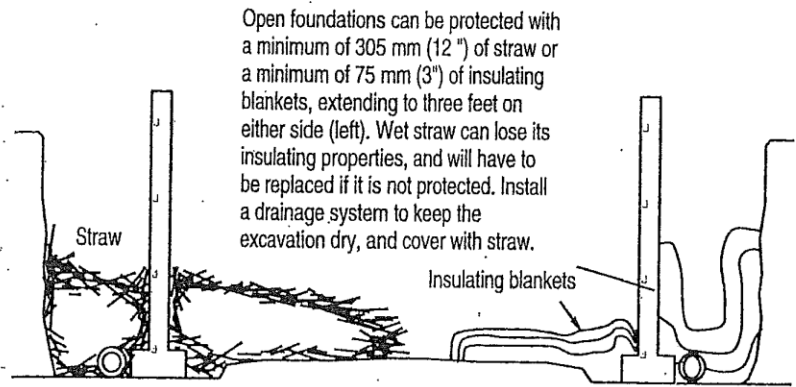


Protecting your Foundation (concrete) and Excavation during COLD WEATHER

- 9.3.1.9. Cold Weather Requirements
- 1) When the air temperature is below 5°C, concrete shall be,
 - a) kept at a temperature of not less than 10°C or more than 25°C while being mixed and placed, and
 - b) maintained at a temperature of not less than 10°C for 72 hour after placing.
 - 2) No frozen material or ice shall be used in concrete described in Sentence (1).

City of Cranbrook Building Department
Public Information Handout:
Cold Weather Practices

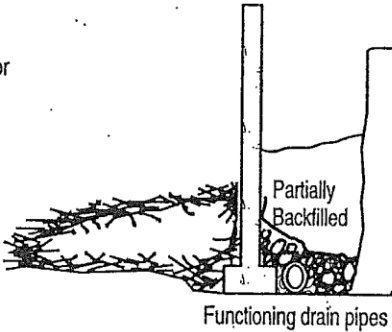


Building in Bad Weather:

Building in bad weather, while not recommended, is at times unavoidable. The two main problems encountered are excessive water due to rain and spring thaw and freezing conditions during winter. High winds do not usually effect the foundation, but bracing should be considered later once the framing of walls and roof take place.

Some suggestions for building in bad weather have been provided below. Contact the City of Cranbrook Building Department to obtain advice on appropriate practices.

Foundations can be partially backfilled with free draining gravel or coarse sand — with functioning drainage. On the inside they require insulation with straw or blankets.



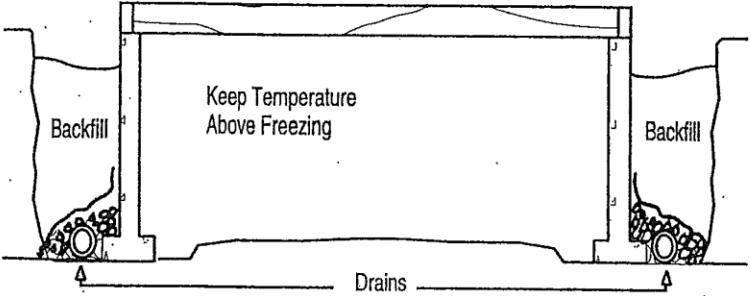
Managing Water in Excavations:

When excess amounts of water enter the excavation and accumulate at the bottom, the following measures are suggested:

1. drain water away from the excavation, if possible
2. pump out accumulated water
3. wait until water drains

In all cases, avoid disturbing the bottom of the excavation as practically as possible until they have dried out.

Once the main floor of the house is framed and anchored to the foundation, backfill and maintain temperature above freezing in the upper basement. As propane heat causes excessive condensation on subflooring, it is not recommended unless the space is vented.



Protecting Installed Foundations:

Foundations and soils beneath them, must not be allowed to freeze. When winter construction is under-taken, the measures depicted hereon may provide the necessary protection.

NOTE: any departure from the items noted hereon, and, at the discretion of the Building Official, a Registered BC Professional Engineer may be required to review any non-compliant items.