

	<p>CITY OF LAGUNA BEACH COMMUNITY DEVELOPMENT, BUILDING DIVISION 505 Forest Avenue Laguna Beach, CA 92651 949-497-0715 www.lagunabeachcity.net</p>	2022 CALIFORNIA CODES <small>CODE CYCLE</small>
		1/1/2023 <small>EFFECTIVE DATE</small>
		WHEN IS A GEOTECHNICAL/SOILS REPORT REQUIRED?

INTENT AND PURPOSE

The Laguna Beach Municipal Code requires the preparation of a geotechnical (soils) report prepared by a licensed Geotechnical Engineer, Civil Engineer, or Geologist for most types of new construction, substantial additions to existing structures, subdivisions and most grading operations. The Code authorizes an independent review of these reports by a City consultant. This guide provides a brief overview of this process and describes the minimum geotechnical reporting requirements for property owners, builders, consultants and other interested parties.

When submitting a soils report, two (2) bounded copies are required that are dated within one year of submittal. The submittal of less than two will cause a delay in the review process as reports must then be shared by reviewers.

BACKGROUND

Past geologic calamities such as the Bluebird Canyon, Del Mar and Mystic Lane landslides have focused increasing attention upon the importance of geotechnical considerations in land development. The local terrain contains many potentially severe geological risks related to land sliding, faulting, and mud flows. Consequently, the City adopted independent, or peer review, procedures for geotechnical reports in order to ensure that the recommended reporting guidelines published by the California Geological Survey are observed.

SOILS REPORT REQUIRED

A geotechnical (soils) report is required when any of the following conditions exist:

1. Any new construction (not an addition or alteration of an existing building)
2. Additions to a single-family dwelling with any one of the following conditions:
 - a. Additions with a floor area increase greater than 1,200 sq. ft. or required by the Building Official.
 - b. An addition of a new second or upper floor.
 - c. Addition with a total floor area increase of 50% or greater.
 - d. When the Building Official determines it is required.
3. Retaining walls greater than 5 ft. high measured from the bottom of the footing, or retaining walls supporting any surcharge.
4. Temporary and/or permanent shoring greater than 6 ft. of cut.
5. Sloped lots greater than 1 unit vertical: 2 units horizontal.
6. Any construction (new, additions, and alterations) in the following areas:
 - a. Beach or ocean front properties will also require a “Wave up study”.
 - b. Coastal Bluff top properties.
 - c. Steep hillside.
 - d. Liquefaction zone.
7. Any construction or repair where any type of soil failure(s) or structure failure(s) has occurred.
8. When required by the Building Official.

9. When a non-conventional foundation system is used such as piles, caissons, deepened footings, pre-stressed/post-tensioned slab, etc.
10. New Swimming Pools:
 - a. Ungraded Lots – Swimming pools built on ungraded lots.
 - b. Special construction– Swimming pools built in a flood plain area or on a coastal bluff top.

MONITORING

The Geotechnical Engineer of record or representative may be required to perform daily monitoring for the excavations and shoring systems (if applicable).