CITY OF ENGLEWOOD FLOODPROOFING TECHNIQUES

ELEVATING MAIN FLOOR LEVEL OF BUILDING (JACKING)

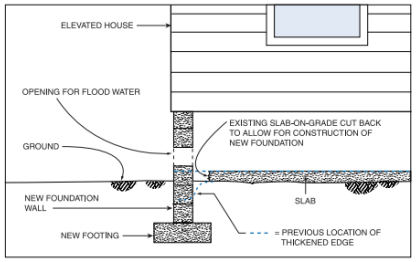
DESCRIPTION:

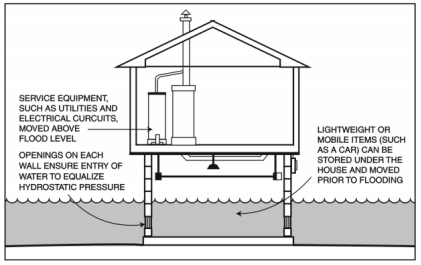
If a house has high floodwaters that present structural risk (3' or more of inundation), one option is to raise the elevation of the finished floor of the building, either on stilts, columns, or piers. Any basement present will be filled in and compacted with soils. This below-home area can be used for storage only.

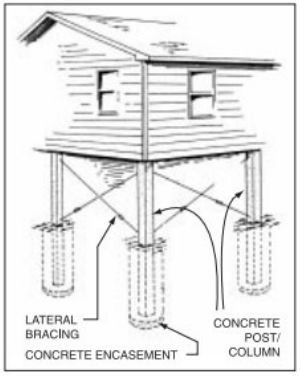
Applicable to any home where flood levels are high enough to potentially cause structural risk of collapse.

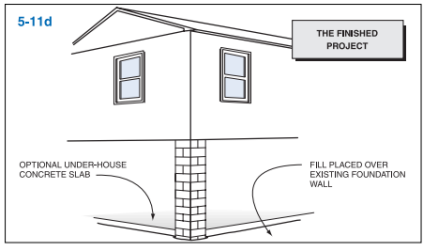
CHARACTERISTICS:

- Houses can be raised above projected flood levels using piers, columns, or stilting
- The area beneath the home may be used for parking, storage, and must be open to the air, i.e. no walls may be built and this area may not be enclosed
- This option is rather expensive, however it will fully remove a home from the area of probable flooding









PRELIMINARY COST ESTIMATE STRUCTURE ELEVATION

USING FILL:

Approximate Cubic Yards Required _____ X $7.00 = _____
or
From Table V-6 = _____

USING PILES, POSTS, COLUMNS OR WALLS:

Single Story Floor Area _____ x $6.40 = _____
If Elevated Less than 5 feet, Multiply by 0.93. = _____
If Elevated 5 to 7 feet, Multiply by 0.96 = _____
If Elevated 7 to 9 feet, Multiply by 1.00 = _____
If Elevated 10 feet, Multiply by 1.04 = _____

RAISING EXISTING STRUCTURE:

Wood Frame with Joist Floor: _____s.f. x $4.10 = _____
Brick Veneer or Masonry with Joist Floor: _____ s.f. x $8.10 = _____

SECONDARY COSTS:

Lost Space Table V-7 (sq. ft.) _____ x Cost Per Sq. Ft. _____ = _____
or Lost Space (sq. ft./43560) (Acres) x Cost per Acre _____ = _____

Extending Access and Utilities:

Square Feet of Single Story Floor Space _____ x $3.80 = _____
Insulting/Finishing Bottom of Buildings on Piles, Columns, etc. (Insert Lump Cost Based on Local Estimate) = _____
Erosion Protection (Table V-8) _____ cubic yards x $22 = _____

TOTAL PRIMARY AND SECONDARY COSTS (Sum of Above) = _____
Correcton Factor: Current ENR Construction Index/4194 x _____
Corrected Total Cost of Elevation (Multiply by Two Numbers Above) = _____

Average Price for Elevating the Home*	
Type	Cost
Property Fill	$7 per cubic yard
Piles, posts, piers, walls	$7 per square foot of space
Raising structures	$4 - $13 per square foot, depending on material
Extending utilities	$4 per square foot
Erosion protection	$22 per cubic yard
Subfloor drainage	$3 per square foot
Periphery drainage modifications	$26 per linear foot
Approximate total for raising a home	$5,000 - $30,000
Note that some houses in extreme cases can cost up to $100,000 to raise/jack.	
*Dependent on many factors, including size of home, height of elevation, if a basement is present, and soil conditions.	