

Replacing your timber floor house piles

Full or partial replacement

The team

- Southern Response**
 The government-owned company responsible for settling claims by AMI policyholders for Canterbury earthquake damage which occurred before 5 April 2012 (the date AMI was sold to IAG)
- Arrow International**
 The project management company responsible for the building programme for Southern Response customers. Arrow will engage and manage the engineer, designer and contractor for your repair
- The Engineer**
 Responsible for determining the structural repair strategy
- The Designer**
 Documents the repair for compliance and quality purposes
- The Contractor**
 The prequalified contractor who will be conducting your repair

Repairing your foundations

House foundations are the base on which your house is built and are one of the factors in a strong, safe home.

All of the different parts of your house, from the framing to the cladding to the foundations, played a part in how well your house performed in the earthquakes.

The Ministry of Business Innovation and Employment (MBIE) has determined what technical category (TC) of land your property is and we know a lot about the different ways TC1, TC2 and TC3 land are likely to behave in another earthquake. The repair and re-levelling methods used for foundations are based on the nature and extent of the damage caused by the earthquakes, as well as the type of foundation your house has. The decisions on what methods to use are based on an individual assessment of your house by an independent engineer and a designer, facilitated by Arrow International.

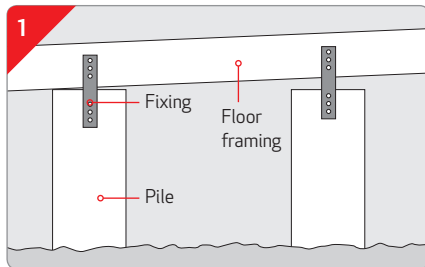
Timber floors are typically supported on piles and often a concrete perimeter foundation as well. As a result of the earthquakes, these foundations can settle into the ground and require re-levelling. In some instances, house piles will need to be replaced.

MBIE have put guidelines in place to identify when the pile can be repaired or should be replaced. Taking those guidelines into account, the engineer will determine if timber piles are to be replaced or if they are able to be packed to bring the house back to level.

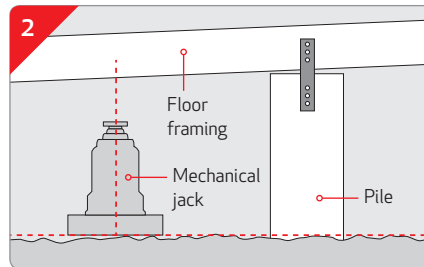


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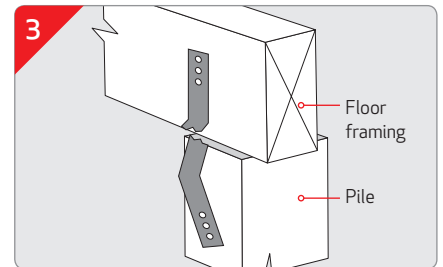
THE METHOD



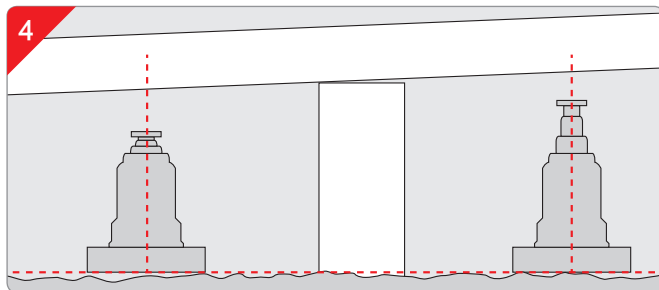
1. Damage to foundations. The fixings hold the framing to the piles.



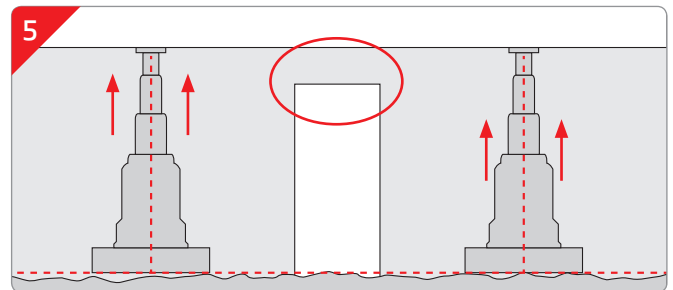
2. Jacks are placed at specified locations under the floor.



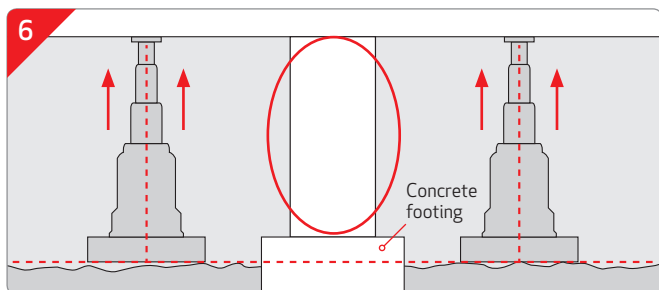
3. The fixings between the piles and the floor framing are disconnected.



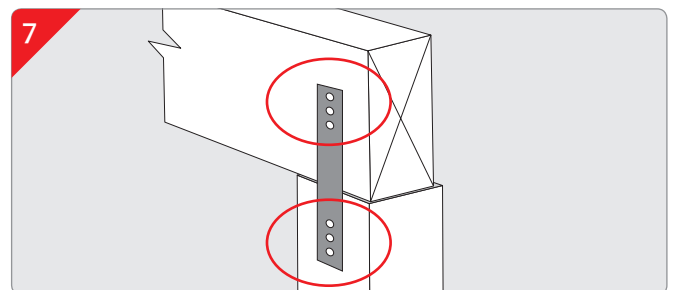
4. The jacks are raised bit by bit, until the floor is level.



5. Once the floor is level, it will leave a gap between the pile and the floor framing, this is highlighted by the red circle.



6. Where piles need replacing the original pile is removed and a new one put in its place, this is highlighted by the red circle. The new pile will be set in a concrete footing. Any original piles remaining in the rest of the house will be packed to level if required. Please refer to the 'packing your house piles' fact sheet.



7. Galvanised or stainless steel fixings reconnect the pile to the floor framing. Mechanical jacks are removed and the floor is level.

Find out more

Methods for assessing and repairing and re-levelling foundations have been published by the Ministry of Business, Innovation and Employment (MBIE).

For further information on the MBIE guide you can visit:
www.dbh.govt.nz/guidance-on-repairs-after-earthquake

For any other information visit: www.southernresponse.co.nz

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