



# City of Imperial Beach, California

COMMUNITY DEVELOPMENT DEPARTMENT - BUILDING DIVISION

825 Imperial Beach Blvd., Imperial Beach, CA 91932 Tel: (619) 628-1357/0882 Fax: (619) 424-4093

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## REQUEST TO WAIVE GEOTECHNICAL / SOILS REPORTS

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### Geotechnical Reports Required

Due to the presence of expansive, compressible, shifting or other questionable soil characteristics as well as a high ground water table that is likely to be encountered throughout the City of Imperial Beach, a complete geotechnical report will be required for all development projects.

### Waiver Qualifications

In order to alleviate the time and costs associated with obtaining a geotechnical report, one and two story additions attached to an existing single-family or two-family residential structure and one story detached accessory structures (including accessory dwelling units) less than 750 square feet may be eligible for a waiver of this requirement at the discretion of the Building Official (California Residential Code (CRC) R401.4). By foregoing the requirement to provide a geotechnical report, the applicant will be required to incorporate the conditions detailed below into their design.

Please note, if the proposed development falls within or is attached to an existing structure within a Federal Emergency Management Agency (FEMA) designated flood zone, a waiver will not be approved, and a geotechnical report will need to be provided.

### Conditions for Waiver

The waiver will be approved through the plan review process providing the following information is detailed on the plans:

1. A minimum allowable soil bearing pressure of 1,500 PSF has been utilized for the design of the foundation system per Table R401.4.1 of the 2019 CRC.
2. All footings shall be a minimum of 12" wide and 18" below undisturbed natural grade for single story and 15" wide and 24" below undisturbed natural grade for two stories unless deeper footings are required to satisfy structural requirements.
3. Footings shall be reinforced with a minimum of 2 - #4 grade continuous steel rebar top and bottom (Total of 4).
4. Slabs-on-grade shall have a minimum thickness of 4 inches reinforced with #4 bars spaced at intervals not exceeding 18 inches on center each way. Slabs shall have a minimum 4-inch thick base course of coarse sand, rock, or gravel. A minimum 6-mil approved vapor retarder with joints lapped not less than 6 inches shall be placed between the concrete slab and base course.
5. The following note is provided:

"The undersigned acknowledges by their signature below that the presumptive load-bearing value of 1,500 pounds per square foot is allowed for foundation design where the foundations are embedded in non-expansive natural ground. The undersigned understands that if the building inspector observes or suspects that fill materials or expansive soils are present in the building area, a geotechnical report prepared by a registered design professional may be required."

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Engineer/architect/owner  
(print and sign name)

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Date Signed