CITY & COUNTY OF DENVER COMMUNITY PLANNING & DEVELOPMENT BUILDING PERMIT POLICY		
Subject:	**DRC GEOTECHNICAL INVESTIGATION REPORTS**	
Number: DRC R401.4, DCBC 133.2.2	**Effective Date: January 14, 2026** Replaces policy dated: December 28, 2020	**Page:** 1 of 2

REFERENCE: 2025 Denver Residential Code (DRC) Section R401.4
2025 Denver Commercial Building Code (DCBC) Section 133.2.2

A. SCOPE

This policy applies to applications for residential construction permits complying with the Denver Residential Code for one- and two-family dwellings, townhouses, accessory structures, and excavation permits.

B. PURPOSE

1. To establish when a geotechnical investigation report is required for DRC structures.
2. To outline the timeframe in which a geotechnical investigation report shall be considered current and can be accepted for an application for DRC construction permits.

C. DEFINITIONS

DEEP FOUNDATION: A foundation 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 comply with DRC Section R401.4.

HELICAL PIER (PILE) 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.

PUSH PIER: A steel pipe utilized in foundation repair that is hydraulically driven into competent, load-bearing soil and anchored to a foundation's footing.

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

D. WHEN IS A GEOTECHNICAL INVESTIGATION REPORT REQUIRED?

1. A geotechnical investigation report is required for:

a. New construction of one- and two-family dwellings, townhouses, and conditioned accessory structures.
b. All construction of DRC structures when required by policy ADMIN 130, 131, & DCBC 3307 for excavation, benching, sloping, or shoring.
c. Additions to existing DRC structures when a deep foundation system is used.
d. Alterations or repairs to existing DRC structures when a deep foundation system is used, except for helical pier or push pier repairs.
e. Additions to existing DRC structures built over areas of excavation as determined by the building official.
f. All construction of DRC structures when expansive soils, compressible soils, shifting soils, or other questionable soil characteristics are likely to be present at the project site.

2. A geotechnical investigation report is not required for:

a. Additions, alterations, or repairs to existing DRC structures when a presumptive load-bearing pressure of 1,500 pounds per square foot per Table R401.4.1(1) is assumed for the design of a shallow foundation.

b. Change of occupancy or use of an existing DRC accessory structure where nonliving space is converted into living space, such as a change of use of a detached garage to an accessory dwelling unit.

c. Alterations or repairs to an existing DRC structure utilizing helical pier or push pier elements.

E. GEOTECHNICAL INVESTIGATION REPORT REQUIREMENTS

1. 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.
2. 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.
3. Reports older than five years will not be accepted.
4. The geotechnical report shall identify the project’s scope of work.
5. The geotechnical report shall identify the project’s address.

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