



Policy No. **2008-01: Foundation and Soil Report Requirements** **Date: 5/17/2008**

Effective Date: **Immediately**

References: 2007 California Building Code Section 1802 and State of California Geological Survey Maps for liquefaction, landslide, and Alquist-Priolo Earthquake Fault Zones.

Code Issue: Per CBC Sections 1802.1 and 1802.2, a foundation and soil investigation report is required on every project regardless of size, occupancy, or type of construction. However, as an exception of Section 1802.2, the code states: "The building official need not require a foundation or soils investigation where satisfactory data from adjacent areas is available that demonstrates an investigation is not necessary for any of the conditions in Sections 1802.2.1 through 1802.2.6."

Discussion This policy recognizes the importance of building code requirements and the possible hazards that may arise from improper structural design stemming from lack of foundation or soil information. It also recognizes the rights and responsibility of the City in applying the code. This policy exempts certain light frame buildings from providing foundation and soil investigations based on special knowledge of existing soil conditions within the boundary of the City.

Policy:

Foundation and/or soils investigations/reports shall be required for the projects listed below:

- New Construction of buildings of any occupancy including reconstruction of existing where foundation is removed and rebuilt, except private garages in conjunction with single family dwellings.
- Additions to existing buildings of any occupancy other than R3 and R3.1 (single family dwellings, two story and less).
- Grading projects where grading permit is required by CBC Appendix J, Section 103.
- New construction and/or additions to existing buildings located in liquefaction and landslide prone areas as designated by State of California Geological Survey Maps.(*)
- New construction and/or additions to existing buildings located in hillside areas. (*)
- Buildings or structures designed with Soil Design parameters exceeding allowable values of CBC Table 1804.2 for Class 5 materials.
- Buildings with Occupancy Category III and IV per CBC Table 1604.5 and other essential facilities.
- Projects with basements or retaining walls exceeding four feet in height from bottom of footing to top of wall.

(*) City Staff will verify site condition through City GIS information.

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Deputy Building Official: Long Tang
Deputy City Engineer: Oscar Caplin (Acting)