

**Policy Name:** Soils Report Exemption for New Infill Single-Family Dwellings and Accessory Dwelling Units (ADU)

**Effective Date:** February 6, 2023

**Revised Date:**

**Issue(s):**

Section R401.4 of the 2022 California Residential Code identifies the requirement for soil tests for a detached one-, and two-family dwelling and townhouse. Where the criteria noted on this section is identified, the Chief Building Official shall determine whether to require a soil test by an approved agency. The State of California recently adopted legislation defining the standards local jurisdictions can apply to Accessory Dwelling Units (ADUs) which are considered permanent dwelling units with complete living facilities.

**Policy Criteria:**

This policy will allow the exemption of a soils report for new single-family dwellings and ADUs provided the owner and design professional (California registered design professional or licensed contractor) agree to all of the following:

1. Provide a signed/dated statement on the cover sheet of the construction documents stating there are no known soil conditions on the property, including (but not limited to) expansive and compressive soils, and undocumented fills;
2. The building is of light-frame wood or light-frame steel construction;
3. Note on the construction documents there are no basements on the property;
4. Foundations for new construction will be reinforced with a minimum of one #4 top and one #4 bottom reinforcing bar;
5. Foundation shall be sized per CRC Table R403.1, constructed per CRC Figure R403.1.3 and be founded 12 inches minimum below undisturbed ground surface;
6. Use a maximum allowable soil load-bearing value of 1500 psf per Table R401.4.1; and
7. Foundation stemwalls shall be limited to 30 inches tall, measured from the bottom of the footing.

Exception: This policy and exemption is not to be used in the event of new single family homes being built as part of a new subdivision.

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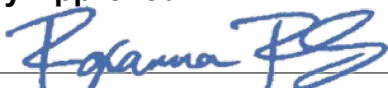
**Policy Author:** Roxanna Recinos-Serna

**Date Submitted:** February 6, 2023

**Brief description of why this policy is needed:** Exempt the requirement for a soils report for a new infill single-family dwelling and ADU when the foundation design meets the above criteria and building code minimum design parameters.

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**Policy Approved:**



Roxanna Recinos-Serna, Chief Building Official

02/21/2023

Date