



**CITY OF HUNTINGTON BEACH**  
**COMMUNITY DEVELOPMENT DEPARTMENT**  
**BUILDING DIVISION**

2000 Main Street  
Huntington Beach, CA 92648  
(714) 536-5241

**SOILS INVESTIGATION REPORT EXEMPTIONS**

**SOILS INVESTIGATION REPORT**

A Geotechnical Investigation/Soils Report, prepared by a California Registered Design Professional, is required for project sites located in areas of potential seismic risk as shown in the Seismic Hazard Zones maps prepared by the California Geological Survey or in the City of Huntington Beach General Plan for all permit applications. R401 (HBMC Sections [A] 107.2.9 and R106.1.8).

**EXEMPTIONS:** A soils report is not required for the following where the “*Alternative Minimum Foundation Construction Requirements*” are met:

1. Light standards where the height is 25 feet or less;
2. Fences, block walls, and monument signs where the height is 8 feet or less;
3. Retaining walls retaining 6 feet or less of level grade and not supporting any surcharge;
4. The following types of buildings or structures:
  - a. Accessory structures to an existing single-family dwelling such as patio covers, carports and detached one-story garage;
  - b. Additions where the area of the new foundation is 750 sf or less (unless when a *Grading Plan* is required).

**ALTERNATIVE MINIMUM FOUNDATION CONSTRUCTION REQUIREMENTS**

1. Design shall be based on CBC Table 1806.2 **Material Class 5**, and using a maximum 1,500 psf bearing capacity and 100 psf passive resistance. When exposed to sulfates, structural concrete should be based on a soluble sulfate exposure severity classification of “*Severe*” in accordance with ACI-318, Table 4.3.1, and consist of 4500 psi, water/cement ratio of 0.45, and Type V cement
2. Depth of foundations shall extend into competent soils and not be less than **24”** below the finish grade.
3. Footings shall have a minimum 2 - #4 grade 40 steel rebar at top and bottom (total of 4).
4. Slab-on-Grade construction shall be minimum 4” thick with #4 grade 40 steel rebar at 16” on center each way over two-layers of minimum 2” thick coarse sand, rock or gravel, with a minimum 10 mil vapor retarder in between the layers.
5. New foundations and slabs shall be tied into the existing foundations and slabs. Dowels shall be minimum #3 bars at 18” on center or #4 bars at 24” on center, shall be installed 6” into the existing concrete, and shall extend a minimum of 24” into the new concrete.
6. At the discretion of the Building official, a **Field Memo** attesting the adequacy of the soils underlying the subject site by a California Registered Design Professional (licensed civil engineer, geotechnical engineer or engineering geologist) may be required.

**NOTE:** This policy is good for the Building Division’s use related to building and structural construction. Soils report related to grading operations or that are required by other City Divisions shall not be subject to this policy.