



Deck Foundation Repairs

TMP AK has the ability to repair decks with failing foundations. Whether it be from heaving, settling or deterioration; our helical piers are often the perfect solution for failing deck foundations. Our small R2D machine allows us to approach the foundation repair for your deck in the least invasive way imaginable.

Please keep in mind that TMP AK does not do any carpentry portion of the work mentioned below. We will rely on you or your contractor to prepare the area for our installation. We can happily refer you to reputable licensed contractors who know exactly what we need.

This document outlines the requirements for scheduling and procedure for repairs to deck foundations.

SCHEDULING

To schedule your work, we need a little information first. To get on our schedule, please complete the following:

- Complete the Job Installation Request Form and email to info@tmpalaska.com
 - We **will not** schedule any projects before this form is received by our office.
 - If you have any questions on the request form, leave them blank and we can discuss them after we receive your request.
- Complete the Homeowners' Work Agreement and email to info@tmpalaska.com
 - We require one work agreement per calendar year.
- Please send (preferably attached to Installation Request Form) a few 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 in 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.

METHODS of DECK FOUNDATION REPAIR

We have 3 main options for repairing an existing deck foundation with our helical piers.

Working under the existing deck -

With about 6' of clearance we can often work under the existing deck.

If you can establish **a new pier and beam line**, this is the fastest and easiest way to go.

- » Depending on site conditions we just set a new row of piers parallel to the existing foundation line.
- » After our installation, the piers are left about 6" above grade and you set new wood posts up to a new beam above.
- » Finally you remove the old beam, post and foundation as needed.

If you would like to **use the same existing beam**, we can do that as well.

- » Normally we just set the new piers under the existing beam and you add new posts after our work is done, transferring the weight of the deck off the old foundation onto the new one.
- » Watch for splices in the beam as that may require 2 of our piers or you can prepare the space for a new helical pier in the same location as the failed post by doing the following:
 - Set a temporary support +/- 2' from each side of the existing wood post.
 - Remove the old post and foundation support where the new helical pier will be placed.
 - When digging out any concrete make sure you are 100% certain that the old sono tube did not break off and remains buried.
 - We cannot drill a pier through old concrete!
- » Backfill the hole with sand and flood with water.
- » Now the area is ready for TMP to install the new helical pier.
- » You set a new wood post on our helical pier and remove the temporary supports.



Working next to the existing deck - We can stay on the ground and reach over a low deck to install the piers through the existing framing.

- » This follows the same steps for when we work off the existing deck except we will not be ramping onto the deck.
- » You will likely need to remove any railings or items on the ground near the deck so we can get as close as possible.



Working from an existing deck - Our R2D machine is only 1500#, so if the deck is stable enough we can work from the decking itself.

To determine the stability of the existing deck, we ask you to send photos of the deck and foundation. After viewing the photos and receiving the other scheduling paperwork, we will have a site visit with you to determine if we can work off the deck and what improvements need to be made by you to strengthen the existing structure.

- » The deck must be safe enough to not only hold the weight of the machine, but to remain strong during the installation process. The piers are installed by torque and that puts a lot of force on the deck itself.
- » We need to be able to safely get the machine onto the deck itself, which can be done by a few ways:
 - Small TMP provided ramps can get us onto most 3' or lower decks. We simply set the ramps over the stairs, drive up and start our work.
 - Larger 14' ramps for taller decks - these can be deployed to a job for an additional \$250 cost as needed.
- » Once on the deck we will need to have 3 deck boards removed and we can install the new piles through the existing framing.
- » After all piles are installed, you reset the deck on the new foundation in the manner mentioned above.



If none of the methods above sound like they will work for your foundation repair project, please contact us with descriptions and photos and we will see if there is a solution for your deck.

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 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.
- Make sure you review the work agreement and your job preparation requirements before the installer arrives.
 - » We have prepared this "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!