

Geotechnical Investigation Reports Based on local Geological Hazards			
Scope of Work	Existing SDMC 145.1803 (b)	Proposed in SDMC SDMC 145.1803 (b)	Comment
New Construction	(1) The Building Official may waive the requirement for a geotechnical investigation where satisfactory data from adjacent areas is available that demonstrates an investigation is not necessary for any of the conditions in California Building Code Sections 1803.5.1 through 1803.5.6 and Sections 1803.5.10 and 1803.5.11.	(1) The Building Official may waive the requirement for a geotechnical investigation where satisfactory data from adjacent areas is available that demonstrates an investigation is not necessary for any of the conditions in California Building Code Sections 1803.5.1 through 1803.5.6 and Sections 1803.5.10 and 1803.5.11.	No Change
		(3) The Building Official may waive the requirement for a geotechnical investigation for residential buildings not located within the Alquist-Priolo Earthquake Fault Zone (Geologic Hazard Category 11), Geologic Hazard Categories 21 or 31, where all the following conditions are met: (A) The dwelling complies with the California Residential Code or complies with the California Building Code and is classified as a Group R-3 occupancy. (B) The dwelling is not more than 3 stories in height, or not more than two stories in height plus one story below grade plane story (basement). (C) The dwelling is not a part of a development with four or more dwellings.	New based on the approach taken by LADBS P/BC 2023-044
	(5) The Building Official may waive the requirement for a geotechnical investigation for structures assigned to occupancy Group U, or any other structure of a similar nature.	(5) The Building Official may waive the requirement for a geotechnical investigation for structures assigned to occupancy Group U, including swimming pools and spas with a depth of less than 6 feet, and decks or any other structure of a similar nature.	Added clarification similar to LADBS to specifically include swimming pools and spas in the exception that are less than 6 ft in depth.
		(6) The Building Official may waive the requirement for a geotechnical investigation for commercial non-residential buildings and structures used for human occupancy and located within the Alquist-Priolo Earthquake Fault Zone when specifically exempted in accordance with Section 2621.7 California Public Resource Code.	New based on the approach taken by LADBS P/BC 2023-044 and the AP act.
Non-structural alterations	4) The Building Official may waive the requirement for a geotechnical investigation for remodels and non-structural tenant improvements to existing structures.	(4) The Building Official may waive the requirement for a geotechnical investigation for remodels and non-structural tenant improvements to existing structures where there is no increase in the Risk Category.	A change of occupancy is an alteration and can be a part of a TI
Change of Occupancy	145.1803 (a) (1) 1803.2.1. A geotechnical investigation shall be conducted when required by Section 1803.2 of the California Building Code, Section 145.1803(d) of the San Diego Municipal Code, or the Building Official for all new structures, additions to existing structures not exempted by San Diego Municipal Code Section 145.1803(b), or whenever the occupancy classification of a building changes to a higher Risk Category pursuant to Table 1604.5 of the California Building Code as a result of the proposed work.	(1) 1803.2.1. A geotechnical investigation shall be conducted when required by Section 1803.2 of the California Building Code, and Section 145.1803(d) of the San Diego Municipal Code, or the Building Official for all new structures, additions to existing structures not exempted by San Diego Municipal Code Section 145.1803(b), or whenever the occupancy classification of a building changes to a higher Risk Category pursuant to Table 1604.5 of the California Building Code as a result of the proposed work.	Editorially revised to remove abbreviation SDMC and spell it out.
Additions	(3) The Building Official may waive the requirement for a geotechnical investigation for additions where the total floor area of all additions to the same structure is less than 500 square feet of floor area in any 12-month period.	(2) The Building Official may waive the requirement for a geotechnical investigation for additions-and/or alterations to existing residential and non-residential buildings when all of the following conditions are met: (A) The site is not located within Geologic Hazard Category 21, as specified in Table 145.1803 of the San Diego Municipal Code. (B) For non-residential buildings, the site is not located within Geologic Hazard Categories 11, 12, 13, or 31, and the existing building's foundation has not been specifically designed for any earthquake-induced ground failure. (C) The total value of the work is less than 50 percent of the replacement value of the existing building. (D) The added floor area is less than 50 percent of the floor area of the existing building.	Exception for additions updated based on the approach taken by LADBS P/BC 2023-044. The existing requirement was developed in 1982 when small 500 sq ft additions were common to add a bed room, family room, walk in closet and to enlarge a bathroom. The City of San Diego has grown and matured and the project mix has changed significantly resulting in disproportionality in the cost of construction relative to the cost of investigations in residential projects where known fault hazards may not exist and are not known to exist. Additionally a proportional size and proportional increase in building value is a better metric to address disproportionality.

Geologic Hazard Description

Fault Zones

- 11** Active, Alquist-Priolo Earthquake Fault Zone
- 12** Potentially Active, inactive, presumed inactive or activity unknown
- 13** Downtown Special Study Zone

Landslides

- 21** Confirmed, known, or highly suspected
- 22** Possible or conjectured Slide-Prone Formations
- 23** Friars: neutral or favorable geologic structure
- 24** Friars: unfavorable geologic structure
- 25** Ardash: neutral or favorable geologic structure.
- 26** Ardash: unfavorable geologic structure
- 27** Otay, Sweetwater, and others Liquefaction

Liquefaction

- 31** High Potential -- shallow groundwater major drainages, hydraulic fills
- 32** Low Potential – fluctuating groundwater minor drainage

Coastal Bluffs

- 41** Generally unstable Numerous landslides, high steep bluffs, severe erosion, unfavorable geologic
- 42** Generally unstable Unfavorable bedding plains, high erosion
- 43** Generally unstable Unfavorable jointing, local high erosion
- 44** Moderately stable table formations Mostly stable formations, local high erosion
- 45** Moderately stable, some minor landslides, minor erosion
- 46** Moderately stable Some unfavorable geologic structure, minor or no erosion
- 47** Generally stable Favorable geologic structure, minor or no erosion, no landslides
- 48** Generally stable Broad beach areas, developed harbor

Other Terrain

- 51** Level mesas -- underlain by terrace deposits and bedrock nominal risk
- 52** Other level areas, gently sloping to steep terrain, favorable geologic structure, Low risk
- 53** Level or sloping terrain, unfavorable geologic structure, Low to moderate risk
- 54** Steeply sloping terrain, unfavorable or fault controlled geologic structure, Moderate
- 55** Modified terrain (graded sites), Nominal Risk