



Provisions of Chapter 18 in the 2022 California Building Code require that the owner or applicant SHALL SUBMIT A FULL FOUNDATION AND SOILS INVESTIGATION to the Planning and Building Department for all new construction, any grading or pad development. These investigations shall be performed by an APPROVED civil engineer professionally licensed by the State of California to perform these services.

**EXCEPTIONS:**

**Exception A** - For structures that are designed by a California registered Civil Engineer: The Building Official shall be permitted to waive the requirement for a geotechnical investigation where satisfactory data from adjacent areas is available that demonstrates an investigation is not necessary for any of the conditions in 2022 CBC Chapter 18 Sections 1803.5.1 through 1803.5.6 and Sections 1803.5.10 and 1803.5.11. 1. A California licensed engineer (not architect) shall submit findings with justification in writing along with the professional engineer's sealed and signed engineering documentation. Expansion index is the minimum requirement.

**Exception B** - Geotechnical reports shall not be required for:

1. Single story Single-Family Dwellings and Accessory Dwelling Units, wood structures of conventional construction and manufactured homes that are 1200 square feet or less in floor area placed on native level pads, shall have foundations designed to comply with the expansive index
2. Residential additions 600 square feet or less. when new and existing foundation elements are structurally connected with #5 dowels and requires a minimum of 27" deep X 12" wide footings with 2-#5 bars top and bottom.
3. Non-habitable single-story wood-frame and light-steel-frame accessory structures 600 square feet or less.

\* **FOOTNOTES** to the above exceptions **A** and **B** above:

NOTE #1 If the project meets Exceptions A or B, the applicant is still obligated to address any unforeseen soils testing. Expansion index is the minimum requirement.

NOTE #2 If the project is subject to any of the following conditions, Exceptions A or B do not apply:

- a. Located within a known GSA (Geologic Study Area) Land Use Designation.
- b. Located within a known liquefaction area.
- c. Located on a cut/fill, over-excavation re-compacted pad or fill pad.
- d. Located in a flood zone or a high ground water area.
- e. Located in any other hazardous area as determined by the building official.

<http://maps.conservation.ca.gov/cgs/informationwarehouse>