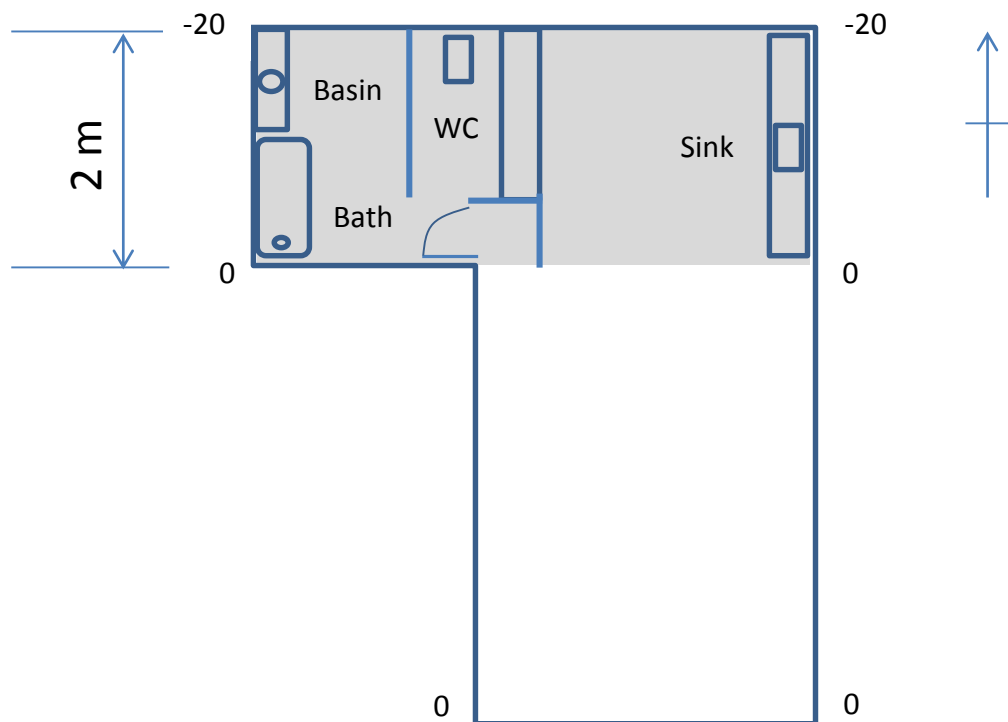


# Case Study #1

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The Edmond family own a 1960's single-storey bungalow, with a pile foundation (Type A). They've recently had an inspection completed by a Project Management Office (PMO).

The inspection of the 'above and below floor' condition, including the cladding, revealed no observable damage and confirmed that underground services were intact.

The North wing of the house has sunk 20mm over a 4-metre floor width. Table 2.3 of the GUIDANCE indicates the slump of the North wing of 20mm across 4m to be on the limit of 'acceptable floor slope' ( 1:200 overall or < 0.5% over more than 2m). Therefore, the GUIDANCE indicates that no flooring repair or re-level is required.

However, further inspection revealed that the slope of the floor (and joinery fittings) is enough to cause several problems for the Edmond family. Firstly, water on the kitchen bench will no longer drain into the sink, instead pooling at the end of the bench. Secondly, the bath will now not drain fully, leaving water pooling at the 'non-drain' end. Thirdly, the bathroom door no longer remains open without physical restraint.

These problems, though outside the areas of consideration of the Guidance, were sufficiently inconvenient to the householder to involve either releveling the floor or releveling of the affected bathroom and kitchen fittings and easing the door frame.

The decision was to relevel the floor, illustrating that even though the Guidance may indicate 'no action' from a structural viewpoint, other factors may indicate that some remedial action needs to be taken.