

**TASMANIA DEPARTMENT OF MINES
UNPUBLISHED REPORT 1977/57**

**Inspection of a damaged house
at Fort Street, North Riverside**

by P. C. Stevenson

Damage to a house at 2 Fort Street, North Riverside, was inspected. The house is located on deep clay soil on a slope which in its original state was at about 12 degrees.

The northern and eastern walls of the house have been cracked by movement, the biggest gaps being about 10 mm. Movement appears almost wholly vertical and no lateral movement is apparent. The northern part of the house, which is supported on piers and their associated beams, shows no sign of distress. Some cracks have also appeared in the retaining wall and footpath surface fronting Fort Street. No ground surface displacement is apparent.

The clays beneath the house are moist, and are always so according to the house owner. This is an unusual condition which could be caused either by an excess of water from upslope or a restriction of drainage downslope. As a large impermeable sundeck has recently been constructed on the downslope side of the house, the latter seems most likely.

It is my opinion that the construction of the sundeck, aided possibly by additional water from some unknown source upslope, has disturbed the hitherto stable condition of the high shrinkage clay under the house. This disturbance will probably be temporary, although excessively wet and dry seasons may also produce some activity. No landslide condition exists.

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