Checklist for AS2870 site classification – for classifiers and home owners

In accordance with AS2870 – 2011 Residential slabs and footings

FOR REACTIVE SITES: The building site is currently or potentially affected by any of the following examples which has resulted or may result in abnormal moisture conditions (Section 1.3.3):

- Before construction (Clauses 1.3.3(a) – (d))
  - “Removal of an existing building or structure likely to have significantly modified the soil moisture conditions under the footprint of the footing system of the building”
  - “Removal of trees prior to construction”
  - “Presence of trees on the building site or adjacent site”
  - “Unusual moisture conditions caused by drains, channels, ponds, ditches, swimming pools, effluent disposal areas or tanks, which are to be maintained or removed from the site”

- During construction (Clauses 1.3.3(i) and (ii))
  - “Failure to provide adequate site drainage”
  - “Failure to detail or construct drainage in accordance with this Standard”

- After construction (Clauses 1.3.3(A) – (E))
  - “The effect of trees too close to a footing”
  - “Excessive or irregular watering of gardens adjacent to the building”
  - “Failure to maintain site drainage”
  - “Failure to repair plumbing leaks”
  - “Loss of vegetation from near the building”

FOR ALL SITES: The building site is currently or potentially affected by any of the following (Section 2):

- “Removal of an existing building or structure likely to have significantly modified the soil moisture conditions under the footprint of the footing system of the building”
- “Failure to maintain site drainage”
- “Failure to provide adequate site drainage”
- “Failure to detail or construct drainage in accordance with this Standard”

The classification of a site shall take into account the effect of site works when these are known at the time of classification” (Clause 2.5.2). If site works are not initially taken into account, the depth of cut and/or fill during works may require reconsideration of the classification. A site is Class P if uncontrolled fill is “deeper than 0.8m for sand and deeper than 0.4m for material other than sand”. (Clause 2.5.3(b(ii))

Site is a Normal Site, and is classified Class A, S, M, H1, H2 or E

Buildings on footings designed in accordance with AS2870 on a normal site (ie not subject to abnormal moisture conditions, and maintained such that the original site classification remains valid) are expected to experience usually no or low damage. (Clause 1.3.1)

“For Class P, H1, H2 or Class E sites, the designer should be a qualified engineer experienced in the design of footing systems for buildings.” [Appendix A(b)]

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