

***ANCHORPANEL™* FOUNDATION**

The Anchorpanel foundation is a system for crawl-space perimeter foundation construction, having many innovations resulting in stronger anchorage, faster installation, improved disaster mitigation, and lower cost.

The Anchorpanel foundation is comprised of structural panels that are attached about the perimeter of a home, and then cast into a continuous concrete footing. The footing concrete “locks in” the effective and continuous concrete-anchorage deformation along the panel bottoms. The result is a permanent-perimeter-foundation that sustains two-story loads and wind, seismic, or flood forces.

The corrugated shear-panel system is initially hung onto any type of a pre-situated guide, be it a staked-board, a supported floor system, or an in-place home (new or retrofit). This reverse-sequence construction improves field-labor efficiency for component-housing installation, in that the system easily duplicates geometry of housing components. For site-built homes, floors can be supported and framed first, then plumbed, ducted and wired while foundation construction is underway, allowing compressed schedules and avoiding weather exposure when vulnerable.

In all cases, the tedious efforts required to accurately define the geometry of a foundation are greatly reduced. Given simple grade information along each foundation-wall line, CAD software lays out the array of panel lengths required to match site slopes. Ventilation is built into the system as needed, by various means.

The panels are typically G-235 galvanized. They receive additional coating on the exterior side, and are caulked together at adjacent interlocking edges. Yet they cost quite less, installed, per square foot, than any other wall-construction system. This is particularly so compared with the cost of foundation-walls on sloping sites, or with otherwise labor-intensive retrofit applications. Anchorpanel costs about the same per square foot as typical uninstalled foam-forms only (that still require 100% of the wall structural materials and labor).

The patented Anchorpanel system began in 1997 as a means to avoid forming concrete too high, in using a new forming system that hangs from a floor guide-member. The cast-in-place panels worked so well by themselves, that they eclipsed the other aspects of the concrete forming system. With the Anchorpanel system, there is no concrete forming, stripping, cleaning, or form storing; no block work; no wall framing and sheathing; no fitting of framing to uneven concrete.

The Anchorpanel system meets FEMA requirements for foundations in flood zones, with the inclusion of openings per FEMA design. It can easily be used to set existing homes higher, as in retrofits for flood insurance. The high, ductile strength, (ICBO-ER testing completed) and fast, easy installation, make for very cost effective seismic retrofits. Pre-approved for CA State MH foundation, wind, and seismic requirements. Over 100 foundation projects have been completed with the system; all are in seismic zone 4.

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