

DAMAGE IS IN THE DETAILS

Build better now....or BAIL later!



Past

- Vancouver BC: Condo damages – inspection system failed + poor build methods
- Calgary & High River Alberta: 2-3 Billion \$ in damages – Urban Planning and water Management failed



Present

○ Builders adhering to Local/Provincial Code minimums.

1. Water alarms not mandatory
2. Sump discharge ratings not mandatory
3. Sumps not tested prior to occupancy
4. Lot grading not inspected post-landscaping
5. Downspout discharge seldom inspected for proper orientation to lot drainage paths
6. Poor window well designs and basement window flashings are common

Near Future

- Mandatory Warranty in Alberta to include 5 yr. moisture coverage will result in some changes:
 1. Better window door and deck flashings are becoming more common
 2. However, moisture does not cover damage due to flooding under the warranty, therefore there is little pressure on the builders to adopt better build methods to guard against basement flooding

My Top 5 Inside

1. SEALED SUMP PIT WITH HIGH VOL PUMP
2. HARD LINE DISCHARGE
3. WATER ALARM
4. TREATED BASEMENT FRAMING
5. AGGRESSIVE SLOPE TO FLOOR DRAIN



My top 10 outside

1. Overkill the washed rock over the weeping tile
2. Aggressive grade for 5' perimeter
3. Tar the footing wall intersection or:
4. Clad foundation with Delta MS
5. Inspect customer landscaping at 1 year warranty anniversary
6. Proper swales between homes
7. Proper orientation of downspouts
8. Balance the trough discharge around perimeter so that no one area receives large amounts of water
9. Discharge as much of the roof moisture to garage and driveway side of home (furthest from basement footings)
10. 5' perimeter sloped clay cap under finished soil



Consumer Education

Don't let your client be this guy....



THANK YOU

MURRAY POUND

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