

Watch for Puddling Water near your Foundation

After a rainstorm look for water puddling near your foundation. If there are puddles, you need to find a way to direct the water away from the house. Solutions vary. You may need to install a french drain, cut a swale, or improve the grade around your foundation. Again, your original grading plan should be helpful in solving a situation such as this.



Install Erosion Control Systems where Necessary



In areas where the grade is extreme and erosion is possible, install erosion control systems to assure the stability of slopes and foundation. Erosion control can include the use of grass or other ground covers, concrete pavers, rocks, landscape timbers, concrete, liners, etc.



Built On What Matters

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Protect Your Yard and Foundation from the Colorado Weather



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Maintain Consistent Moisture Levels



Proper and consistent moisture levels are critical to maintaining a strong foundation. During dry periods it will be necessary to keep the foundation moist to avoid problems caused by shrinking soil. However, be careful not to overwater your soil; a good rule of thumb to follow is water your lawn enough to keep your plants and landscaping healthy. In most cases, following strict water conservation guidelines will accomplish this.

Monitor Your Drainage Ensure Proper Grading

Gutters and downspouts are another critical factor in maintaining a solid foundation and yard. Properly sized and installed gutters and downspouts direct water away from your home preventing heaving of the foundation which is caused by excess moisture. Downspouts should discharge water a minimum of five feet from the foundation. Beware of collecting water in low areas; in-ground drains can be installed to assist in drainage of low areas. The drains should drain into areas of lower elevation or into a gravel filled catch basin.



In most cases your home was designed with a specific grading plan that the home builder and their design professionals created. Many things can change this grading plan over the years, such as landscaping, fences, and normal settling and erosion. Maintaining this original grading plan should become part of your normal maintenance plan for your home. Proper grade, with ground sloping away from your foundation is a must for a healthy house. Optimal slope would be one foot in the first ten feet from your foundation or ten percent.