



## CITY OF FOUNTAIN VALLEY

BUILDING DIVISION  
10200 Slater Ave  
Fountain Valley, CA 92708  
714 593-4429

### Soils Report Waiver for Residential Structures (R-3 Occupancies)

#### Waiver Request Instructions:

The responsible design professional (a California State licensed engineer) may request that the Building Division waive the requirement for a geotechnical investigation report based on their observations and professional opinion that the site conditions and proposed construction do not indicate that such a report is necessary.

Refer to the relevant portion of the 2019 California Building Code (CBC) section 1803; in particular: sections 1803.2 through 1803.3. The “Investigated Conditions” that are required to be addressed in a geotechnical investigation report are found in Sections 1803.5.1 through 1803.5.12 of the 2019 CBC.

Answer the questions on page 2 of this form. If the answer to any of the questions in items 2 through 12 in “Yes” then a full soils investigation report will be required per code requirements. **Do not request a waiver.**

If the answer to all of the questions in items 2 through 12 are “No” then the responsible design professional must submit a formal letter requesting that the City of Fountain Valley waive the requirement for a geotechnical investigation report based on their observations and professional opinion that the site conditions and proposed construction methods and materials do not indicate that such a report is warranted.

The responsible design professional must have full confidence that the answers are “No”, as the City of Fountain Valley and the property owner(s) are relying on their observations and conclusions as the basis for the waiver. The potential future liability is placed wholly on the design professional requesting the waiver. In order to complete a timely review, the letter should be submitted at the time of initial building permit application along with your other submittal documents. New foundations for the structure granted a soils report waiver shall comply with the minimum design standards on the Waiver of Soils Report for Residential Structures Design Guide on page 3.

The waiver request formal letter must include the following content:

- This form with the completed questionnaire, signed.
- Date of the letter
- Date of the observations
- Site address
- The owners name and mailing address
- Statement requesting waiving of CBC 1803.2 requirement for a soils investigation
- Classification of the soils per item 1 of this policy (CBC 1803.5.1)
- Site, soils and construction observations and explanations in clear detail pertaining to the “No” answers appropriate to each of the items 2 through 13 of this policy (CBC 1803.5.2 through CBC 1803.5.12)
- Summary statement of the responsible design professional that a full geotechnical investigation is not warranted based on the observed conditions at the site and/or the scope of the proposed construction, based on the 12 criteria items below.
- Stamped and wet-signed by the responsible licensed engineer

**Questionnaire:**

1. **Classification:** (2019 CBC 1803.5.1)  
Provide a classification of the soil materials in accordance with ASTM D 2487. \_\_\_\_\_
2. **Questionable Soils:** (2019 CBC 1803.5.2) Yes No  
Are there soil conditions or evidence with existing structures that indicate soils of questionable bearing capacity?
3. **Expansive Soil:** (2019 CBC 1803.5.3) Yes No  
Are there soils conditions or evidence with existing structures that indicate expansive soils?
4. **Ground Water Table:** (2019 CBC 1803.5.4) Yes No  
Is there evidence of a "high" ground-water table and/or will there be floor levels below grade?
5. **Deep Foundation:** (2019 CBC 1803.5.5) Yes No  
Does the design utilize a pile and pier, or other deep foundation method?
6. **Rock Strata:** (2019 CBC 1803.5.6) Yes No  
Are issues indicated with variations or doubtful characteristics in the subsurface rock strata?
7. **Excavations Near Foundations:** (2019 CBC 1803.5.7) Yes No  
Will there be excavations that will remove lateral support from any foundations?
8. **Compacted Fill Materials:** (2019 CBC 1803.5.8) Yes No  
Will there be shallow foundations bearing on compacted fill more than 12" in depth?
9. **Controlled Low-Strength Material:** (2019 CBC 1803.5.9) Yes No  
Will shallow foundations bear on fill of controlled low-strength material?
10. **Alternate Setback and Clearance:** (2019 CBC 1803.5.10) Yes No  
For slopes of 33% or greater; will the structure be placed on the slope, close to an ascending slope, or close to a descending slope?
11. **Seismic Design Category C Through F:** (2019 CBC 1803.5.11) Yes No  
Do conditions indicate potential hazards of slope instability, liquefaction, differential settlement or surface rupture due to faulting or lateral spreading?
12. **Seismic Design Category D Through F:** (2019 CBC 1803.5.12) Yes No  
Are foundation walls (stem walls with lateral soil loads of more than 12"), basements, or retaining walls proposed?

I have completed the above questionnaire and have submitted the required formal letter:

**Design Professional Signature:** \_\_\_\_\_

**Print Name:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**Company Name:** \_\_\_\_\_

**License#:** \_\_\_\_\_

**Exp. Date:** \_\_\_\_\_



## Waiver of Soils Report for Residential Structures Design Guide

	<b>Residential (R-3 Occupancies only)</b> (Accessory Dwelling Units, Additions, Garages, etc.)
Max. Square Footage	999 sf
Construction Type	Type V
Construction Material	Wood or Light Gauge Steel Framing
Max. Allowable Vertical Soil Bearing (psf)	Design shall be based on CBC Table 1806.2 Material Class 5, and using a maximum 1,500 psf bearing capacity
Lateral Soil Bearing (psf/ft.)	100 psf/ft.
Horizontal Rebar in Footing	#4 Minimum – (2) Top & (2) Bottom
Min. Footing Depth Below Grade**	24"*
Min. Footing Width	12" (1-Story) 15" (2-Story)*
Concrete Stem Wall	4" wide, 8" high
Slab-on-Grade	Min. 4" thick with #4 rebar at 16" on center each way over two-layers of minimum 2" thick coarse sand, rock or gravel, with a minimum 10 mil vapor retarder.*
Concrete	Minimum strength of 2,500 psi and all concrete to be poured monolithically. (When exposed to sulfates, structural concrete should be based on a soluble sulfate exposure severity classification of "Severe" in accordance with ACI-318, Table 4.3.1, and consist of 4,500 psi, water/cement ratio of 0.45, and Type V cement).

\*New foundations and slabs shall be tied into the existing foundations and slabs. Dowels shall be minimum #4 at 24" long epoxied into existing footing with a minimum 6" embedment at 24" on center turned into new 12" x 12" thickened edge is required to connect new work to existing structure.

\*\*At the discretion of the Building Official, a Field Memo attesting the adequacy of the soils underlying the subject site by a California Registered Design Professional (licensed civil engineer, geotechnical engineer or engineering geologist) may be required.

Footnote:

Properties located in a Special Flood Hazard Area (SFHA) as shown on the Flood Insurance Rate Maps (FIRM) issued by the Federal Emergency Management Agency (FEMA) as required by the National Flood Insurance Program (NFIP), shall have a qualified professional shall certify the top elevation of the foundation and the certifying document for the City of Fountain Valley approval prior to starting construction above the foundation.