

HELICAL PILES REPAIR
**INNISGLEN
CONDOS**

42
HELICAL
PILES
INSTALLED

RESIDENTIAL

RAM JACK WEST
www.ramjack.com | 877-726-5225
Eugene, OR

RAM JACK REPAIRS CONDOMINIUMS IN BELLEVUE, WA

BELLEVUE, WA

Whether you own a commercial or residential property, seeing signs of foundation failure can be frightening. When residents at the Innisglen Condominiums started to notice cracks in the sheetrock, along with a list of other issues, the homeowner's association knew something had to be done. Ram Jack West, with the help of PanGeo Incorporated, put together a repair plan to help remedy the situation and put the condo homeowner's minds at ease.

PROBLEM

Innisglen Homeowner Association hired independent geo-engineer (PanGeo Incorporated) to walk all of their units prior to calling Ram Jack West for the free evaluation. The engineers determined the structure experienced as much as 3 1/2" of settlement. Both units were experiencing sheetrock cracks, unlevel floors, sticking doors, and the exterior fireplaces were pulling away from the side of the units.

PROPOSED SOLUTION

42 Helical piles were bid, 38 interior crawlspace helical piles, and 4 exterior helical piles. 22 adjustable post bases were added to the existing footings and support posts to raise the wood floor system of both units.

OUTCOME

The crewmen were able to install the 42 piles in 5 days with the home being lifted the following week, on day 6. The condo owners and HOA were satisfied with the lift, resulting in 2 3/4" of recovery. Most all doors were re-squared, and windows that were inoperable prior to the lift became fully functional. The leaning chimney was also lifted to maximum practical recovery and the gap was brought back to the trim around the exterior siding. The crewmen utilized 22 Simpson-strong-tie adjustable post bases to level and support the wood floor system as the foundation was being lifted.



TESTIMONIAL

Ryan and his crew, along with the rest of the Ram Jack Team have been wonderful to work with. Ram Jack was professional and courteous to the HOA, unit owners, and the rest of the community. Efficient and went above and beyond with their clean-up.



**DON'T DO IT TWICE.TM
DO IT RIGHT.**

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INSTALLATION OVERVIEW

RESIDENTIAL INSTALLATION

RAM JACK WEST

PRODUCTS USED

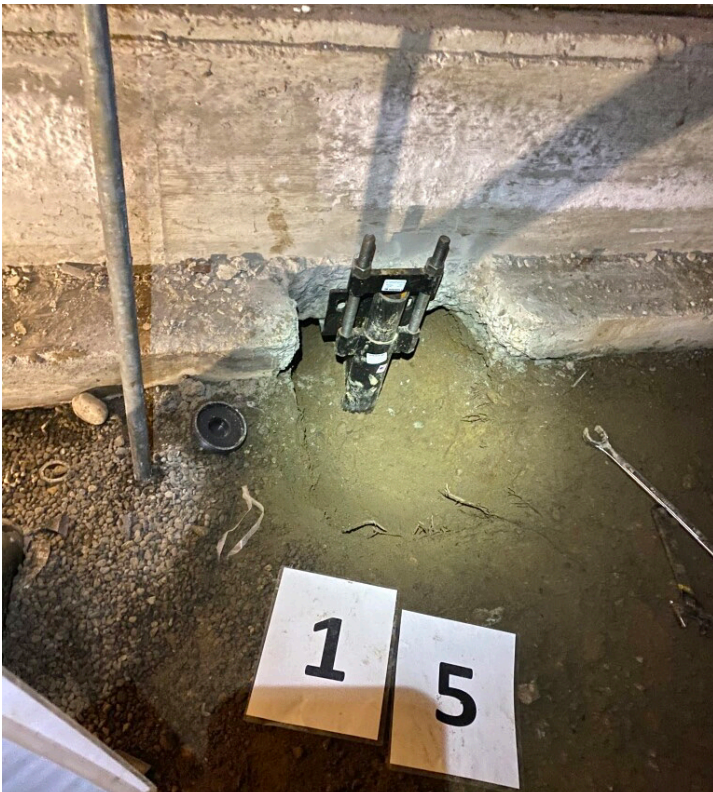
6129 - 10" ON 5' 2 7/8S HELICAL PILE
8605 - 5" EXTENSION
RD.3177 - EARLESS 4028 BRACKET

PRODUCT TYPE

EXTERIOR & INTERIOR PILES

TYPICAL APPLICATIONS

Ram Jack's 2 7/8" external connection helical piles can be used in tension or compression.



Custom Engineered Solutions Rooted in Quality.



CCMC RECOGNIZED

ISO
9001:2015
CERTIFIED



ICC-ES RECOGNIZED

At Ram Jack®, we are focused on providing custom-engineered solutions that meet the unique needs of our commercial clients. You can move forward with confidence knowing we maintain code compliance, providing piles and brackets that reach the highest rating among competitors' products recognized by ESR-1854. Our company has the most products recognized by the ICC and boast an ISO 9001:2015 certified manufacturing facility.

We have the facility to design and fabricate custom products—we are the one-stop solution for engineers and even offer our own in-house engineers for assistance with your project. If you need assistance with foundation designs, we also provide engineer tools and resources and our engineers can work with the project's EOR to develop a custom-designed solution.



Everything an Engineer Needs

The Ram Jack Technical Manual provides engineers with the information that you will need to understand, design, and specify Ram Jack's helical and driven piles. It also provides information verifying compliance with current building codes and ICC-approved acceptance criteria.

Everything an engineer could ever want and need to know about Ram Jack Helicals and Driven Piles in one book. If you or your firm would be interested in a Ram Jack Technical Manual, please contact your local Ram Jack dealer by emailing info@ramjack.com.



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