



*only come w/ check w/ HOA, ARC
before issuing permits*

General Geotechnical Requirements Boulder Creek Meadows Valley County, Idaho

The following design elements will be required for residential development within the above mentioned subdivision. Careful consideration must be given toward implementation and planning for the following items. Purpose for these items are to avoid and/or limit moisture intrusion into the crawl space or below floor slabs for structures built within this development. Strict adherence to these items is required.

1. A lot specific geotechnical investigation shall be performed to evaluate groundwater conditions and appropriate measures pertinent to develop. At a minimum, the investigation shall address expected groundwater conditions, foundation bearing soils, recommendations for mitigation of shallow groundwater issues, and other issues relevant to construction.
2. Because of the potential for "ponding" water conditions in the spring runoff period, all building pads must be at least 2 feet above the surrounding area to allow for adequate drainage and limit water intrusion into the crawl space or below slabs.
3. Lots with high groundwater must be constructed to ensure a minimum distance of 2 feet is maintained between high groundwater elevations and the bottom of the crawl space. This may require elevating the building pad.
4. All crawl spaces shall have a vapor retarder. The vapor retarder shall be sealed 6 inches up the inside foundation wall and around all penetrations.
5. Basements will require a dewatering system and drainage system around the below grade walls. Further, all slabs below grade will require a sub-floor drainage system. Site specific designs will be required for these elements.
6. All houses shall be equipped with automated ventilation systems for the crawl spaces.
7. Sump pumps are recommended for placement in the low point of crawl spaces. Pumps shall be designed to activate upon contact with water.