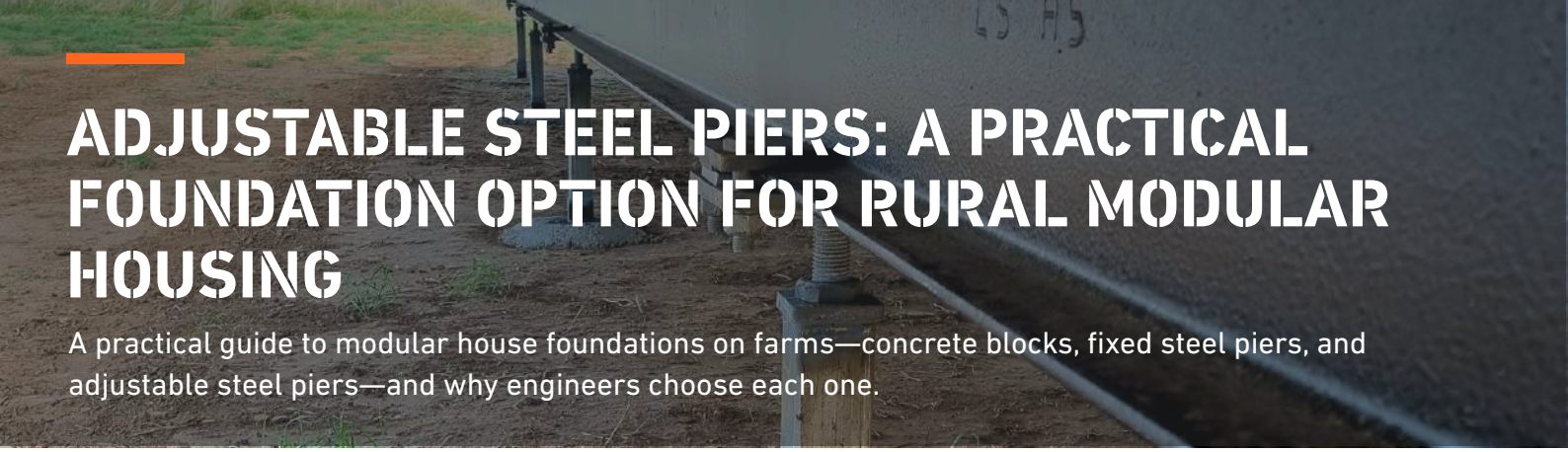

ADJUSTABLE STEEL PIERS: A PRACTICAL FOUNDATION OPTION FOR RURAL MODULAR HOUSING

A practical guide to modular house foundations on farms—concrete blocks, fixed steel piers, and adjustable steel piers—and why engineers choose each one.

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Adjustable steel piers: a practical foundation option for rural modular housing

If you've ever driven past a modular house on a farm and thought, *"Why is it sitting up on blocks?"*—you're not alone.

Rural landowners are practical. You want to see a clear reason for every decision, especially when it's literally holding the building up.

This is where **adjustable steel piers** come into the conversation.

They're one of three common pier options used under raised-floor housing, and they exist for a simple reason: some sites move, and the foundation system needs to deal with that movement sensibly.

At Aruva, we build practical modular housing for people who need to get on with the job. That includes choosing a footing approach that suits the site, the build, and the long-term performance—because smart decision-makers don't want surprises later.

Why raised-floor foundations are common on farms

On rural sites, a raised-floor system supported by piers is often a clean, efficient solution because it can help with:

- uneven or sloping ground
- access for plumbing and services
- airflow under the floor (useful in damp areas)
- keeping the building up out of minor surface water flow
- reducing cut-and-fill earthworks in the right conditions

It's also straightforward to inspect and maintain over time—important when your priority is running a property, not babysitting a build.

The three common pier types (and why you'd use each)

Concrete blocks / packers (the simple, visible option)

You'll usually see these on sites where:

- the set-down is simple and heights are modest
- the engineering allows it
- access and install speed matter
- the goal is a tidy, cost-effective solution without overcomplicating it

They're familiar, and they make sense when the ground conditions and design loads are suited.

Fixed steel piers (strong, consistent, set-and-forget)

Fixed steel piers are common where you want:

- a tougher, more permanent pier solution
- consistent heights across the building
- good durability in harsh rural conditions
- a neat install that suits higher set-downs or specific site constraints

They're a solid "commercial toughness" option when the site doesn't need future adjustment.

When adjustable steel piers make sense

Adjustable steel piers are typically used when the site conditions increase the likelihood of minor movement over time, such as:

- reactive or variable soils (common in many rural areas)
- areas affected by seasonal moisture change (wet winters, dry summers)
- sites near tree lines, irrigation zones, dam overflow paths, or uneven drainage
- "problem" areas where the engineering calls for more flexibility

THE KEY FEATURE IS THE THREADED ADJUSTMENT AT THE TOP, WHICH ALLOWS CONTROLLED RE-LEVELLING IF REQUIRED. THAT DOESN'T MEAN THE BUILDING IS "MEANT TO MOVE AROUND." IT MEANS THE SYSTEM GIVES YOU A PRACTICAL WAY TO FINE-TUNE LEVELS WITHOUT RIPPING EVERYTHING UP.

The real benefit: protecting long-term performance

From a performance and ROI perspective, adjustable piers can help reduce:

- time and cost associated with re-levelling (if needed)
- nuisance issues like sticky doors, small alignment changes, or uneven floors
- callouts that chew up time (the "soft dollar" costs that add up on farms)

It's not about being fancy. It's about choosing a footing approach that matches the reality of the ground.

"Is it safe if it's adjustable?"

Yes—when it's designed and installed properly.

The important bit is this: pier selection isn't a guess. It's driven by engineering design, site information, and compliance requirements. In plain terms, the footing system must be designed to suit the site classification and expected ground behaviour.

And that's the whole point of Aruva's approach: we use a proven process that makes it easy for our customers. We don't just pick a pier type because it's "standard"—we pick it because it makes sense for the project.

A simple way to think about it

If you want a quick mental model:

- **Stable, straightforward site** → concrete blocks can be suitable
- **Need durability + consistent set-down** → fixed steel piers often fit
- **Higher likelihood of site movement** → adjustable steel piers can be the practical choice

There's always a reason for which one gets used.

What to ask (as a rural buyer) before you sign off

If you're comparing quotes or trying to sanity-check what you're seeing on-site, ask:

- What footing option has been allowed for, and why?
- Is the site considered reactive or variable?

- If adjustment is ever needed, what's the practical process?
- What maintenance or site management helps minimise movement (drainage, water control, etc.)?

This is where modular housing that performs shows up in the details—not the brochure.

Wrap-up: foundations that suit the site, not the other way around

On farms, the best foundation solution is the one that delivers stable performance with minimal fuss—now and later. Sometimes that's blocks. Sometimes it's fixed steel.

And sometimes **adjustable steel piers** are the smart call for a site that's likely to shift with moisture and seasons.

Aruva makes housing delivery fast, simple and reliable—because it's backed by a proven system. **Superior housing delivered for your people** means thinking through the footing system the same way you'd think through any long-term asset: match it to conditions, and build it to last.

WANT TO TALK THROUGH YOUR SITE AND WHAT FOOTING APPROACH IS LIKELY TO SUIT IT? START AT WWW.ARUVA.AU.

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