BASEMENT LEAKS
THC REAL PLACES 2019
CONFERENCE
INTRODUCTIONS

ACTON PARTNERS
tradition in Europe and the Northeast
basements in Texas
CONDITIONS
rising damp
leakage
distress of building elements
distress of site elements
SOLUTIONS
1. DO NOTHING
2. HIDE IT
implications
3. CONTROL LEAKAGE
WHAT IF 1 - 3 ARE NOT ENOUGH?
4. MONITOR + GATHER INFORMATION
As a part of this investigation, a temporary piezometer was installed in order to observe groundwater conditions for an extended period of time. The piezometer was installed in Boring No. 5. Water level readings for the piezometer are presented in the following table:

<table>
<thead>
<tr>
<th>Piezometer</th>
<th>Date of Observation</th>
<th>09/07/16</th>
<th>09/16/16</th>
<th>09/23/16</th>
<th>09/28/16</th>
</tr>
</thead>
<tbody>
<tr>
<td>5</td>
<td></td>
<td>7.3</td>
<td>7.8</td>
<td>7.8</td>
<td>7.5</td>
</tr>
</tbody>
</table>

Ground water observations were conducted for approximately four weeks. Within that time, the ground water levels appeared to remain relatively consistent, ranging from 7.3 to 7.8 feet in depth. Water was bailed from the piezometer on September 23, 2016, and observed again on September 28, 2016.

Based on this information, and considering the local geology, ground water should be anticipated during excavation. This water will most likely be contained in the cracks and fissures of the tan limestone layer and within the overlying alluvial soils. Dewatering of excavations should be expected.
5a. ADDRESS DRAINAGE
FORK IN THE ROAD

BACK TO 1 OR ONWARD TO 5
5b. ADDRESS DRAINAGE
6. WATERPROOF
quality and detailing
For a dry basement, keep water away from the foundation walls. Good surface drainage and proper footing drains are the first priorities.
QUESTIONS?