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

A. APPLICABILITY:

1. This policy applies to applications for residential construction permits for IRC one- and two-family dwellings, IRC townhouses, and IRC accessory structures.

B. PURPOSE:

1. To establish when a geotechnical investigation report is required for IRC structures.

2. To outline the timeframe in which a geotechnical investigation report can be accepted for an application for IRC construction permits.

C. DEFINITIONS

1. DEEP FOUNDATION: A foundation that utilizes foundation elements that do not satisfy the definition of a shallow foundation.

2. 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 comply with DBCA Section 401.4.2.

3. HELICAL PIER FOUNDATION: A foundation that utilizes manufactured steel deep foundation elements consisting of a central shaft and one or more helical bearing plates that are installed by rotating the assembly into the ground until a specified torque-based capacity is reached.

4. SHALLOW FOUNDATION: A foundation that utilizes isolated or continuous spread footings, mat foundations, structural slab-on-grade or similar foundation elements.

D. SCOPE

1. A geotechnical investigation report is required for:

   a. Construction of new IRC one- and two-family dwellings, and IRC townhouses.

   b. Any new construction, addition, alteration, or repair of an IRC structure when a deep foundation system is used, except for a helical pier foundation.

   c. Any new construction, addition, alteration, or repair of an IRC structure when required by policy ADMIN 130.2A for excavation, benching or shoring.

   d. All construction when expansive soils or other questionable soil characteristics are likely to be present at the project site.
Current Geotechnical Investigation Report

a. A geotechnical investigation report submitted with a permit application is considered “current” if the date of the report is within two years of the date of submittal.

b. If the report is older than two years but not older than five years, applicants must also submit a letter signed and sealed by the geotechnical engineer of record (or from another engineer in that company) confirming the applicability and recommendations of the original report.

c. Reports older than five years will not be accepted.