



City of Walnut Creek
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Issued May 11, 2010

Policy Bulletin No. TB-010

Foundation and Soils Investigations

Section 1802 of the 2007 California Building Code requires a foundation and soils investigation in conformance with Sections 1802.2 through 1802.6. The purpose of this Technical Bulletin is to provide a clear policy on when such foundation and soils investigations are required and when they are optional.

Foundation and soil investigations are required for the following projects:

1. New subdivisions that involve creation of final maps.
2. New or additions to multifamily buildings (containing 3 or more units).
3. New or additions to commercial buildings, except for lightly-loaded accessory structures, as described below.
4. For structures on hillsides with slopes more than 1V:3H.
5. For structures in areas with known expansive or liquefiable soils.
6. Projects that utilize retaining walls.
7. When required by the Alquist-Priolo Earthquake Fault Zoning Act.

Foundation and soils investigations are optional for the following projects (provided they do not meet any of the criteria above):

1. Single family (R-3) occupancy group structures and accessory structures that meet conventional light frame construction provisions of Section 2308 and are constructed with spread footing systems in accordance with the City of Walnut Creek's prescriptive Standard Spread-Footing Guidelines. These guidelines meet Section 1805 Footings and Foundations provisions.
2. Single family (R-3) occupancy group and accessory structures that that meet conventional light frame construction provisions of Section 2308 and are constructed with drilled piers constructed in accordance with the City of Walnut Creek's Standard Pier and Grade Beam Guidelines. These guidelines were established by the Building Division assuming the same equivalent loading for spread footings and utilize the allowable skin friction values specified in Section 1808.2.8.4. They also incorporate the required detailing in Section 1808 and 1810.
3. Single family (R-3) occupancy group and accessory structures for which the foundation is designed by a registered design professional using the presumptive values in Section 1804 for spread footings or Section 1808.2.8.4 for uncased cast-in-place concrete piers and provided that the design professional has visited the site and provides a description of the Class of Materials for use in Table 1804.2.
4. One-story commercial and residential accessory buildings conforming to the conventional light-frame construction provisions of Section 2308 that can be adequately supported on foundations using the presumptive allowable values specified in Section 1804, including Section 1808.2.8.4 for uncased cast-in-place piers, or using either the City of Walnut Creek's prescriptive Standard Spread-Footing Guidelines or Standard Pier and Grade Beam Guidelines.