



The
Steel
Framing
Company

your home
1300 63 2266

ABN 37 124 102 370

SOIL CLASSIFICATION

GENERAL DEFINITIONS

It is essential to have your property assessed to ascertain what BAL level you will be allocated (see levels below).

WHAT THIS MEANS FOR YOU DEPENDING ON YOUR LEVEL:

- ⇒ Depending on the classification it may alter the depth of your footings.
- ⇒ NB: Steel floor system quotes are engineered up to 'M' classification, any additional engineering will attract and additional charge.

CLASS	EXPECTED SURFACE MOVEMENT (Ys)	EXPLANATION
A	0MM	Includes many sand, gravel and rock sites with no clays. These sites have no expected movement and as a result zero moisture variation.
S	0-20MM	SLIGHTLY reactive sites which exhibit only small movements with moisture variation.
M	20-40MM	MODERATELY reactive sites exhibit moderate amounts of movement with moisture variation. These sites commonly include red/brown silty soils, some sandy clays and loamy soils.
H1	40-60MM	HIGHLY reactive sites exhibit high amounts of movement with moisture variation. These sites include some silty clays in the Toowoomba area and many of the sandy clays and basaltic clays in the Lockyer Valley QLD.
H2	60-75MM	HIGHLY reactive sites exhibit very high amounts of movement with moisture variation. These sites include some silty clays in the Toowoomba area and many of the sandy clays and basaltic clays in the Lockyer Valley QLD.
E	>75MM	EXTREMELY reactive sites which exhibit greater than 75mm of surface movement. Typically, these sites include deep reactive clays, such as black and dark brown soils on the Darling Downs, but are also found throughout the Lockyer Valley and parts of Toowoomba. These sites typically demand quite expensive footing systems.
A-P	~	Filled sites
P	<p>As indicated previously, the Site Classification must consider many aspects of the site, not just the reactivity of the soil. 'P' sites are those that include other factors that need to be brought to the attention of the owner, builder and engineer. A 'P' classification does not indicate a specific Ys value and is described as a PROBLEM site.</p> <p>The reasons for P classification include:</p> <ul style="list-style-type: none"> ⇒ Growth and removal of trees will cause abnormal moisture conditions in the subsurface soils ⇒ Unusually high moisture conditions caused by water flow, ponds, dams etc. ⇒ Sites with loose fill which can be either controlled or uncontrolled. It depends on the depth and type fo fill ⇒ Sites with poor bearing capacity, soft soils or soils which are prone to collapse ⇒ Sites prone to mine subsidence, landslip, piping or coastal erosion ⇒ Sites which for one reason or another cannot be classified as normal sites 	

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In the Bega valley, NSW