SOILS REPORT REQUIREMENTS

PURPOSE
To provide a guideline for requiring a soil investigation report by a licensed geotechnical engineer for construction within the City of Redondo Beach, where sandy soil is prevalent, making it a requirement for projects being submitted for plan review.

POLICY
The following types of projects are required to have a soil report stamped and signed by a licensed geotechnical soil engineer upon submitting plans for plan review.

1. All new residential or commercial construction.
2. Additions with a floor area of 1000 square feet or greater.
3. All second-story additions.

ANALYSIS
• 2022 California Building Code Sections 1803.5.11 and 1803.5.12 require a geotechnical investigation for all structures assigned to Seismic Design Category C, D, E, or F. Reports must include, among other things, an evaluation of the effects of liquefaction and recommended mitigation measures.
• Seismic Hazard Zone Mapping Act stipulates that cities and counties, prior to the approval of a “project” located in a seismic hazard zone, require a geotechnical report defining and delineating any seismic hazard.
• Requiring a soils report for minor projects would create an unreasonable financial hardship for the homeowner.
• Building Officials are permitted to waive requirements for a geotechnical investigation where satisfactory data from adjacent areas is available that demonstrates an investigation is not necessary.
• To mitigate seismic hazards for minor projects, in the absence of a soils report the City will require a soils Special Inspection to verify excavations are extended to the proper depth and have reached proper material in compliance with the 2022 CBC Table 1705.6 report.

APPROVED
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