

American Gothic Image Source: Wikipedia

BASEMENT WETNESS ISSUES WHAT CAN GO WRONG (BESIDES THE OBVIOUS...)

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WAUKESHA COUNTY

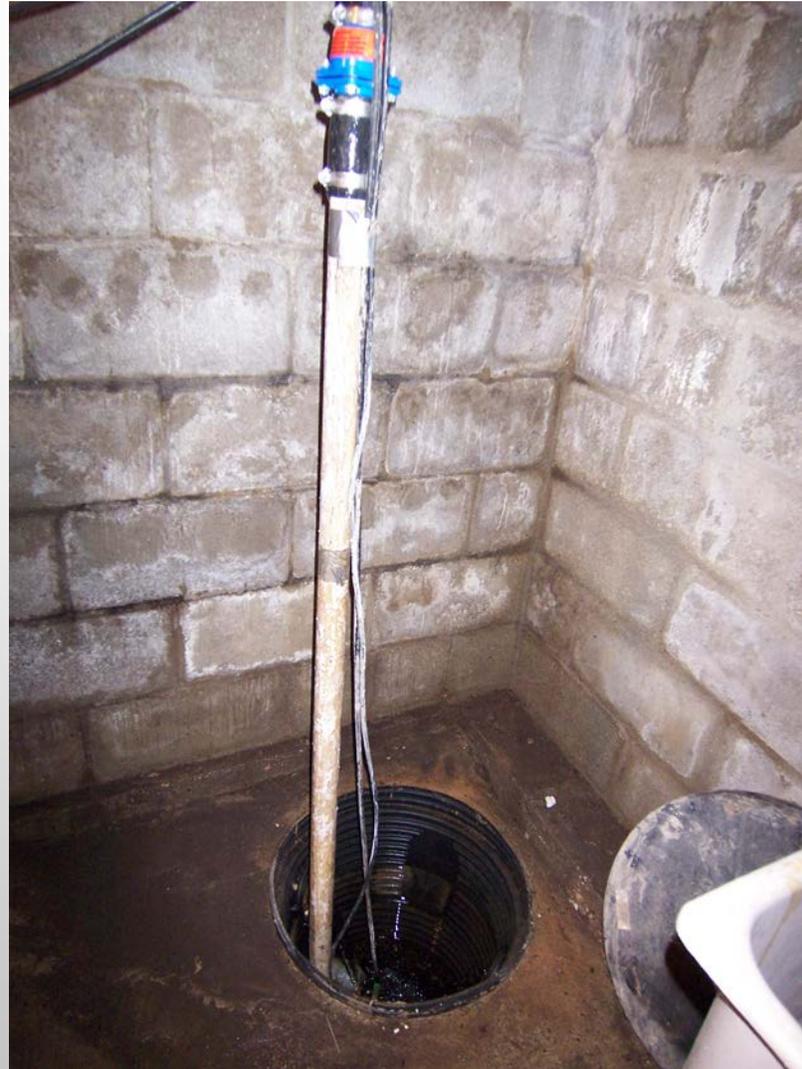


THE OBVIOUS ISSUES...

