

CASE STUDY

Commercial Building | Dallas, TX

Project Summary

Repair of failing foundations on a 400,000 Sq Ft tilt-wall warehouse that was dropping due to water intrusion, poor soil conditions, and the weight of the structures on these soils.

Material Used

Pressed Steel Piers and Polyurethane Foam Injection

Project Overview

We were contacted to evaluate the foundation of this large warehouse building in Dallas, Tx. We found it needed exterior piers to control the drop of the tilt-walls, and polyurethane foam injection to fill the interior void.



Problem: Lift-Texas Construction, LLC, surveyed the location (inside and out), taking elevation measurements to determine locations where remediation was needed. On the exterior, there were multiple signs of stresses and separation in the tilt-walls. The drop of the tilt-walls on the exterior of the building had also dropped the sidewalks around the perimeter building causing additional water intrusion. This water intrusion, along with the drop of the tilt-walls caused a void to form under the interior floating slab.

Solution: Once the plan of repair was presented to the management group, Lift-Texas was given the go ahead to fix the issues with the foundation. We mobilized to install 82 steel piers on the tilt-walls around the perimeter. The piers were pressed to the point of refusal, then the original builders' piers were disabled. Disabling the original builders' piers allowed us to lift and stabilize the walls as close to level as possible without causing any further structural or cosmetic damages. Once the lift was complete, and we had a passing plumbing test, we moved to the interior using the polyurethane injection to void fill and stabilize the floating slab. We completed this job well ahead of the timeline and the clients were extremely pleased with the results.

