Reference: 2018 International Residential Code (IRC) R401.4

Scope:

This policy applies to IRC one- and two-family dwellings, IRC townhouses, and IRC accessory buildings, and establishes when soil tests and accompanying geotechnical investigation report are required as part of an application for residential construction permit.

Definition:

**DEEP FOUNDATION:** A deep foundation is one that utilizes foundation elements that do not satisfy the definition of a shallow foundation.

**GEOTECHNICAL INVESTIGATION REPORT:** A report prepared by, or under the direct supervision of a registered design professional, with experience in geotechnical engineering. The report shall document soil tests conducted and include foundation recommendations for the proposed construction at a specific site.

**SHALLOW FOUNDATION:** A shallow foundation is one that utilizes isolated or continuous spread footings, mat foundations, structural slab-on-grade or a similar foundation element.

Policy:

Soil tests shall be conducted, and a geotechnical investigation report submitted with construction documents for IRC one- and two-family dwellings, IRC townhouses, and IRC accessory buildings, when a deep foundation system is used, or when expansive soils or other questionable soil characteristics are present at the project site.