



INTEROFFICE MEMORANDUM

Date: September 17, 2014

To: Code Services Staff

From: Brad Claussen, Building Official

Subject: Basement Wall Anchors

This document replaces a memo of the same subject dated August 22, 2003. Effective as of the date of this memo, the method of repairing a basement wall employing threaded rod with anchor plates on the interior side and an anchor that is withheld in a trench on the outside of the structure will now be allowed as a correction for a failing basement foundation wall with the conditions listed below in this memo. As a reminder, the parameter we use to reach a determination that a wall is failing is when it is more than one half its thickness out of plumb. Any movement less than that has not yet reached the failing point and may use any of a number of methods to attempt to arrest the movement.

The conditions that will be required for approval are as follows:

- The entire wall section(s) that are failing must be excavated on the exterior side of the wall and the wall moved back to a plumb condition
- The anchor location and spacing will be as per manufacturers recommendation
- Suitable drainage material and drain tile will be placed along the bottom of the exterior excavation. That drain tile shall either be daylighted to an approved location or tied into an approved sump
- Installation of a waterproof membrane on the exterior side of the wall
- The exterior excavation must be re-filled with suitable clean non-expansive fill material

A building permit will be required for this method of repair if the wall is in failure mode. Also, other methods utilizing interior steel columns have not yet been approved at this time for failing walls however; this memo does not prohibit other foundation methods not directly quoted in this document, as long as they are approved prior to construction. Any questions regarding this memo may be directed to the Building Official.