or to repair plumbing, mechanical or electrical must be a licensed contractor in the State of Arkansas. Trade contractors are required to be registered and bonded with the City of Fort Smith Building Safety Division
 - Any owner occupied residential property that will be doing their own work must meet with the city inspectors to verify adequate knowledge to proceed.



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- Any person hired for repairs to drywall, framing, floor repairs etc. that exceeds a repair cost of \$2000 is required to be a licensed contractor
- A City of Fort Smith business license is required for a contractors working within the city limits of Fort Smith
- **Inspections**
 - Inspections for trades (plumbing, mechanical, electrical) must be called in by the contractor. Inspection fees shall be bonded or paid up front prior to the inspection.
 - Inspections can be requested, on the day of the inspection, by calling 479-784-2206 between 8:00-9:00 am and 1:00-2:00 pm, or an inspection can be requested the day prior to the inspection
 - Inspection of the structure is required prior to covering any walls and/or ceilings
 - Inspection of foundation repairs to be inspected prior to concrete placement
 - A building inspection is required prior to insulation being placed and after inspection and approval of rough mechanical, electrical and plumbing.