



City of Colton
Development Services Department
Building and Safety Division
659 N. La Cadena Dr.
909-370-5079
www.coltonca.gov

7:30 a.m. to 5:00 p.m. Monday - Thursday

Soils Report Waiver for Residential Structures (R-3 Occupancies)

The Designer of Record in responsible charge of the project may request that the Building and Safety Division waive the requirement for a soils investigation (report) based on their observations and professional opinion that the site conditions and the proposed construction do not indicate that such a report is necessary **and** the design adheres to the standards as outlined in the Waiver of Soils Report for Minor Structures Design Guide on Page 3.

To apply for the waiver, complete the form below: If the answer to **any** of the questions is “Yes” then a full Soils Investigation (Report) is required. **Do not complete and request a waiver.** Additionally, any project located within the limits of the Hillside Building Area as designated by the City Engineer will require a full soils, geology report and grading plans regardless of the footprint size. **Do not complete and request a waiver.**

Only if the answer to **all** questions are “No”, then a request may be submitted for review and approval. The Designer of Record must have full confidence that the answers are all “No” as the City of Colton and the property owner(s) are relying on their observations and conclusions as the basis for the waiver. The potential future liability rests solely on the Designer of Record. In order to provide a timely project review, please ensure that the completed waiver is submitted with the plans and that the project meets the minimum design standards on the Waiver of Soils Report for Minor Structures Design Guide.

Property Address: _____

- | | | |
|---|--------------------------|--------------------------|
| 1. Questionable Soil: (2025 CBC 1803.5.2) | Yes | No |
| Are there soil conditions or evidence with existing structures that indicate soils of questionable bearing capacity? | ☐ | ☐ |
| 2. Expansive Soil: (2025 CBC 1803.5.3) | Yes | No |
| Are there soil conditions or evidence with existing structures that indicate expansive soils? | ☐ | ☐ |
| 3. Excavations Near Foundations: (2025 CBC 1803.5.7) | Yes | No |
| Will there be excavations that will remove lateral support from any foundations? | ☐ | ☐ |
| 4. Seismic Design Category C Through F: (2025 CBC 1803.5.11) | Yes | No |
| Do conditions indicate potential hazards of slope instability, liquefaction, differential settlement or surface rupture due to faulting or lateral spreading? | ☐ | ☐ |
| 5. Seismic Design Category D Through F: (2025 CBC 1803.5.12) | Yes | No |
| Are foundation walls (stem walls with lateral soil loads of more than 12”), basement level(s), or retaining walls (more than 6’-0” in height) proposed? | ☐ | ☐ |

I have completed the above questionnaire and believe that the above questions are answered correctly (See signed Waiver of Precise Grading Plan and Soils Report Requirements for Structures with Building Footprint of 1,200sf or less):

Architect/Engineer of Record

License #

Date

Waiver of Precise Grading Plan and Soils Report Requirements for Residential Structures (R-3 Occupancies) with Building Footprint of 1,200 S.F. or Less

This letter is intended to notify the City of Colton that I/we are requesting a waiver from the standard requirements for a precise grading plan and soils report for our project that I/we intend to construct at the location indicated below. In doing so, I/we accept that design of the structure must adhere to the minimum prescriptive design requirements set forth in the City's current Minimum Structural Requirements to Waive a Soils Report. I/we understand that these minimum requirements may be conservative due to the uncertainties that come without having a site-specific soils investigation and report.

In addition, I/we accept that design of the site drainage patterns must adhere to the minimum prescriptive design requirements set forth in the City's current Grading Design Manual and County of San Bernadino Drainage Design Manual. I/we understand that I/we can pay for and obtain a site-specific precise grading plan for the project but are knowingly choosing to not prepare one and take full liability.

In requesting this waiver, we agree to indemnify and hold harmless the City of Colton from any liability and claim for damages due to our execution of this waiver.

Agreed this _____ day of _____, 20_.

Owner Signature(s)

Owner Printed Name(s)

Address of Proposed Project

Additional Notes:

1. A drainage plan shall be a part of the submittal to be reviewed and approved by the Public Works Department. Proper drainage shall be inspected and verified by the city Building Inspector at the time of footing inspection. Drainage pattern to be shown on the architectural site plan.
2. Any structure with a footprint greater than 1,200 sq. ft. will require a Grading Plan and Grading Permit.
3. Any project located within the limits of the Hillside Building Area as designated by the City Engineer will require a full soils, geology report and grading plans regardless of the footprint size.



WAIVER OF SOILS REPORT FOR MINOR RESIDENTIAL STRUCTURES DESIGN GUIDE

	RESIDENTIAL (R-3 Occupancies only) (Accessory Dwelling Units, Room Additions, Garages, etc.)	
	Roof (1-Story)	Roof (2-Story)
MAX SQUARE FOOTAGE	1,200 sf	1,200 sf total
CONSTRUCTION TYPE	Type V	Type V
CONSTRUCTION MATERIAL	Wood or Light Gauge Steel Framing	Wood or Light Gauge Steel Framing
HEIGHT LIMIT	1-Story	2-Story
MAX. ALLOWABLE: VERTICAL SOIL BEARING (psf)	1500psf	1500psf
LATERAL SOIL BEARING (psf/ft)	100psf/ft	100psf/ft
HORIZONTAL REBAR IN FOOTING	#5 Minimum - (2) Top & (2) Bottom	#5 Minimum - (2) Top & (2) Bottom
MIN. FOOTING DEPTH BELOW GRADE**	24"	24"
MIN. FOOTING WIDTH**	12"	15"
CONCRETE STEM WALL**	4" wide, 8" high	4" wide, 8" high
SLAB** UNDERLAYMENT: 1" SAND OVER 15 - MIL VISQUEEN OVER 4" GRAVEL	6" Thick with #4 rebar 16" O.C. each way	6" Thick with #4 rebar 16" O.C. each way
IF IN A LIQUEFACTION, OR SEISMIC HAZARD ZONE	Geotechnical Investigation may be required. (Contact Public Works – Development Services)	Geotechnical Investigation may be required. (Contact Public Works – Development Services)

*For single or two-story slab to slab additions, a 12" x 12" thickened slab edge with 24" long #4 dowels epoxied into existing footing with a minimum 6" embedment at 24" O.C. turned into new thickened edge is required to connect new work to existing structure. Perimeter wall footings of addition to be as indicated above based on height.

**Concrete to be a minimum strength of 3,000 PSI and all concrete to be poured monolithically. In accordance with Chapter 17 of the current California Building Code, Deputy Inspection will be required for concrete in excess of 2,500psi.

FOOTNOTES:

1. Line & Grade will be required before footing inspection for all new structures.
2. Drainage Plan showing general drainage pattern to be part of building plans/submittal. This will be reviewed by Public Works and verified in the field by the Building Inspector at footing inspection.
3. Any structure with footprint greater than 1,200 sq. ft. will require Grading Plans and a Grading Permit from Public Works. Please contact Public Works Department at (909)-370-5065.
4. Any area as determined by the Building Official and/or Public Works to be i.e. hillside, floodplain or landslide will require a soils report.