



Soils Report Exemption

A. REFERENCES

2022 California Building Code (CBC), Section 1803 for Geotechnical Investigations

B. SOILS REPORT REQUIRED

Soils reports prepared by a California registered geotechnical engineer shall be provided in accordance with code requirements in Chapter 18 of the current CBC. Two copies of the soils report that are stamped and signed by the geotechnical engineer shall be provided at the time of plan submittal.

Exemptions: A soils report will not be required for the following:

1. Accessory structures to an existing single family dwelling such as patio covers and carports
2. Light standards where the height is 25 feet or less
3. Fences and blockwalls where the height is 10 feet or less
4. Retaining walls retaining 6 feet or less of level grade, not supporting surcharge
5. The following types of buildings complying with the “*Minimum Foundation Construction Requirements*” in Section C below are met:
 - a. Detached one-story garage serving a single family dwelling
 - b. One-story and two-story attached additions to an existing single family dwelling
 - c. New detached one-story accessory dwelling units (ADU).

The building official reserves the right to require a soils report for any project where questionable soil or slope instability conditions at the site warrant a foundation and soils investigation.

C. MINIMUM FOUNDATION CONSTRUCTION REQUIREMENTS UNDER EXEMPTION #5 ABOVE

1. Depth of foundations below the natural grade shall not be less than 18 inches.
2. Continuous foundations shall be reinforced with at least four continuous #4 reinforcing bars, two #4 bars at the top and two #4 bars at the bottom.
3. Slab construction shall be minimum 4” thick, reinforced with #4 bars at 18” on center each way.

4. Doweling of the new foundations and slabs into the existing foundations and slabs shall be required. Dowels shall be a minimum of 6" into the existing concrete and shall extend a minimum of 24" into the new concrete. Dowels shall be minimum #4 bars at 24" on center.
5. A base course 4" thick is provided beneath the concrete floor slab. Base course shall be gravel material passing a 2' sieve and be retained in a 1/4" sieve.
6. A 2" layer of dry washed sand shall be placed on top of the base course of a ten (10) mil thick water proof membrane (visqueen). Water proof membrane shall be placed on top of the base course to provide expansion protection of concrete.
7. Concrete is 4,500 psi and a Deputy Inspector is present during the concrete placement for testing.