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What To Expect When Having A Tunnel Job Done In The City of San Antonio

A & A Plumbing would like to explain the process when you elect to have a tunnel dug below your foundation.

STEP 1:

You will receive a detailed proposal from the office. A & A Plumbing will need to have the signed proposal and deposit paid in order to schedule the excavators.

STEP 2:

Once A & A Plumbing receives the signed proposal and deposit, the excavators will be scheduled. A representative from A & A Plumbing will contact you to inform you of the start date. The start date is typically 3-5 days once we receive the signed proposal. The day the excavation starts, a representative from A & A Plumbing will arrive at your residence to line out the excavators. If you are wanting to backfill with dirt, you will need to notify the representative of the location we are to store the dirt on your property. The excavation will start at this time. You do not need to be home while this is being done (unless otherwise directed). The size of your tunnel will determine how long the excavation will take. Normally the excavators can excavate six to seven feet a day. However, weather conditions do factor into this as well as weekends.

STEP 3:

Once the excavation is complete, you will be notified as to when the repairs will be completed. It may be up to two or three days for the plumber to come out as they are finishing other tunnels. If it rains while your tunnel is open it will delay the repairs since we will have to pump the tunnel out. The rain will not damage your home.

STEP 4:

Repairs to the sanitary drain system below the foundation will be started. While the plumber is making repairs you may be asked not to use your system. The plumber will let you know if he/she needs you to NOT use your system. This is the only time you will not be able to use your system.

STEP 5:

Once all repairs have been made, an engineer will need to inspect the tunnel per the City of San Antonio. It may take 2-3 days for the engineer to inspect the tunnel depending on their schedule. Once the engineer gives the approval the City of San Antonio will need to inspect the tunnel. When an inspection is scheduled, all we can do is request the day. The city does not allow us to schedule a time. On occasion the city can roll the inspection to the next day. We have no control over the city inspectors. Once we pass the inspection the Chief Inspector for San Antonio has five to seven business days to review the engineer report to give a final inspection.

STEP 6:

Your tunnel is ready to be backfilled once we receive the final inspection tag. If your tunnel is being backfilled with flowable fill, you will have pump lines put in the tunnel and the access hole will be backfilled with base/dirt. You will see pvc lines sticking out of the access hole. This is normal. If your tunnel is being backfilled with dirt you will not have the pump lines. We will notify you of the date and time your tunnel will be backfilled. We do ask that you be home if your tunnel is being backfilled with flowable fill. All access holes will have a mound on top so that when it settles it will flatten out.

STEP 8:

A representative of A & A Plumbing will contact you to walk the job with the plumber. We want to make sure that you are satisfied with the work and final payment will be collected at that time.

Please feel free to contact our office at any time with questions. 210.566.2665