

Pre and Post-Construction Survey

BUILDING AND ENVIRONMENTAL ENGINEERING

Pre and Post Construction Surveys are generally done in cases where documenting the condition of properties adjacent to a construction site is required: both before and after the construction project. The purpose of the survey is to identify whether any adjacent properties are affected or damaged as a result of any construction work. This survey particularly examines structural damages to the foundation settlement that may lead to interior or exterior cracks, site components, and other affected elements.

From a contractor's point of view, documenting the condition of the adjacent properties prior to the construction work is a means of defense against any unjustified claims that might be raised by affected property owners. It can also be used to assess any of the actual damage if a claim is justified.

As of November 3, 2008, the City of Toronto requires a Vibration Control form to be completed with any application of a construction or demolition permit. The requirement is stipulated in By-law No. 514-2008 that amends the City of Toronto Municipal Code Chapter 362, Building Construction and Demolition. Additional steps are required when construction or demolition includes activities such as blasting, deep foundation, large scale soil compaction, construction within the water table, or any other activity that has a potential to cause vibrations that might have an impact on buildings or structures beyond the construction site.



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