

Cabins, Houses & Additions

This document outlines the procedures and requirements for scheduling and executing new building construction projects. We pride ourselves on being affordable and efficient. To remain so, we need your help in providing all the needed information and being ready for us when we arrive. Please contact us at info@tmpalaska.com or 907-299-3334 with any questions.

PLANNING YOUR NEW FOUNDATION

The following information will help guide you on the process, things to consider and the potential costs of installing our helical piers for your new project.

How many piers do I need?

When determining pier numbers for a cabin, there are a few factors to consider:

Total weight of the cabin

- This weight is the easiest to support with our piles and is rarely the limiting factor when designing the cabin foundation. We simply calculate the load per pile and install the piles into soils that will support that load.
- Typically, the higher the load needed to be supported, the deeper the pile installation. The system is engineered; meaning we know the bearing capacity of the pile in the specific soils during the installation.
- For example, a 16' x 24' structure with an 8' deck would typically require 9 of our P3 piles and 3 or the P2 piles for the deck.

Floor framing

- Probably the most important part of the structure's foundation is the framing plan - how the floor is framed.
- Beam span can be a limiting factor in determining how many piles are needed. Beams are only rated to span a certain distance; we will need to know the floor framing plan.

Lateral stability

- Probably the hardest load to support with any post and beam foundation is the lateral (or side to side) load. The lateral stability of the structure is determined by all of the following:
 - Number of piles used - more piles adds more connection points between the ground and structure above.
 - Floor framing plan - framing plans that plan for lateral stability will eliminate building shaking. We suggest framing "flush beam" style or using a "shear wall skirting" design if the cabin will be elevated.
 - ♦ "Flush beam" framing simply puts the beams and floor joist on the same plane - using joist hangers. Framing the floor joists over the top of the beams is the least stable way to frame a floor system.
 - ♦ "Shear Wall Skirting" - when the structure's height is more than a few feet, we highly recommend the following framing plan as it is the strongest for lateral stability.
 - * Cut all piles +/- 6" above grade.
 - * Set beams over the piles - "outside face of beam" is also the "outside face of wall framing".

- * Frame a short “pony” wall above the beam to desired floor elevation.
- * Set floor joists above wall.
- * Exterior sheathing extends from just below the “bottom of the beam” into the wall above.
- Post and beam construction
 - ◆ Lateral cross bracing can be installed to support the lateral loading of the building.
 - ◆ As much or as little bracing can be added as needed.
 - ◆ This can be done with wood or steel and after the structure is built.
- Larger diameter piles
 - ◆ We can use our P5 piles in the corners for increased lateral stability.
 - ◆ The increase diameter of the pile adds about 3X the amount of surface area in contact with the ground resulting in a much laterally stable pile.

The easiest way to determine lateral stability is to account for it in the cabin framing plan. You will find additional information, including bracing options on our [Lateral Stability webpage](#).

SCHEDULING

To schedule your work, please complete the following:

- Complete the online [Installation Request Form](#)
 - We **will not** schedule any projects before this form is received by our office.
 - We require **one work agreement per calendar year**. You will be directed to sign it at the end of the installation request form if needed.
- Please send (preferably uploaded with the Installation Request form) photos of the area where the work will occur.
 - We rely on these photos and the client to assure there is clear access for us to install the piers at the desired locations.
- Utility Locates
 - State law requires that the locate be called in under our company if we are doing the work.
 - We are happy to do that provided we have the locate information portion of the installation request form filled out by our clients.
 - If you have already called 811 for locates, please provide the location confirmation you received so we can be added to the existing ticket.
 - Once locates are completed, please make sure the paint is maintained for our installer to view easily. It is recommended that photos are taken with some distance reference in case of snow or if the paint is otherwise disturbed.
- Water and Sewer
 - Most water and sewer utilities DO NOT mark locations.
 - It is up to you to have a private locating company locate these for you OR;
 - You can request “as-built” information from the utility and identify that the water and sewer is clear of the proposed work location.
 - TMP AK will NOT assume liability for water and sewer locations.

COMPLETING YOUR JOB

- Once our office receives the required information, we will schedule the job, answer any questions and review the photos. This will all be confirmed by email.
- On the day of the job our installers will call you just after 8AM to confirm that the job is ready and inform you of the arrival time.
 - » If your job is the first of the day, you can expect our installers will leave the shop around 8:30AM to head to your job site.
 - » If your job is the second of the day, the installers will call you with their estimated start time in the morning and update you with about one hour notice of arrival.
 - » We request that you are at the job and available onsite for questions when the installer arrives.
 - » Please note that larger jobs may require more than one day for installation.
- Make sure you review the work agreement and your job preparation requirements before the installer arrives.
 - » We have prepared a [Pre-Job Checklist](#) for you to review before our arrival.
- If we arrive to your job and the site is not ready due to layout, utilities, access or another reason, our installers will have to leave the site. The work will need to be rescheduled and there is a \$250 fee per our work agreement.



IMPORTANT NOTE

For job planning and scheduling, EMAIL is always our preferred method. This enables us to keep all pertinent information together and available in our office. Our offices cannot receive text messages for job planning or scheduling. Thank you.

We look forward to helping you with your project!