

CITY OF MILPITAS

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



Retrofit Foundation using Push Piers (RESIDENTIAL)

1. PERMIT INFORMATION

- A Permit may be issued only to the Building Owner or their Authorized Agent [CRC 105.1].
 - See also [Authorized Agent Sample Letter](#).
 - Where the Contractor is acting as the Owner's Authorized Agent, they must be a State of California Licensed Contractor with the proper license classification.
- If the work is performed by the Building Owner personally or by his/her workers and an inspection indicates the work cannot be completed satisfactorily, then a licensed contractor must perform the work.
- If the Building Owner hires workers, State Law requires the Building Owner to obtain Worker's Compensation Insurance. Proof of this insurance is required prior to permit issuance.
- If the property is regulated by a Homeowners Association, any exterior work must have approval of the Association. It is the property owner's responsibility to obtain this approval.
- An engineered design is required which must identify the push pier system to be used and the associated evaluation report, as well as any supplements used.
- If the evaluation report for the push pier system requires a geotechnical report without exception, then this must be submitted at time of permit application.

2. INSTALLATION REQUIREMENTS

- Push Pier systems are typically governed by an evaluation report, and manufacturer's printed installation instructions. Inspections will be based on these requirements in addition to the approved plans.

3. ADDITIONAL REQUIREMENTS

- Smoke/Carbon Monoxide Alarms and Spark Arrestor Inspection.** In all one- and two-family residences, installation and inspection of required smoke alarms, carbon monoxide alarms, and spark arresters must be completed prior to the final inspection. Refer to the [Smoke Alarm, Carbon Monoxide Alarm, and Spark Arrestor Certificate](#) handout for detailed information.
- Water Conserving Fixture Inspection.** All one- and two- family residences must have replaced all non-compliant plumbing fixtures with water-conserving plumbing fixtures and verification of this is required as a condition of final approval of any permit [CA Civ Code § 1101]. Refer to the [Water Conserving Certificate of Compliance](#) handout for details and exceptions.

4. INSPECTION PROCEDURES

- Push Pier systems require minimum two inspections: Foundation inspection and Final Inspection.
 - Foundation Inspection shall be conducted when all Push Piers have been installed and driven. No backfill is allowed until this inspection is passed. The Installation Log and any other applicable documents will be required at this time (e.g. Special Inspection progress report, Proof Testing report, etc. where applicable)
 - Final Inspection will be conducted once all work has been complete and backfilled. At this time final reports from either the Special Inspection Testing Agency or the Engineer of Record shall be required.

QUESTIONS – If you have any questions regarding your project, please contact the Office of Building Safety at (408) 586-3240 or BuildingPermitCenter@milpitas.gov.