FLOODED BASEMENTS



CONSTANT SUMP PUMP RUNNING

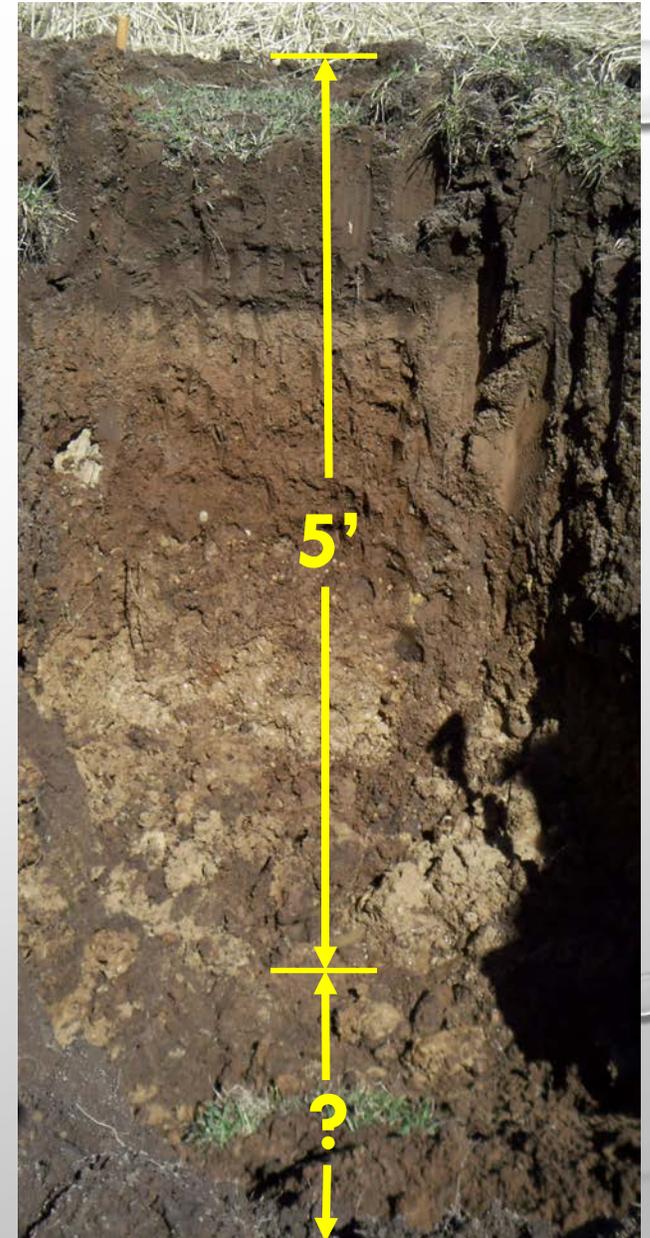


MUNICIPAL HEADACHES



WHAT CAN GO WRONG WITH SOIL TESTING?

- SOIL TESTS FOR BASEMENTS NEED TO GO AT LEAST 8 FEET DEEP (OR ONE FOOT BELOW THE PROPOSED BASEMENT FLOOR)
- SOIL TESTING NEEDS TO BE DONE USING THE USDA CLASSIFICATION SYSTEM AND SPS 385 PROCEDURES

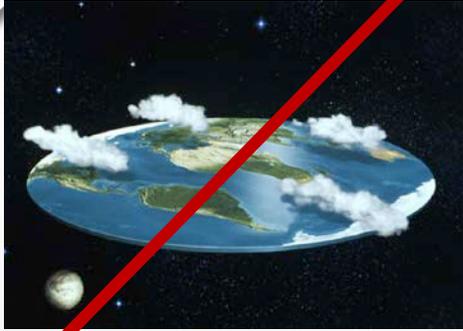


SOIL TESTING

- SOIL TESTS FOR BASEMENTS IN MAPPED HYDRIC SOILS MUST BE DONE BY A PROFESSIONAL SOIL SCIENTIST (PSS)

