

Understanding The House Lifting Process

Why You Need A General Contractor

Many times people do not understand the process of lifting a house. The actual house lifting itself usually takes just one day (two days at the most) of a total process that takes a few months. Below is the chain of events that occur during a complete house lifting. It clearly demonstrates why it is recommended you hire an experienced and qualified general contractor.

1. DETERMINATION IS MADE AS TO APPROPRIATE FOUNDATION BASED ON FLOOD ZONE AND BFE (stem wall, wood pilings or helical piles).
2. GEOTECH ENGINEER DOES SOIL TESTING AND ANALYSIS.
3. ARCHITECT PREPARES FOUNDATION PLAN BASED ON THE ABOVE INFORMATION AND EXISTING HOME CONDITIONS (SLAB ON GRADE IS A MORE EXPENSIVE LIFT THAN HOMES ON CRAWLSPACE; FIREPLACES MUST BE ACCOUNTED FOR ETC.) MODIFICATIONS WILL BE REQUIRED TO ENTRANCE AND PORCHES TO ACCOMMODATE NEW HEIGHT AND NOTED ON PLANS AS WELL.
4. UTILITIES ARE DISCONNECTED WITH APPROPRIATE LETTERS REQUIRED FOR PERMITTING
5. THEN PLANS, WITH UTILITY DISCONNECT LETTERS, ARE SUBMITTED TO THE MUNICIPALITY FOR PERMITTING. AT THIS TIME HEIGHT RESTRICTIONS AND SETBACKS WILL BE EVALUATED FOR THE POSSIBLE NEED FOR A VARIANCE.
6. THE SITE IS PREPPED FOR LIFT (PORCHES AND DECKS REMOVED, FENCES ARE TAKEN DOWN, LANDSCAPING REMOVED, A DUMPSTER IS BROUGHT IN, AND THE PAVERS ARE COVERED ETC.)

7. A SURVEYOR SETS FINISHED FLOOR ELEVATION (F.F.E.).
8. THE HOUSE IS LIFTED UPON RECEIPT OF THE PERMIT(S).
9. THE EXISTING FOUNDATION DEMOLISHED AND REMOVED FROM SITE
10. THE NEW FOUNDATION IS INSTALLED (STEM WALLS IN AN A-ZONE, PILES IN A V-ZONE)
11. THE HOUSE SET BACK ON NEW THE FOUNDATION.
12. THE ENTRANCE FEATURES (STAIRS AND DECKS) ARE REBUILT ACCORDING TO THE NEW ELEVATED HEIGHT.
13. THEN THE UTILITIES ARE RECONNECTED AND THE FINAL INSPECTIONS ARE REQUESTED.
14. IN ADDITION TO THE GENERAL CONTRACTOR'S STAFF BEING REQUIRED TO HANDLE THE SUBSTANTIAL AMOUNT OF ADMINISTRATIVE WORK TO PREPARE THE PERMITS, AS WELL AS FIELD COORDINATION AND SUPERVISION OF SUBCONTRACTORS, THE FOLLOWING IS A LIST OF SUBCONTRACTORS REQUIRED TO LIFT A HOME:

Geo tech engineer
Architect
Surveyor
Electrician
Plumber
Air Conditioning
House Lifter
Pile Driving Company (V-zone only)
Mason
Carpenter
Waste Removal Contractor

Many homeowners feel the need to be dealing directly with the House Lifting company to avoid a "middle man". Unless they are prepared to take on the rest of the project as well, which as demonstrated above is quite substantial, they should be looking for a QUALIFIED General Contractor.