Minimal Foundation BMP

Limit Disturbance BMP

Overview

Allow water to pass through shallow subsurface soil to more closely approximate pre-developed groundwater flow conditions.

A building with pier footings, an examle of the minimal foundation BMP.

Siting

This BMP is especially beneficial on steeply sloping sites and areas prone to flooding.

A concrete pier footing. This demonstrates the construction of this BMP.

Design

You must hire a licensed geotechnical engineer to design and implement this BMP. The following are examples of minimal excavation foundations, suitable for protecting watershed health:

- Pier
- Post
- Block
- Walls that create a shallow crawl space

At the end of construction the soils beneath the house should still be able to store and convey (transport) water.

Cost

Minimal excavation foundations are more expensive than many more conventional alternatives. This BMP also requires building a whole new foundation.

However, in the long run this BMP allows homeowners to save money on reduced maintenance and long-term repair costs because there are fewer incidences of mold, rot, flooding, and insect damage.