



## Soils Reports – Building Division Policy 2019 CBC

### SOILS INVESTIGATION REQUIRED

Provisions of Chapter 18 in the 2019 California Building Code require that the owner or applicant SHALL SUBMIT A FULL FOUNDATION AND SOILS INVESTIGATION to the Planning and Building Department for all new construction, any grading or pad development. These investigations shall be performed by an APPROVED civil engineer professionally licensed by the State of California to perform these services.

#### EXCEPTIONS:

##### **Exception A - For structures that are designed by a California registered Architect or Engineer:**

The building official shall be permitted to waive the requirement for a geotechnical investigation where satisfactory data from adjacent areas is available that demonstrates an investigation is not necessary for any of the conditions in CBC Chapter 18 Sections 1803.5.1 through 1803.5.6 and Sections 1803.5.10 and 1803.5.11.

1. A California licensed engineer (not architect) shall submit findings with justification in writing along with the professional engineer's sealed and signed engineering documentation. Expansion index is the minimum requirement.

##### **Exception B -**

Geotechnical reports shall not be required for:

1. Single story, wood and light-steel-frame structures of **conventional construction** and manufactured homes that are 4,000 square feet (371 m<sup>2</sup>) or less in floor area shall have foundations designed to comply with the expansive index \*
2. Swimming pools designed to worst case expansive index and without surcharge. \*
3. Replacement manufactured homes on the existing building pad. \*
4. Additions less than 500 sf when new and existing foundation elements are structurally connected with #5 dowels and requires a minimum of 27" deep footings with #5 bars one top and one bottom (*designed for worst case; expansive soils*)-\*
5. Non-habitable single-story wood-frame and light-steel-frame accessory structures up to 600 SF.\*

#### **\* FOOTNOTES to the above exceptions A and B above:**

**NOTE #1** If the project meets **Exceptions A** or **B**, the applicant is still obligated to address any unforeseen soils testing. Expansion index is the minimum requirement.

**NOTE #2** If the project is subject to any of the following conditions, **Exceptions A** or **B** do not apply:

- a. Located within a known GSA (Geologic Study Area) Land Use Designation Located within a known liquefaction area (as designated by the County Geologist or other knowledge the County Department of Planning and Building may have).
- b. Located on a cut/fill, over-excavation re-compacted pad or fill pad.
- c. Located in a flood zone or a high ground water area.
- d. Located in any other hazardous area as determined by the building official.

<http://maps.conservation.ca.gov/cgs/informationwarehouse/>