



BUILDING SAFETY DEPARTMENT

POLICY

PB-21

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Date: July 1, 2019

Geotechnical Engineering Report

Section R401.4 of the YCABC Ordinance 2019-2 adopting the 2018 IRC states “*Due to the diversity of soils and Geomorphology in Yavapai County that include, but are not limited to: expansive soils, compressible soils, undocumented fill soils, weak soils, and/ or other questionable soil characteristics are likely to be present, a Geotechnical Engineering Report **WILL BE** required.*” “*The report shall be accomplished by a licensed professional soil engineer familiar with the local soil conditions and site characteristics. The report shall be prepared in accordance with local prevailing and accepted soil engineering practices.*” **Reference Section 1803 of the 2018 IBC for minimum standards and requirements.**

It shall be the responsibility of the **PROPERTY OWNER** to provide a Geotechnical Engineering Report at the time of permit application for all habitable structures.

Habitable structures:

- Single family residences, habitable additions greater than 400 square feet to existing single family residences, guest houses, and all livable accessory structures.

Exceptions:

- Covered patios, decks (covered or open), and additions to habitable structures under 400 square feet. The Building Inspector and/or the Chief Building Official (CBO) can waive this exemption if the site conditions warrant recommendations from a Geotechnical Engineer.

Existing Reports:

- If an existing Geotechnical Engineering Report exists for a property, it is the responsibility of the **PROPERTY OWNER** to contact that engineer/engineering company to insure the report includes all proposed structures.

AREAS WITH YAVAPAI COUNTY ARE LIKELY TO HAVE EXPANSIVE, COMPRESSIBLE, SHIFTING OR OTHER UNKNOWN SOIL CONDITIONS. THE BUILDING OFFICAL MAY REQUIRE A SOIL TEST TO DETERMINE THE SOIL’S CHARACTERISTICS AT A PARTICULAR LOCATION.