

# VHF HOUSE GRANTS PROGRAM

## FOUNDATIONS & SEISMIC UPGRADE REQUIREMENTS

VHF has assembled these requirements for its House Grants Program. It is the homeowner's responsibility to ensure that work is done per the requirements. Failure to comply with these requirements will likely affect payment of the grant in full or part. To ensure full compliance please provide prospective contractors with a copy of the applicable requirements for the project and ask them to specify these requirements in their quotes. The contractor's on-site representative should also be provided with a copy before work commences.

### Foundations

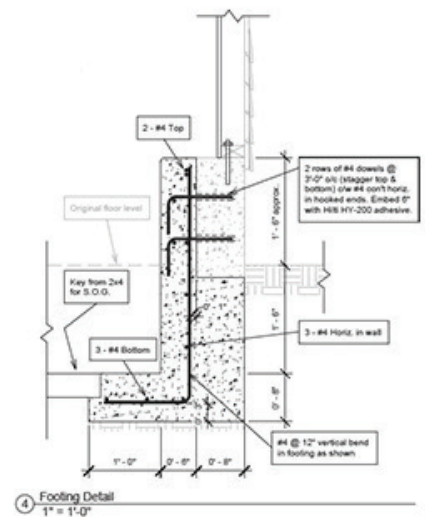
VHF funds foundation repairs as well as some new foundations.

- Foundations as part of major basement renovations may not be funded.
- Any foundation that raises the house will be considered on a case-by-case basis.
- Reconstruction of foundation skirting must replicate the original, including water table elements.

### Seismic Upgrades

Victoria is in a high-risk earthquake zone. VHF encourages homeowners to undertake seismic upgrading both for personal safety and protection of their investment in Victoria's irreplaceable historic housing stock. VHF strongly recommends that homeowners purchase earthquake insurance.

Although the 2012 Building Code includes prescriptive seismic guidelines for new construction, these are most likely not directly applicable to heritage-type buildings. For this reason, seismic upgrading for foundations of heritage-type construction, masonry chimneys and roof structures must be designed by a Professional Structural Engineer if applying for a grant. Where seismic upgrading is planned, homeowners can expedite the process by obtaining the required engineering design along with the contractors' quotes, and submit these with the grant application. The cost of the engineering documentation is eligible as an additional grant to that allotted to the construction (*see Special Grants in Application Guidelines & Conditions*).



VHF funded seismic upgrades must be designed by a Professional Structural Engineer