

FOUNDATIONS, BELOW-GRADE CONSTRUCTION

Water Table: Extra attention shall be given to the need for waterproof sub-grade structures as well as for dewatering / water protection during the construction process. Geotechnical surveys should be required and reviewed to determine the potential impact of subsurface water on design and construction.

Basement Footprint: The basement of a building shall not extend horizontally beyond the ground level "footprint" of the building. Basements that extend beyond the building footprint are vulnerable to overhead leaks. The overhead waterproofing system required for this type of construction is extremely difficult to maintain over time.

Foundations: Shall be cast in place concrete with proper reinforcing to minimize the likelihood of temperature and shrinkage cracks in the wall. Deep pile systems may be required when dictated by site conditions and structural requirements.

Waterproofing: All sub-grade structures shall be thoroughly waterproofed, not merely "dampproofed". In addition to being defined in the specifications, waterproofing, especially that located at elevator pits, shall be shown and called out on the structural drawings and the architectural drawings.

Waterproofing may be liquid applied rubberized asphalt, peel and stick bituminous sheets, or bentonite sheets as appropriate for the specific conditions. In all cases, waterproofing shall be on the positive side, not the negative side. All foundation waterproofing shall incorporate a drainage board and filter fabric.

All slabs that are poured on grade shall have, at a minimum, a durable vapor retarder under the slab. Where soil borings indicate the presence of high ground water, waterproofing shall be provided beneath the slab. In said situations, details shall be provided in the construction documents showing the interface between vertical and horizontal waterproofing.

All cold joints between floors, footings and walls shall be keyed and shall have PVC or other approved waterstop installed.

Footing Tile: