

Advice on Sand/Cement Fillet & Bases

A cement fillet is used in our buildings to prevent wind, dust, debris and water entering the building underneath the panels. A fillet finishes off the internal appearance of the building.

When applying a fillet to a building this does NOT amount to a watertight seal of the building but may help with small amounts of water from entering.

Garagequotes.com cannot take responsibility for water ingress underneath the panels therefore care should be taken when constructing the base.

We can recommend some tips for preventing water ingress:

- Construct the base above the surrounding ground level.
- If the base is oversized this may cause 'pooling' (Fig.1) which results in water seeping underneath the panels. Making the base smaller would help or using a drainage slit to aid in dispensing the water.
- At the edge of the base we recommend a sloping trowelled or floated edge so that water can run off the base (Fig.2) and not under the panels which would happen if your base has dishing.
- If the garage is to be installed near another building, wall or structure be aware of how to control the drainage.
- If your garage is located at the bottom of a sloping driveway we recommend a drainage channel in front of the door (Fig.3).

If your base is constructed to our guidelines you should not have problems with water ingress. We cannot take responsibility for water ingress if your base is not as we specify. If you need any further advice please contact us on 01977 695111.

Important - Please Read

It is the customer's responsibility to seal the building at base level (internally) with a sand and cement fillet. If you have ordered a fillet with your building this will be applied by the installers. We also recommend guttering on your building. Garagequotes.com cannot be held responsible for water ingress underneath the concrete panels.

Fig.1

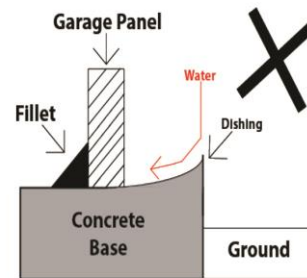


Fig.2

Ideal base construction shown below:

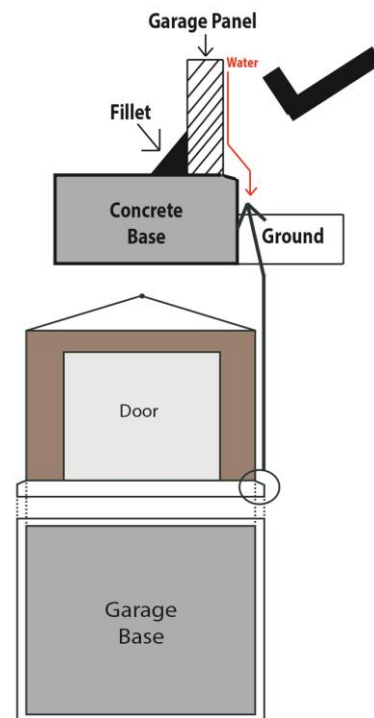
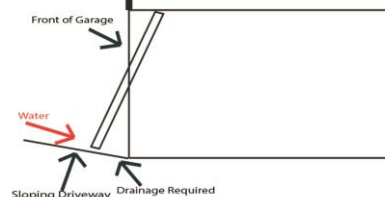


Fig.3



Concrete Base Design

Your concrete base needs to be designed properly to be strong enough not to crack or sink over the lifetime of your garage. Your garage base should be designed to suit the soil on your site. For instance, if the soil is clay, with the likelihood of movement in the future, you will need to reinforce it, and probably make the raft thicker.

If your building is over 30sq m, you will need to gain approval from your local building control office, who will require to inspect and approve your concrete garage base plans.

You should thicken the edges of the base to a depth to suit the ground conditions. The thickness of the concrete in the base will also depend on the soil conditions. The concrete mix design should be suitable for a garage base – speak to your supplier and tell them what the concrete is intended for so they can provide the correct mix. A minimum concrete thickness of 100mm (4”) is normally recommended, laid over at least the same thickness of well compacted clean hardcore. The hardcore should be “blinded” with sand if you are going to lay a damp proof membrane (dpm), normally 1000g polythene sheet. Steel reinforcement mesh will further strengthen your base, your local agent or local builder will advise.

If you intend to store items in your garage once it has been built, we recommend the inclusion of a dpm. Without the dpm there is no guarantee that damp will not spread into the building. Don't forget that the base will need time to “go off” or cure, before we can build on it, allow at least 4-5 days, more in winter.

The concrete base should be Square. When setting out your base, make sure that the shuttering is square and that the external dimensions are 100mm (3”) larger (each side and front and rear) than the size of the building you have bought. If in any doubt, seek advice and confirmation of the size of your building from either the company or from your local agent. To make sure your base is square, measure the diagonals AD and BC – they should be the same. If not, adjust your shuttering until they are – your base will be Square.

The concrete base should be Level. There must be no slope from side to side, back to front or front to back. If the base isn't level, we will not be able to build your garage properly, and the Garagequotes.com 10 year guarantee may be invalidated if we do build it.

If the base is too far out of level, we will have to abort the delivery, and it will cost up to 20% of the value of the garage as a redelivery charge, and potentially delay redelivery of your building for at least 2-3 weeks.

Finally, your concrete base should be positioned properly. Don't forget that the up and over door can project up to 1220mm (4ft) in front of the building when it is being opened, so position the base so the door doesn't foul a wall or other building when you open it. A standard 1981mm (6'6”) up and over door projects 910mm (3ft).

Please LOOK UP! Trees, buildings etc. can overhang, branches and gutters can affect the positioning, just because it is on the base, doesn't mean it will t at eaves height! Don't position the building too close to other buildings or walls, as this can form a water trap – always specify gutters on your garage to minimise the potential for water leaking into your

garage. Allow for guttering on your building if you order it – add in 150mm each side (Apex) or 125mm to the length (Knight) for guttering.

We want you to get this critical part of the contract right – Garagequotes.com have a support team at Head Office – please call with any questions to the number below. Our network of agents are building specialists and can offer expert advice, and can normally offer a base laying or refurbishing service.

For more information, log on to our website at www.garagequotes.com, or call 0800 316 8789.

If you are using a local builder to carry out the base works for you, please give him this before he starts work.