

Soils Reports/Investigation – When Required

The purpose of this memorandum is to clarify when a soils report/investigation is required and provide a level of understanding and consistency for the public and staff.

Foundation and Soils Investigation Reports Are Required For:

All New Buildings and Structures located in Seismic Design Category C, D, E, or F require foundation and soils investigation reports per Sections 1802.2.6 and 1802.2.7 of the 2007 California Building Code (CBC) as adopted by Stanislaus County. The scope of the soil investigation including the number and types of borings or soundings, the equipment used to drill and sample, the on-site testing equipment and the laboratory testing program shall be determined by a registered design professional per Section 1802.5 of the CBC. The foundation/soil investigation report shall be prepared, stamped, and signed by a registered design professional.

Note: The majority of Stanislaus County is determined to be in Site Class “D” with two exceptions. The two exceptions are the extreme eastern and western portions of the county lying in the vicinity of Patterson and continuing to the west county line.

Exceptions: Foundation and Soils Investigation Reports May Not Be Required:

Foundation and soils investigation reports for Site Class “D” may not be required when the Minimum Design Requirements given are incorporated into the drawings if;

- a) Exception of section 1802.2 of CBC is applicable.
- b) A second story addition to an existing single-family dwelling does not exceed the existing dwelling exterior wall lines. (Additional structural analysis may be required for the existing structure).
- c) A new single story addition to a single-family dwelling where the additional gross floor area is 500 sq. ft. or less and the new foundation match’s the existing.
- d) A single-family dwelling, which is not part of an approved subdivision with a final map that is, designed per Chapter 23 Section 2308 Conventional Light-Frame Construction.
- e) The accessory structure to an existing single-family dwelling is an attached patio covers, carports, ground mounted photovoltaic systems or detached structures not exceeding 120 sq. ft.
- f) The detached garage U occupancy is designed per Chapter 23 Section 2308 Conventional Light-Frame Construction.

- g) An agricultural structure as defined in Stanislaus County Code Chapter 16 is either a U-3 or U-4 occupancy. **Note:** Special inspection required for site welding and bolt torque.

U-3 Agricultural Classifications:

Milk Barns
Poultry Buildings
Storage

U-4 Agricultural Classifications:

Livestock shelters, including shade structures
Barns, Private Stables
Horticultural structures (greenhouse/crop protection)
Storage buildings (equipment and machinery used exclusively in agriculture)

- h) Light standards do not exceed 30 feet in height.

Minimum Design Requirements

- 1) Conventional Light-Frame Construction Chapter 23 Section 2308.
- 2) Footing supporting walls of Conventional Light-Frame Construction shall comply with Table 1805.4.2 of 2007 CBC.
- 3) Minimum depth of footings below undisturbed ground surface to be 12 inches.
- 4) Minimum compressive concrete strength per Table 1904.2.2.
- 5) Footing to have minimum reinforcement of: 1-#4 rebar at top and 1-#4 rebar at bottom.

Foundation and soils investigation report requirements are subject to change based on any additional information obtained and wherever there are practical difficulties involved in carrying out the provisions of the CBC, the building official shall have the authority to grant modifications for individual cases, upon application of the owner or owner's representative per Section 104.10.