



SUTTER COUNTY

DEVELOPMENT SERVICES DEPARTMENT

Building Inspection
Code Enforcement
Planning

Environmental Health
Fire Services

Engineering
Road Maintenance
Water Resources

SOILS INVESTIGATION REQUIREMENTS

Effective January 1, 2017, the 2016 California Building Code (CBC), and the 2016 California Residential Code (CRC) requires the classification and investigation of the soil to be made by a registered design professional and reviewed by the engineer of record. The design load calculations and documentation pertinent to Earthquake, Flood, Soils and Grading Design shall be provided at the time construction plans are submitted.

EARTHQUAKE LOADS

For new construction, a soils (geotechnical) investigation meeting the requirements of CBC 1613A is required in Seismic Design Category C and D.

Exceptions; A building which entirely qualifies for construction under the prescriptive requirements for "Conventional Light Framed Construction" contained in CBC, Section 2308 or the CRC; additions to a dwelling less than 50% of the existing square footage; detached residential garages and similar structures; non-commercial agricultural buildings; mobile homes; swimming pools; photovoltaic systems and grade level decks.

FLOOD DESIGN LOADS

In Flood Zones- A, AE, AH, AO, AR and Local Flood Hazard Areas; the building pad elevation is required to meet the soils requirements outlined below extending 5 feet beyond the building foundation walls. To determine Flood Zone, contact the Sutter County Flood Plain Administrator at 530-822-7400. Plans, including a grading plan, shall first be submitted to the Floodplain Administrator for review and approval.

FOUNDATION AND SOILS INVESTIGATIONS

Where high water table or expansive soils are determined to exist, soils testing shall be required. The Building Official may consider satisfactory soils data from the adjacent area that demonstrate an investigation is not necessary.

Contact the Building Inspection Division for site specific requirements.

EXCAVATION, GRADING AND FILL

Building Pad 12" or Less

- Where footings bear on compacted fill a compaction test report (equal to 90%) shall be provided having been prepared by an approved agency.

Building pad over 12"

- A grading plan shall be provided.
- A soils investigation report or classification testing may be required.
- Where footings bear on compacted fill material, the compacted fill shall comply with the soils report.
- Special Inspection and Testing per CBC, 1705.6 shall be required.