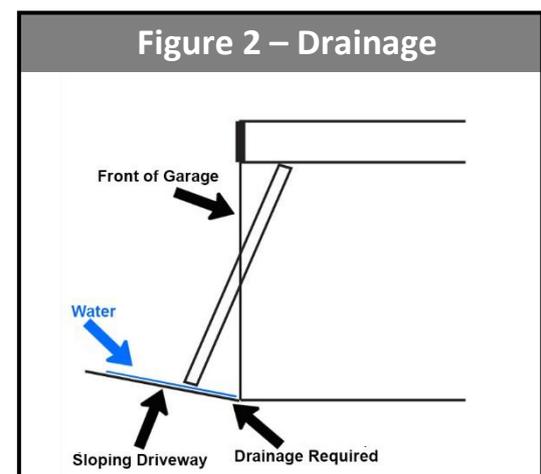
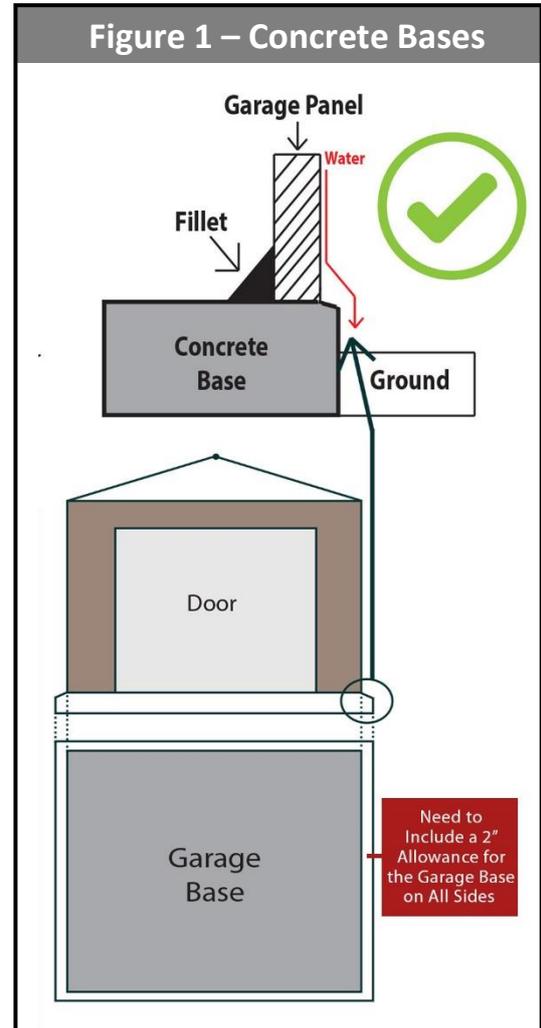


Hanson Buildings – Concrete Bases

Important - Please read the following information.

The foundations for your new garage are one of the most critical elements of the project.

- 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, retaining 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 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 warranty 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 help reduce 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 aid 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! (Fig.4), Don't position the buildings 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

Disclaimer

- I. On the day of construction where the base is deemed unsuitable for the installation of the building 'The Customer' will be presented with options to proceed by the installation team.
 - A. Return at a future date to install the building once the base has been rectified.
 1. An abortive trip charge to the value of 20% of the total value of the building including VAT will be chargeable.
 2. This charge must be settled prior to confirmed re-booking date.
 3. The building will return to our factory unless there is a safe and secure location to leave the building components on site.
 - B. If the base is not to the guideline requirements but Hanson Buildings Limited can install the building.
 1. 'The Customer' will be advised and given the choice to proceed with the installation, however, no building structure warranty will be granted. Hanson Buildings Limited will also not warrantee the building against water ingress.

