



BADGER Inc.

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RE; Garage Raising and Slab Renewal

About 50 years ago I started a house and garage moving business. After 20 or so years I eliminated the house moving portion and only bought, sold and moved garages. During that time customers approached me about different repairs they needed done to their garages – straightening, bracing, new plates and even slab replacement.

Originally I would raise and hold the building so the cement man could remove the old slab and pour a new one. Then I would set it down when the new slab had cured. Alternately, I would load and move it out of the way and then replace it on the new slab. "I do still do that".

Many years ago I decided on a new approach. I raise the garage 6" and set it on a stack of 2x4x8" bricks on each corner and in the center of the side walls. Then bore holes for anchor bolts per code and hang anchor bolts in them. Then the concrete contractor places forms on the outside of the bricks and up against the siding, installs a 2' grid of #4 rebar and pours a solid 6" slab of 4500 pound concrete rite over the old slab. During the pour they force the mud out under the plate to create a complete contact with the plate. Using a vibrator or tapping on the outside of the forms makes a smooth finish. This winter I devised a new method, I use 10" carriage bolts, spin a nut on down to 6" put on a small washer and then a bigger one, bore holes in the plate to anchor bolt code, put the bolt in the plate from the bottom, put a big washer and a small one and a nut on and tighten it up and set the garage rite on the bolts sitting on the old slab. This works great because the bolts allow the mud to go out to the forms where the bricks didn't and you would have to sand float the outside to get a nice looking finish after pulling the forms. Some of the old timers say the cracks will follow up thru the new slab. In 25 years of this method I've never had a call back!

This method complies with the building codes so there is no issue getting the proper permits.

If you get calls from people with broken slabs and would like to have the garage raised or moved out of the way give me a call and I will be happy to give you a firm price to do the job.

Some contractors don't want to mess with it and give the customers my name and number or give me the customers name and number.

I would appreciate your business or any referrals. Thank you.

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