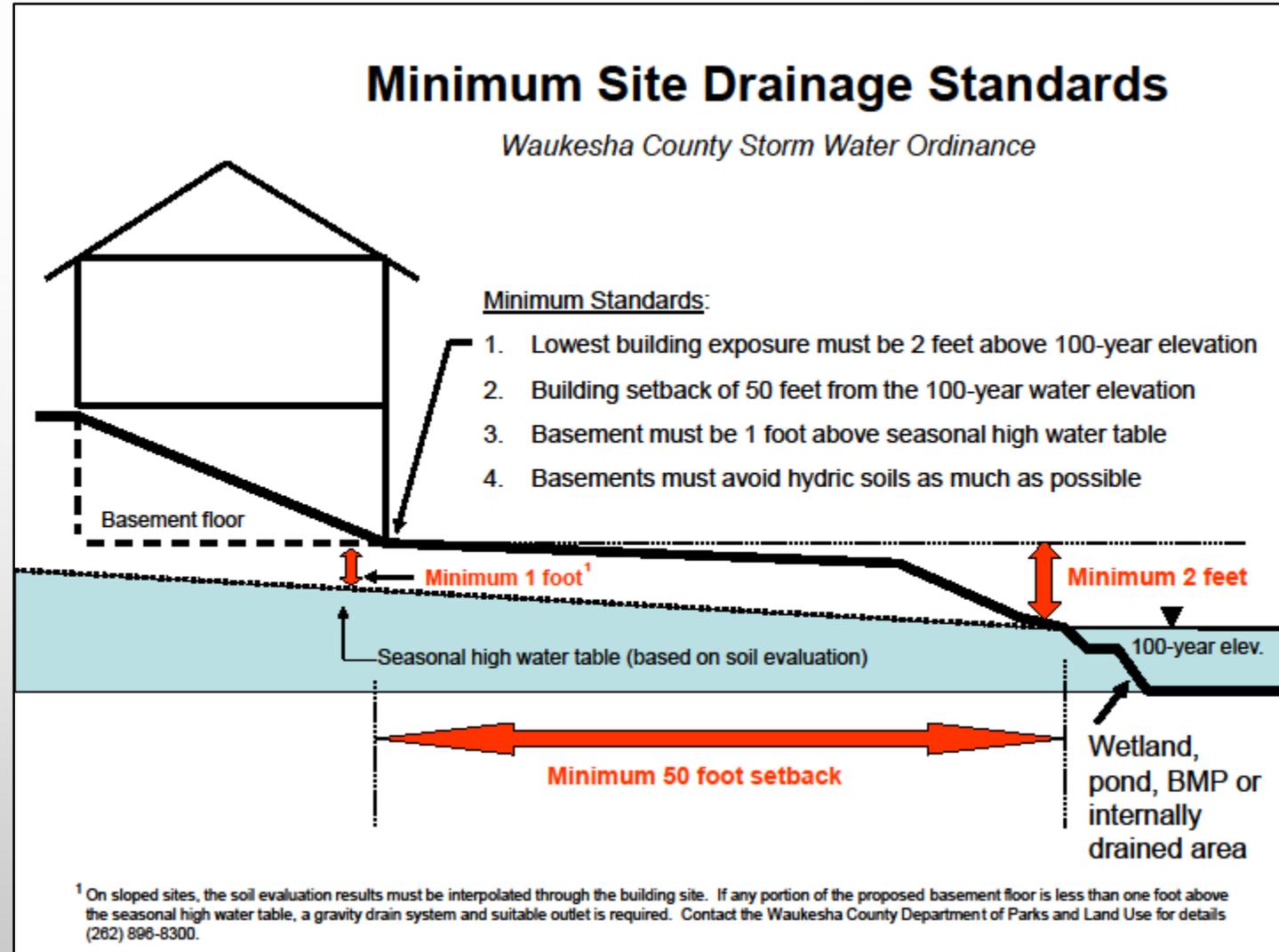


DESIGN



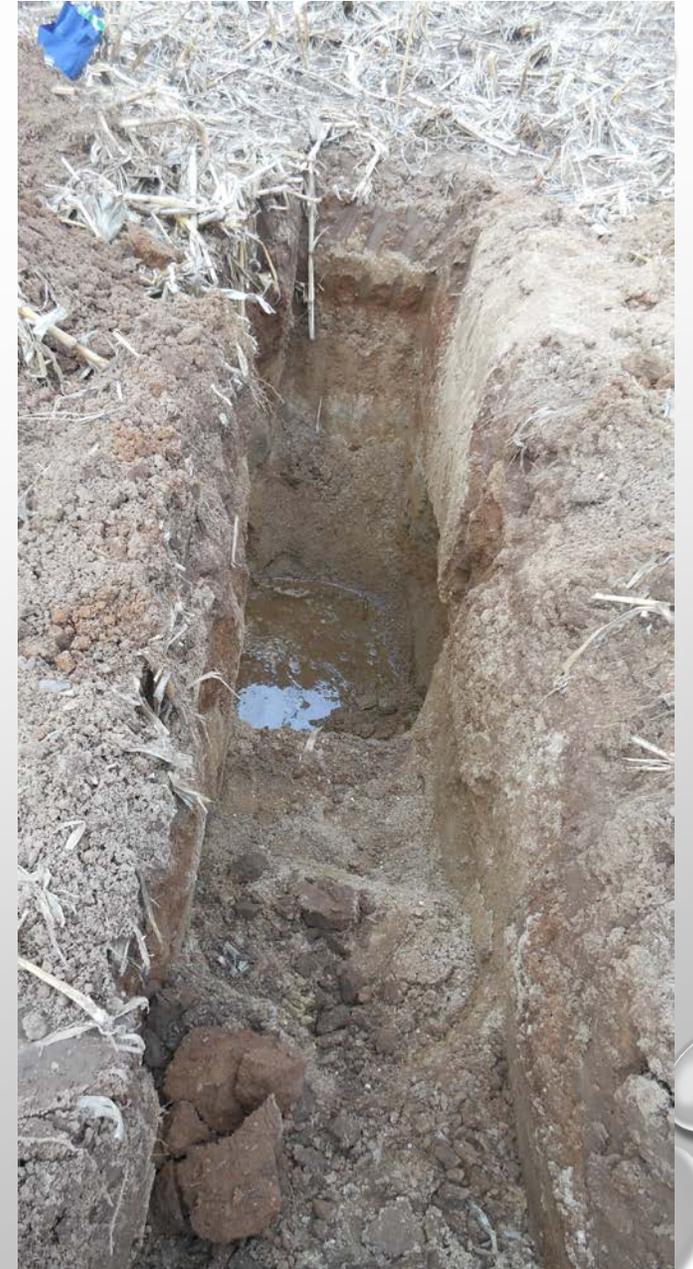
ON SLOPING SITES, INTERPOLATE
THE DEPTH TO SEASONAL HIGH
WATER TABLE FROM THE SOIL TEST
THROUGH THE FOOTPRINT OF THE
FOUNDATION

ASSUME THAT THE GROUNDWATER
FOLLOWS THE GROUND SURFACE



MAKING THE INFORMATION UNDERSTANDABLE

- BUYERS & BUILDERS MAY NOT KNOW THAT GROUNDWATER IS SHALLOW
- PLAT RESTRICTIONS CAN BE HARD TO UNDERSTAND
- BUYERS NEED TO GO TO THE ZONING OFFICE TO GET A COPY OF A MASTER GRADING PLAN
- MINIMUM BASEMENT FLOOR ELEVATIONS ARE AMBIGUOUS



IN CONCLUSION

- SOIL TESTS SHOULD BE AT LEAST 8 FEET DEEP
- SOIL LOGS COMPLETED BY A CERTIFIED SOIL TESTER OR PROFESSIONAL SOIL SCIENTIST
- FORM A FILLED OUT BY A CST, PSS, PE OR PHG
- SCALED MAP SHOWING TEST LOCATION WITH ELEVATIONS ABOVE MEAN SEA LEVEL
- INTERPOLATE THE SOIL TEST RESULTS (DEPTH TO SHGW) THROUGH THE FOUNDATION IN DESIGN PHASE
- CONSIDER DOING ADDITIONAL SOIL TESTING IF SITE CHARACTERISTICS ARE TOUGH
 - FOR EXAMPLE: AN ADJACENT WETLAND HIGHER THAN THE BUILDING SITE

The image features a light gray gradient background with several realistic water droplets of various sizes scattered in the corners. The droplets have highlights and shadows, giving them a three-dimensional appearance. The word "QUESTIONS?" is centered in the middle of the page in a bold, black, sans-serif font.

QUESTIONS?