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**CASE
STUDY**

Mountain Cabin Column Remediation

Blue Ridge, GA

Installer: Ram Jack Southeast • 866 735-3085



Situation:

Ram Jack Southeast was contacted to evaluate settlement of the deck foundation for this Georgia mountain cabin in May of 2016. The Ram Jack Foundation Consultant completed a thorough review of the structure and determined that the settlement was a result of improperly sized spot footers supporting the piles underling the deck. Aggravating factors were the substantial live loads encountered during social gatherings, the addition of a hot tub and grill area on the deck, and insufficient site preparation prior to construction.

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Solution:

The Ram Jack Team developed a remediation plan to underpin the existing spot footings with a total of 10 2-7/8" helical piles making use of a specialized side-load footer bracket. Complete replacement of the timber columns with steel piling could have easily been accomplished, however, the owner and Ram Jack Consultant agreed that the aesthetics of the structure would have been substantial altered and the timber piles should be retained from grade level upward to the deck structure.



Conclusion:

The Ram Jack Installation Crew arrived on-site in the early morning of July 7, 2016 and began a careful and precise excavation of the areas designated for pile installation. The piles were advanced to an average depth of 11' by use of a 2,500 lb/ft torque motor. The aforementioned side load brackets were then attached to the spot footers underlying the Sonotube® and timber columns. Following attachment of all pile support brackets the columns were uniformly lifted by use of collectively controlled hydraulic rams. The lifting of the deck structure produced a full and level recovery of the 5" settlement that had been threatening the integrity of the deck. The Ram Jack Installation Crew replaced soil and shrubbery and provided the homeowner with lifetime warranty paperwork.



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