



CITY OF MILPITAS

Office of Building Safety
455 E. Calaveras Blvd.
Milpitas, CA 95035
408-586-3240
www.milpitas.gov

EXEMPTION OF FOUNDATION AND GEOTECHNICAL INVESTIGATION

Policy:

BDP-BLG06

Effective Date:

7/2/2009

Proposed by:

OC

Last Reviewed/
Revised:

3/7/2023

Reviewed/
Revised by:

JDS

Approved By:

Building Official

CODE REFERENCES:

2022 California Building Code section 1803.2.

ISSUE:

The 2022 California Building Code (CBC) Section 1803.2 defines when a site-specific foundation and soils investigation for building and foundation systems are required. This directive provides the criteria to determine what projects may be exempted from a soil investigation. It also delineates the minimum requirements for the design and construction of the foundation systems.

POLICY:

- A. The following are general criteria to determine when foundation and soils investigations may be exempted.
 1. A site-specific study may be exempted for buildings that are classified in risk Category I per CBC Table 1604.5 (i.e., agricultural facilities, certain temporary facilities, sheds, private detached garages, and pools).
 2. Unless otherwise required by the local jurisdiction, a site-specific study may be exempted for projects meeting the following criteria:
 - a) New single family or duplex residential buildings, other than hillside areas, classified as R-3 occupancy where buildings are no more than two stories in height and have no basement.
 - b) Additions or alterations to single family or duplex residential buildings, other than hillside areas, classified as R-3 occupancy where buildings are no more than two stories in height and have no basement.
- B. When a site-specific foundation and soils investigation is exempted, the building and foundation systems shall comply with the following general guidelines based on their location:
 - The exemption applies only in Non-Geological Hazard Zones:
 - The maximum allowable foundation pressure shall not exceed 1500 psf.
 - The minimum depth of footings shall be 18 inches below the undisturbed ground surface and minimum depth of interior footings shall be 12 inches below ground surface.
 - The new foundation type shall be compatible with the existing foundation (where applicable).
 - The maximum allowable lateral bearing pressure shall not exceed 100 psf./ft.
 - Allowable sliding resistance = 130 psf. x footing soil contact area but not to exceed 0.5 x dead load on footing.
 - Allowable Frictional Resistance for Piers = 250 psf.
 - Specified compressive strength of concrete shall not be less than 2500 psi.
 - Site slope not to be steeper than one unit vertical in six and half unit horizontal (15.4%).

(Note: A site-specific study may still be required by the Chief Building official.)

Exemption from the foundation and soils investigation requirements shall not be deemed to grant authorization for any work to be performed in any manner in violation of the requirements set forth in Chapter 18 of the CBC, including meeting setbacks from ascending or descending slopes per CBC section 1808.7.