



INFORMATIONAL BULLETIN

Bulletin No.: 220

Page 1 of 1

Effective: 07/01/91

Revised: 06/05/09

Revised: 06/29/09

Revised: 01/04/15


Chief Building Official

SOIL REPORT REQUIREMENTS FOR ADDITIONS TO DETACHED ONE AND TWO FAMILY DWELLINGS

For additions less than 500 square feet, a soil report is not required if:

1. The soil bearing capacity for new foundation design is limited to a maximum of 1,000 pounds per square foot; and
2. The site was previously graded in conformance with City codes and standards and a soil report was originally required; and
3. In the opinion of the Chief Building Official, there are no existing special conditions that would warrant a soil report (proximity to slopes or adjacent property, unfavorable soil conditions, liquefaction potential, etc.).

For additions exceeding 500 square feet, a soil report is not required if:

1. The design and site meet all of conditions 1 through 3, above; and
2. Prior to placement of concrete for the foundation, the foundation excavation is inspected and certified by a registered geotechnical engineer, certified engineering geologist, or a civil engineer experienced in geotechnical engineering. The engineer/engineering geologist must submit a written certification that the observed soil conditions will provide adequate support for the proposed foundation.

All other conditions will require a soil report. When a soil report is required, it shall be signed by a licensed geotechnical engineer, civil engineer, and/or engineering geologist and shall be prepared in accordance with the City of Irvine Grading Manual.

A grading permit is required when an excavation exceeds 50 cubic yards or two feet in vertical depth, not including foundation excavation, or when compacted fill is placed with the intent of supporting structures.