

POLICY STATEMENT

*El Dorado County Planning and Building Department
Building Division*

Expires 12-31-2028

A policy is based on a code interpretation and is subject to change at any time

GEOTECHNICAL (SOILS) REPORTS

Commercial or Multi-Family-Residential:

All commercial and multi-family-residential building application submittals, including additions, are required to include a geotechnical report, as required by CBC 1803.5. A California registered design professional must prepare this report.

Single Family Dwellings (including Accessory Structures):

Soils reports are required on single family dwelling projects when one or more of the following conditions exist:

- combined cut and fill quantities exceeding 1,000 cubic yards
- depth of fill placement exceeding three feet
- retaining wall construction
- Seismic Design Category C or D where natural slope exceeds 20% (5H:1V)
- Seismic Design Category D where foundation/basement retaining walls retain more than 6 feet
- grading previously done on the site without a permit
- where questionable in-place soils may exist (with an allowable bearing capacity of less than 1,500 psf)

Every project is unique and is reviewed based on the scope of work presented on the submitted plans. There may be additional circumstances where a geotechnical report is requested.

Soil Design Values:

When a proposed structure is to be located on native, undisturbed material, the project engineer may increase the soil-bearing value from 1,500 psf (the default value) to 2,000 psf by making a site investigation and submitting a letter verifying compliance with the current code.

References:

California Building Code section 1803.5
California Residential Code R401.4
ASCE 7 section 11.8
El Dorado County Grading Ordinance
El Dorado County Grading Design Manual