



PURPOSE

The purpose of this procedure is to summarize the Building Division's policies and procedures relating to soil classification and allowable bearing value.

REFERENCES

2010 California Building Code: Chapter 18

1803.5.2 Questionable soil.

Where the classification, strength or compressibility of the soil is in doubt or where a load-bearing value superior to that specified in this code is claimed, the Building Official shall be permitted to require that a geotechnical investigation be conducted.

1803.5.3 Expansive soil.

In areas likely to have expansive soil, the Building Official shall require soil tests to determine where such soils do exist.

2010 California Residential Code: Chapter 4

Section R401.4 Soil tests.

Where quantifiable data created by accepted soil science methodologies indicate expansive, compressible, shifting or other questionable soil characteristics are likely to be present, the Building Official shall determine whether to require a soil test to determine the soil's characteristics at a particular location. This test shall be done by an approved agency using an approved method.

PROCEDURE

A soils investigation report is required for all new residential additions and new residential construction with the following exception:

One story room additions that are 500 square feet or less and are attached to existing residential single family/duplex structures, when supported on natural ground, may apply for the Building Division to waive the required report.

In order to qualify for a soils report waiver, the construction plans must include all of the following:

1. The estimated soil bearing value.
2. The estimated soil classification.
3. A minimum continuous footing design of 12 inches wide and 18 inches below undisturbed natural grade, unless a deeper and wider footing is required to satisfy structural requirements. Continuous footings shall have a minimum of 2 - #4 grade 40

steel reinforcing bars top and bottom (total of 4). Concrete footings shall have a minimum compressive strength of 2500 psi.

4. The concrete slab shall be a minimum of four (4) inches thick with #3 grade 40 steel reinforcing bars at 18" on center each way at mid slab. Concrete slabs shall have a minimum compressive strength of 2500 psi.

5. The following note must be placed on first page of the plans.

I, _____, being the owner or the duly authorized representative of the owner of the property located in the City of Oceanside, California; hereby request the requirements of the California Residential Code relative to soils reports be waived for the following reasons:

I agree to abide by any additional requirements the City may impose as condition of granting this request. I will exercise the option to retain a California Registered Civil or Geotechnical Engineer in the private sector to submit an alternative design, prior to placing any concrete, for review and approval.

I understand that a preliminary soils report may be required by the Building Official if fill soil or expansive soil is discovered during the inspection process.

Signed by: _____ Date: _____

6. Expansive Soil

A preliminary soil report prepared by a California Registered Civil or Geotechnical Engineer is required whenever expansive soil is present.