

CASE HISTORY

ECP HELICAL
TORQUE ANCHORS™

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The owners of this chain store contacted JR Harris & Company Structural Engineers after distress along the walls were noticed and large cracks in the floor caused an unsafe working environment. The building was constructed on a lot containing fill soil. In addition, the foundation stem wall was exposed on the exterior and filled with soil on the interior to provide for a level floor. The force of the soil under the slab pressed against the stem walls causing outward rotation of the walls. The project required removing a portion of the concrete floor and the soil that was below the slab. Helical Torque Anchors™ were installed to provide supplemental lateral wall support and to restore the walls back to plumb.

Tieback Anchors Repair Tilting Foundation Walls Denver, Colorado



From the top: Soil removal was accomplished by conveyor as workers dug behind the stem walls. A helical tieback is installed at the specified angle.

Project Summary	
Project:	Rotated Wall Repairs, Denver, Colorado
Engineer:	J R Harris & Company Structural Engineers., Denver, CO
Installing Contractor:	Park Range Construction, Inc. 2755 South Raritan Street, Englewood, Colorado
Products Installed:	TAF-150 Torque Anchor™ Tiebacks 1-1/2" Sq. Bar with 8" & 10" Diameter Helical Plates
Number of Placements:	26 Tieback Anchors
Embedment:	25 to 35 ft
Ultimate Capacity:	15,000 lb
Average Working Load:	7,500 lb
Factor of Safety:	2.0 : 1 Ultimate To Working Load



(vertically upright). All of this work had to be accomplished while the retail business remained open.

ECP Model TAF-150 solid square shaft Torque Anchor™ tiebacks were installed through the wall and into the soil below the structure. The tieback anchors were installed a distance of 25 to 35 feet under the building before reaching suitable shaft torsion to provide a working capacity of over 7,000 pounds at each placement.

Once the Torque Anchor™ tiebacks were installed, the wall was moved 3" to 4" back to plumb using a series of hydraulic jacks. The only evidence of the work is the row of wall plates, threaded bars and nuts that are visible along the exterior surfaces of the stem walls.

After the walls were realigned, fill soil was carefully placed into excavated areas and compacted. Reinforcing steel was installed and a new concrete floor was cast from the restored wall to where the floor had separated.



Photographs from top left:

The technicians use a hydraulic gear motor to advance a helical Torque Anchor™ through the wall and into the soil below the building.

One technician applies a hydraulic force against the wall while the other holds a tape measure. A third technician, not visible, monitors the amount of wall restoration.



The entire wall was restored gently and evenly by using multiple hydraulic jacks.



Photographs from top right:

The excavated area behind the stem wall was filled and compacted, and then steel reinforcement was installed.

A new concrete floor is cast to complete the job.

Finally, here is a view of the restored wall. The small wall plates are the only evidence of the work.

