



**City of Tustin Building Division**  
**Soils Report Policy**  
**1 & 2 Family Dwelling Additions**

**Background**

Both the CRC and CBC address requiring a soils report, however, an exception does give some latitude to the Building Official. When pads are initially graded, they are compacted with an additional boundary area beyond the anticipated footprint; however, the entire site is not necessarily compacted. Contact/transition lines between compacted and uncompacted fill which could allow differential settlement and the potential for expansive soils to exist are probably the most notable concerns for residential additions.

**Policy**

A soils report is required for all additions with the following exceptions:

- A. Less than 500 sf additions when NOT in a liquefaction zone
  - 1. Use 1,500 lbs/sf bearing value maximum for design.
  - 2. Use 18" minimum depth footings with 2-#5 rebar top and bottom; applies to SOGs and stem walls.
  - 3. Slabs-on-grade shall be 5" min. with #4 @ 24" o.c. max both ways.
  
- B. Over 500 sf additions but not exceeding 1000 sf when NOT in a liquefaction zone
  - 1. Comply with the design criteria of <500 sf additions.
  - 2. Note on plans that prior to foundation inspection, a registered geotechnical engineer, certified engineering geologist or a civil engineer experienced in geotechnical engineering will do a site observation and provide certification of the foundation for its intended use.
  
- C. The following structures are exempt from requiring a soils report:
  - 1. Detached garages, retaining walls not exceeding 6 ft retention with no surcharges and similar accessory structures.
  - 2. Additional stories of any size when footprint is not increased. If footprint is enlarged, apply the parameters above for additional footprint area. This does not exempt the existing foundation from structural design for increased loads using 1500 lbs/s.f.

### **Discretion**

The plan check engineer may exercise discretion as well based on sound engineering judgement as it relates to the intent of this policy. Examples are:

- A. An addition of over 500 sf that may fill in a courtyard or not project more than 10 ft. beyond the perimeter of the existing foundation may be appropriate to apply the requirements of a less than 500 sf addition.
- B. An addition that may be otherwise exempt from a soils report but, due to slope proximity or site slope, may be appropriate to still require a soils report, or at least an engineer's certification.