

Cold Weather Requirements

It is the responsibility of the Contractor/Applicator to comply with the conditions of the International Building Code, for cold weather requirements in the placement of concrete and concrete-based products. This includes footing excavations, foundation forms, stucco applications, brick veneers or masonry products, installed during the winter months. Cold weather requirements will be strictly enforced as outlined in the provisions below. Please see the attachment for Cold Weather Precautions.

CONCRETE

Concrete shall be maintained above 50 degrees and in a moist condition for at least the first seven (7) days except when accelerated curing. **IBC 1905.12**

Adequate equipment shall be provided for heating concrete materials and protecting concrete during freezing or near-freezing conditions.

All concrete materials and all reinforcement forms, fillers and ground with which concrete is to come in contact shall be free from frost.

Frozen materials or materials containing ice shall not be used.

EXTERIOR PLASTER

Portland-based cement products shall not be applied to frozen base or those bases containing frost. Plaster mixes shall not contain frozen ingredients. Plaster coats shall be protected from freezing for a period of not less than 24 hours after set has occurred. **IBC 2104.3-2104.5, 2508.2.1, 2512.4**

COLD WEATHER PRECAUTIONS

- Plan ahead. Provide heaters, enclosures and protective materials before they are needed.
- Arrange for extra cement, Type III cement or accelerating admixture.
- Handle concrete with a minimum of delay.
- Heat the water and aggregates.

- Use admixtures carefully, as directed.
- Use air-entrained concrete.
- Remove snow, ice and frost from subgrade and all surfaces to be in contact with the concrete.
- Provide insulation or heated enclosures as necessary.
- Heat enclosures with steam or blowers, rather than stoves or salamanders.
- Protect concrete from drying out until expiration of curing period.
- If salamanders are used, vent them outside the enclosure, and raise them above the surface of the concrete.
- Leave forms in place as long as possible.
- Maintain concrete temperature at 55 degrees F., 50 degrees F. or 45 degrees F. for thin, moderate or heavy section for three days; two days for Type III cement or accelerator.
- Maintain concrete temperature at 40 degrees F. for four additional days, permitting the concrete to dry somewhat before exposing it to freezing temperature.

Avoid overheating the concrete.

COLD WEATHER AGREEMENT FOR GRADING

Due to the cold weather and frozen ground, _____, Contractor for the home described below, is unable to grade the lot to insure drainage away from the home and adjacent properties, as is required for compliance with Herriman City ordinance. As the agent representing the Contractor, I acknowledge that proper grading is required and is the responsibility of the Contractor. I also understand that Herriman City is not waiving compliance with any requirement or ordinance, but is allowing a delay until such time as weather permits compliance. The delay in work applies to:

Address: _____

Lot: _____ **Subdivision:** _____

Building Permit #: _____

I have informed the homeowner of the delay, as evidenced by his/her signature below.

The Contractor agrees to complete final grading prior to May 1, 20____. I understand the Herriman City Building Inspectors will be contacted by the Contractor to schedule a reinspection after May 1, 20____. The Contractor's failure to complete the aforementioned work by that time may result in an ordinance violation.

Homeowner: _____ Date: _____

Contractor or Agent: _____ Date: _____

Representing: _____
(Name of Company)

The Landscape Agreement is still required in the appropriate subdivision.