

## Soils Report Requirements

### THE FOLLOWING COMMERCIAL PROJECTS REQUIRE A SOILS REPORT:

- 1 All new commercial buildings
- 2 All commercial additions of more than 3,000 square feet.

### THE FOLLOWING RESIDENTIAL PROJECTS (1 AND 2 FAMILY DWELLINGS) REQUIRE A SOILS REPORT:

- 1 All new residential buildings with a footprint of greater than 3,000 square feet or a gross square footage (all levels) of greater than 6,000 square feet.
- 2 Where the existing grade supporting the structure is greater than 20 percent.
- 3 If a building is proposed to be built upon a lot where a previous structure once existed.

In these cases, the propose of a Soils Report is to specify the foundation and site preparation requirements. This does not require a detailed soils investigation and report. A letter from a geotechnical engineer stating the site preparation requirements is sufficient. A Special Inspection by a qualified inspector will be required per IBC 17 04.7 to verify the site was prepared per this geotechnical letter.

If an existing house is removed from a lot in order to building a larger home with a footprint that is entirely outside the footprint of the removed structure and is at the same or lower footing elevation, a soils report will not be required.

### GENERAL REQUIREMENTS:

- 1 Salt Lake City requires lots having 20% or greater grades to have a site-specific soils report conforming to IBC 1802.2.7
- 2 Salt Lake City also requires that soils reports be created or updated within two years from the date the plans are logged-in for review. Prior to submitting the report, ensure that all construction documents accurately represent the requirements set forth by the soils report.

- 3 The structure general notes sheet should reference the soils report stating the name of the company performing the investigation, the report / job number as well as the date of the report.

- 4 Miscellaneous:

Frost Depth: 30 inches.

Site Class shall be site specific.

Projects not requiring a soils report, Site Class 'D' can be assumed.

Allowable Bearing Pressures:

Foundation pressure: 1,500 psf

Lateral pressure: 100 psf

For project located within geologic hazard special study areas, as designated by Salt Lake County, a site-specific geologic hazard study and report must be performed and submitted to the City for review. To see geologic hazard maps and to learn more, visit Salt Lake County's geologic hazards website: [pwpds.slco.org/zoning/html/geologicHazards.html](http://pwpds.slco.org/zoning/html/geologicHazards.html)