

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 (SDC) Seismic Design Category C, D, E, or F require foundation and soils investigation reports per Sections 1803.3 through 1803.5 of the 2019 California Building Code (CBC) as adopted by Stanislaus County. The scope of the soils 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 1803.3 of the CBC. The foundation/soil investigation report shall be prepared, stamped, and signed by a registered design professional.

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

Note: The majority of Stanislaus County is determined to be in (soil profile) Site Class “D” (differs from SDC) with two exceptions. The two exceptions are the extreme eastern and the western portions of the county (lying in the vicinity of Patterson and continuing to the west county line). Site Class = a classification assigned to a site based on the types of soils present and their engineering properties.

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

- a) Exception of section 1803.2 of the CBC is applicable.
- b) A second story addition to an existing single-family dwelling that does not exceed the existing dwelling’s 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 matches the existing.
- d) A single-family dwelling, which is not part of an approved subdivision with a final map, that is designed per CBC Section 2308 / CRC 602.10 Conventional Light-Frame Construction.
- e) The accessory structure to an existing single-family dwelling that is an attached patio, carport, 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
Nut Hulling and/or Drying

U-4 Agricultural Classifications:

Livestock shelters, including shade structures
Barns, Private Stables
Horticultural structures (greenhouse and crop protection)
Storage of 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 per CBC Section 2308 / CRC 602.10.
- 2) Footing supporting walls of Conventional Light-Frame Construction shall comply with Table 1809.7 of 2019 CBC.
- 3) Minimum depth of footings below undisturbed ground surface to be 12 inches.
- 4) Minimum compressive concrete strength per Section 1904.
- 5) Footing to have minimum reinforcement of: (1)#4 rebar at top and (1)#4 rebar at the 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.