

ENGINEERING & SURVEY SERVICES

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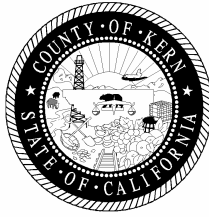
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Building Bulletin 07-01

This is a temporary bulletin and expires no later than July 1, 2008

Subject: Foundation and Soils Investigation
Code: 2007 California Building Code

Date: January 1, 2008
Section: 1802.2

Background:

Section 1802.2 requires a foundation and soils investigation where required by sections 1802.2.1 through 1802.2.7. An exception allows the building official to waive this requirement if data is available from adjacent areas that demonstrates an investigation is not necessary for any of the conditions identified in sections 1802.2.1 through 1802.2.6, but this exception does not include a reference to 1802.2.7.

Section 1802.2.7 requires a foundation and soils investigation where the structure is determined to be in Seismic Design Category D, E, or F. This section identifies several parameters that must be assessed within the investigation, including the peak ground acceleration. An exception permits the peak ground acceleration to be determined based on a conservative assumption as opposed to a site-specific study. However, the remaining parameters must still be assessed within a foundation and soils investigation.

Reason for policy:

Section 1802.2.7 requires a foundation and soils investigation for every structure within Kern County where an existing investigation is not available. The issues of concern identified in 1802.2.7 are not known to exist in many areas of the county, and requiring an investigation for some structures in those areas may be an expense to the applicant that would provide little or no benefit. Appendix Chapter 1, Section 104.1 authorizes the building official to render interpretations and adopt policies and procedures to clarify the application of the code provisions.

Purpose of policy:

It is desirable to clarify the intent of the regulations by better defining when a foundation and soils investigation is required. As such, exceptions are added to section 1802.2.7 as follows:

Exception:

1. A foundation and soils investigation is not required if all of the following conditions are met:
 - a. The structure is determined to be in Seismic Design Category D.
 - b. The structure is considered to be an Occupancy Category I or II structure.
 - c. Basement and/or foundation walls do not retain over 48 inches.
 - d. The structure is one story, wood-frame and does not exceed 4000 square feet in floor area.
 - e. The assumed allowable soil bearing pressure does not exceed 1500 psf.
2. A foundation and soils investigation is not required for a swimming pool accessory to a Group R-3 occupancy when the design lateral soil load is as required for silty sands per Table 1610.1 (active pressure of 45 pcf; at-rest pressure of 60 pcf).
3. A foundation and soils investigation is not required for a retaining wall not exceeding 60 inches in height measured from the top of the footing when the design lateral soil load is as required for silty sands per Table 1610.1 (active pressure of 45 pcf; at-rest pressure of 60 pcf). Backfill shall be level.

GF:gf

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