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(3)

SOILS REPORT APPROVAL LETTER

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SOILS FILE - 2
LIQ

June 5, 2006

5-07-065

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CURRENT REFERENCE REPORT/LETTER(S)	REPORT NO.	DATE(S) OF DOCUMENT	PREPARED BY
Soils Report	GH12732-S	3/16/2006	Grover Hollingsworth
Oversized Documents	"	"	"

The Grading Division of the Department of Building and Safety has reviewed the referenced report for the proposed construction of a 3-story addition to an existing 1-story commercial building. The report recommends supporting the proposed structures on deepened spread footings founded in natural alluvial soils. According to the report, the subsurface materials consist of about 1 feet of fill over 2 feet of residual soils and alluvial natural soils of gravelly silty clayey sand, sandy clayey silt, and sandy clay. Temporary excavations by open cuts and slot cuts are proposed.

The site is located within the Liquefaction Hazard Zone as mapped by the State of California. The liquefaction study included as a part of the report demonstrates that the site soils are subject to liquefaction. The earthquake induced total settlement is calculated to be up to 0.96 inch and differential settlement is estimated to be up to 0.5 inch. The consultant has determined that the new conventional spread foundations will perform adequately in the event that liquefaction does occur. However, the report recommends a static differential settlement of 0.25 inch for new foundations, or 0.5 inch for partial underpinning. The Department does not approve combined (static and seismic) differential settlements exceeding 0.75 inch for spread footings. Therefore, partial underpinning of the existing building is not included as a part of this approval.

The reports are acceptable, provided the following conditions are complied with during site development:

(Numbers in parentheses refer to applicable sections of the 2002 Building Code, or the Information Bulletin Number. The Information Bulletins can be accessed on the internet at LADBS.ORG.)

1. Partial underpinned of the existing building for support of additional loads is not included as a part of this approval.

2. The soil engineer shall attest to the adequacy of the existing footings in supporting additional loads, and the structural engineer shall verify the adequacy of the existing footings for underpinning.

3. The soil engineer shall review and approve the detailed plans prior to issuance of any permits. This approval shall be by signature on the plans which clearly indicates that the soil engineer has reviewed the plans prepared by the design engineer and that the plans include the recommendations contained in the report.

4. All the recommendations of the report, which are in addition to or more restrictive than the conditions contained herein shall be incorporated into the plans.

5. Whenever the principal building on a site is added to, altered or repaired in excess of 50 percent of its replacement value, the entire site shall be brought up to the current Code standard. (7005.9)

6. Vertical and lateral supports of the existing footings shall be maintained at all time during the proposed temporary excavations.

7. All footings shall be founded in competent native soils, as recommended.

8. The LABC Soil Type underlying the site is Sd. The minimum horizontal distances to known seismic sources shall conform to the Maps of Known Active Fault Near Source Zones published by ICBO. (Table 16 A-J)

9. Existing uncertified fill shall not be used for support of footings, concrete slabs or new fill.

10. The building design shall incorporate provisions for anticipated differential settlements of 0.25 inch due to static load and 0.5 inch due to seismic loads, as recommended in the report.

11. A grading permit shall be obtained.

12. All man-made fill shall be compacted to a minimum 90 percent of the maximum dry density of the fill material per the latest version of ASTM D 1557; Where cohesionless soil having less than 15 percent finer than 0.005 millimeters is used for fill, it shall be compacted to a minimum of 95 percent relative compaction based on maximum dry density.

13. Grading shall be scheduled for completion prior to the start of the rainy season, or detailed temporary erosion control plans shall be filed in a manner satisfactory to the Department and the Department of Public Works, for any grading work in excess of 200 cu yd.

14. All roof and pad drainage shall be conducted to the street in an acceptable manner. (7013.10)

15. The applicant is advised that the approval of this report does not waive the requirements for excavations contained in the State Construction Safety Orders enforced by the State Division of Industrial Safety.

16. A supplemental report shall be submitted to the Grading Section containing recommendations for shoring, underpinning, and sequence of construction in the event that any excavation would remove lateral support to the public way or adjacent structures.

17. Unsurcharged temporary excavations may be cut vertically up to a height of 4 feet. Portions of the excavation above this height shall be trimmed to a gradient no steeper than 1:1, as recommended in the report.

18. Slot cuts used in the temporary excavations shall be the A-B-C method, with each slot not exceeding 8 feet wide and 5 feet high as recommended. The soils engineer shall verify the surcharge load not to exceed as calculated in the report, and shall determine a minimum clearance between the edge of the proposed excavations and the existing structural foundations.

19. Slot cutting excavations shall be performed under the inspection and approval of the soils engineer and deputy grading inspector.

20. Prior to the placing of compacted fill, a representative of the soils engineer shall inspect and approve the bottom excavations. He shall post a notice on the job site for the City Grading Inspector and the Contractor stating that the soil inspected meets the conditions of the report, but that no fill shall be placed until the LADBS Grading Inspector has also inspected and approved the bottom excavations. A written certification to this effect shall be included in the final compaction report filed with the grading Division of the Department. All fill shall be placed under the inspection and approval of the soils engineer. A compaction report together with the approved soil report and Department approval letter shall be submitted to the Grading Division of the Department upon completion of the compaction. An engineer's certificate of compliance shall include the grading permit number and the legal descriptions as described in the permit. (7011.3)

21. Prior to the pouring of concrete, a representative of the soil engineer shall inspect and approve the footing excavations. A notice shall be posted on the job site for the City Building Inspector and the Contractor stating that the work so inspected meets the conditions of the report, but that no concrete shall be poured until the City Building Inspector has also inspected and approved the footing excavations. A written certification to this effect shall be filed with the Department upon completion of the work.

22. The soil engineer shall inspect all excavations to determine that conditions anticipated in the report have been encountered and to provide recommendations for the correction of hazards found during construction.

23. Prior to excavation, an initial inspection shall be called at which time protection fences and dust and traffic control will be scheduled.

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cc: Grover Hollingsworth
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