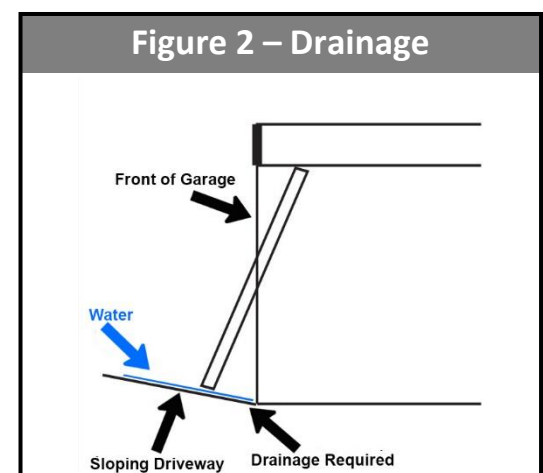
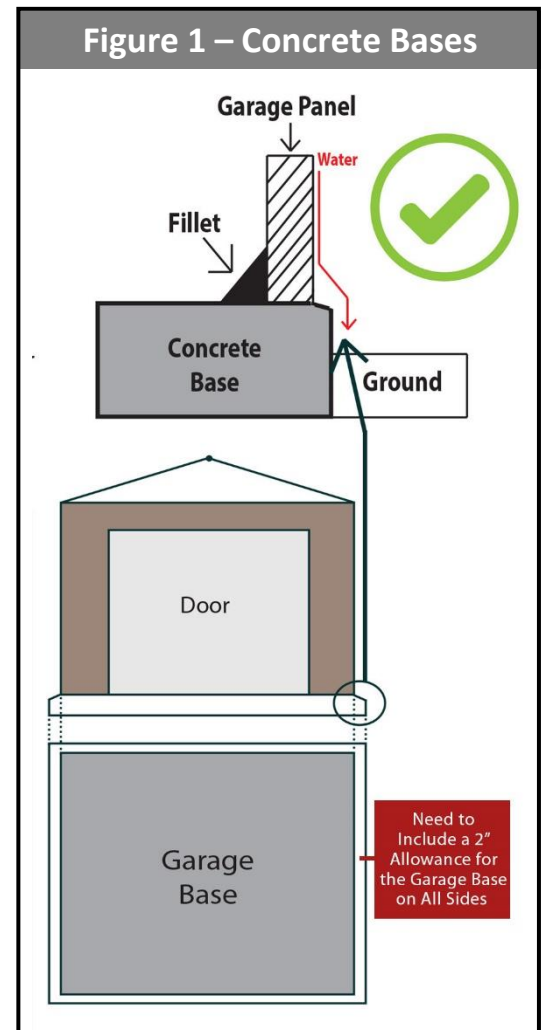


Concrete Bases – Hanson Garages

How to Construct a Base

Please read the following Guideline.

- Construct the base above the surrounding ground level.
- At the edge of the base we recommend a **sloping trowelled or floated edge** so that water can run off the base (**Fig.1**) and not under the panels which would happen if your base has dishing.
- If the garage is to be installed near another building, wall or structure be aware of how to control the drainage.
- If your garage is located at the bottom of a sloping driveway we **recommend a drainage channel** in front of the door. (**Fig.2**).
- Your concrete base needs to be designed properly to be strong enough not to crack or sink over the lifetime of your garage. Your garage base should be designed to suit the soil on your site. For instance, if the soil is clay, with the likelihood of movement in the future, you will need to reinforce it, and probably make the raft thicker.
- **If your building is over 30 sq. metres, you will need to gain approval from your local building control office**, who will require to inspect and approve your concrete garage base plans.
- You should **thicken the edges of the base to a depth to suit the ground conditions**. The thickness of the concrete in the base will also depend on the soil conditions. **The concrete mix design should be suitable for a garage base.**
- A **minimum concrete thickness of 100mm (4")** is normally recommended, laid over at least the same thickness of well compacted clean hardcore. The hardcore should be **"blinded"** with sand if you are going to lay a **damp proof membrane (dpm), normally 1000g polythene sheet**. **Steel reinforcement mesh** will further strengthen your base, your local agent or local builder will advise.
- **The concrete base should be Level. There must be no slope from side to side, back to front or front to back** If the base isn't level, we will not be able to build your garage properly, and the Hanson 10 year guarantee may be invalidated if we do build it
- You need to **include a 2" allowance for garage bases on all sides**
- **Finally, your concrete base should be Positioned properly. Don't forget that the up and over door can project up to 1220mm (4ft) in front of the building when it is being opened, so position the base so the door doesn't foul a wall or other building when you open it. A standard 1981mm (6'6") up and over door projects 910mm (3ft).**



Other Things to Consider

A cement fillet is used in our buildings to prevent wind, dust, debris and water entering the building underneath the panels. A fillet finishes off the internal appearance of the building.

When applying a fillet to a building this does NOT amount to a watertight seal of the building but may help with small amounts of water from entering. Please note:

- If the base is oversized this may cause 'pooling' (Fig.3) which results in water seeping underneath the panels. Making the base smaller would help or using a drainage slit to aide in dispensing the water
- The concrete Base needs to be square - if in any doubt, seek advice and confirmation of the size of your building from either the company or from your local agent. **To make sure your base is square, measure the diagonals AD and BC – they should be the same.** If not, adjust your shuttering until they are – your base will be Square.
- Please LOOK UP! Trees, buildings etc can overhang, branches and gutters can affect the positioning (Fig.4), just because it fits on the base, doesn't mean it will fit at eaves height! Don't position the building too close to other buildings or walls, as this can form a water trap – always specify gutters on your garage to minimise the potential for water leaking into your garage. **Allow for guttering on your building if you order it – add in 150mm each side (Apex) or 125mm to the length (Knight) for guttering.**

Key Notes

- BASE THICKNESS
- LEVEL BASE
- SQUARE BASE
- BASE POSITION

Potential Issues of Non Correct Base

- NON INSTALLATION OF THE BUILDING
- WATER INGRESS
- INVALIDITY OF WARRANTY
- PEGGING OF PANELS

