



Community Development
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SHORING OPTIONS FOR RESIDENTIAL BUILDING SITES

Given the size of residential properties and the built-out nature of Berkley, occasional collapses have been recorded on residential building sites. To guard against this potential on particularly susceptible properties, the Building Official may require building permit holders to utilize one of the methods below to prevent wall collapse. Similar or equally effective methods can be considered on a case-by-case basis.

Conditions and code requirements which may require these additional measures include but are not limited to the following and will be determined at the discretion of the Building Official.

- Excavations within five feet of the adjacent property line.
- Complying with 2015 MBC Chapter 33 "Safeguards During Construction" - Reference pages 595-598.

Mitigating measures include implementation of one or more of the following:

- Option A: Install a channel drain, French drain or trench drain along the closer property line to capture runoff from the adjacent property before it reaches the excavated edge. This runoff should be directed to the front of the site.
- Option B: Install steel edging along the closer property line to direct runoff along the property line instead of to the excavated edge.
- Option C: Install sandbags along the closer property line to direct runoff along the property line instead of to the excavated edge.

NOTE: *Prior to excavation, employing one or more of the options listed above, may help prevent being required to employ one of the more expensive options listed below.*

- Option D: Install steel posts with two layers of ¾-inch thick grade plywood behind the posts along the excavated edge.
- Option E: Install steel I-Beams and drop ½-inch steel plate between the channels.

IMPORTANT: Should an excavated wall collapse or begin to cave-in, you will be required to have shoring in place within 24-hours. Ensure the site is made secure, and advise this office immediately by phoning (248) 658-3326, and by emailing both building@berkleymi.gov as well as buildingofficial@berkleymi.gov. If the neighboring property is adversely affected - fencing or a driveway may have been undermined as an example - please notify the occupants of the property of the situation.

Failure to comply may result in a Stop Work order being issued along with citations. Swift action and good communication with this office will allow for no interruption to the work being performed at the site.