

CASESTUDY

JAN 2024

**CITY OF ORANGE CONDO
SETTLED ALMOST 6 INCHES
STABILIZED WITH HELICALS**

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NEVERSETTLE



HELICAL PILES ABLE TO LIFT & RECOVER 6 INCHES OF SETTLEMENT AT HILLSIDE MOUNTAIN COMMUNITY DUPLEX

PROJECT BACKGROUND

An HOA contacted our team to take a look at one of the condos in their community with apparent signs of settlement a couple of years after the Dalinghaus Construction team repaired 2 other condos in the community. The condo owner could no longer move their sliding glass door and recently massive cracks had started appearing throughout their floors.

PROJECT DESIGN PHASE

Helfrich & Associates engineered and designed a repair plan consisting of 13 helical piles and polyurethane void fill to stabilize and attempt to lift the condo to recover some of the settlement that had taken place. The design came after performing a foundation evaluation and measuring 6 inches of settlement on the western and southern exterior walls of the condo.

DALINGHAUS SOLUTION

Upon starting their excavations the crew found relatively shallow footings, which meant they wouldn't need to excavate too much soil to expose the footings and allow for the helical brackets to be mounted. They found competent, load-bearing soils at an average depth of about 16 feet below the home's footing. Once the helical piles were installed our polyurethane crew arrived on site to inject poly while simultaneously hydraulically lifting the home. During the lift the crews were able to recover about 5 of the 6 inches of settlement before locking off the brackets and ensuring this area of the home would not settle again in the future.

INSTALLATION OVERVIEW

TOTAL HELICALS

13

HELICAL PRODUCT

TAF288

PRODUCT MANUFACTURER

ECP



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