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Sub-Grade Preparation of Floor Slab for Habitable Area's

The City of New Westminster Building Department has increasing concerns over the quality of material that is being used and the preparation of the fill beneath Floors-On-Ground. It appears that inappropriate material and procedures used for sub-grade preparation may lead to serious concrete slab settlement failures in the long term.

All Building Permit applications made after December 1, 2001, proposing a granular fill depth that exceeds 300mm (12"), or the use of on-site excavated fill material, will require compaction direction and fill inspection by a professional engineer qualified in this field of work.

The Engineer must certify that the material upon which the concrete floor slab is to be placed is of sufficient density and will support the required loads. This certificate needs to be, signed and sealed by the engineer, prior to pouring the concrete slab. Please note that the Building Department will accept a B, and C-B letter in lieu of the compaction certificate.

Prior to receiving an Accepted Final Inspection the compaction certificate needs to be provided to the Building Inspector.

It is recommended that builder/owner engage the services of the professional engineer prior to the placement of fill in order to be given the proper fill and compaction directions from the engineer.

If you have any questions please contact the Building Department.

Bulletin
January 2006