

FOUNDATION WATERPROOFING AND DRAINAGE



BUILDING DEPARTMENT

763-494-6060

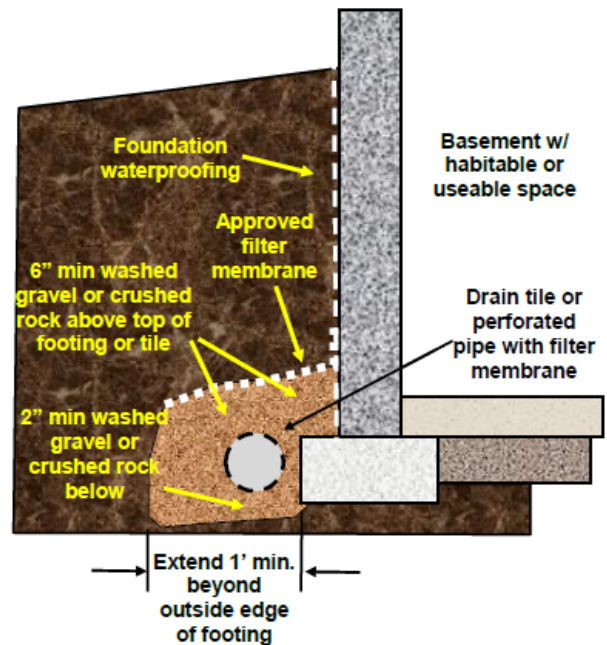
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This handout is intended only as a guide and is based in part on the 2020 Minnesota State Building Code, Maple Grove City ordinances, and good building practice. While every attempt has been made to insure the correctness of this handout, no guarantees are made to its accuracy or completeness. Responsibility for compliance with applicable codes and ordinances falls on the permit applicant. For specific questions regarding code requirements, refer to the applicable codes or contact your local Building Department.

FOUNDATION WATERPROOFING

New foundations and additions to existing exterior foundation walls that retain earth and enclose below grade interior spaces, floors, and crawl spaces shall be waterproofed. Waterproofing shall be installed at a minimum from the top of the footing to the finished grade or in accordance with the manufacturer's installation instructions. Waterproofing may be 2-ply hot-mopped felts; 55 pound roll roofing; 6-mil polyvinyl chloride; 6-mil polyethylene; 40-mil polymer-modified asphalt; 60-mil flexible polymer cement; 1/8" cement based, fiber reinforced, waterproof coating; 60-mil solvent free liquid applied synthetic rubber; or other materials approved for such use. Joints in membranes shall be lapped and sealed with an adhesive compatible with the waterproofing membrane.



Drains must discharge by gravity or mechanical means to an approved drainage system

FOUNDATION DRAINAGE

Drains shall be provided around concrete or masonry foundations that retain earth and enclose habitable or usable spaces located below grade. Drainage tiles, gravel or crushed stone drains, perforated pipe or other approved systems or materials shall be installed at or below the top of footing or below the bottom of the slab and shall discharge by gravity or mechanical means into an approved drainage system. Gravel or crushed stone drains shall extend at least 1 foot beyond the outside edge of the footing and 6 inches above the top of the footing and be covered with an approved filter membrane material. The top of open joints of drain tiles shall be protected with strips of building paper. Perforated drains shall be surrounded with an approved filter membrane or the filter membrane shall cover the washed gravel or crushed rock covering the drain. Drainage tiles or perforated pipe shall be placed on a minimum of 2 inches of washed gravel or crushed rock not less than one sieve size larger than the tile joint opening or perforation and covered with not less than 6 inches of the same material.