



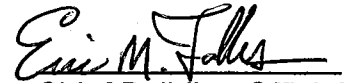
INFORMATIONAL BULLETIN

Bulletin No.: 253

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Chief Building Official

BUILDING CONSTRUCTION NOT REQUIRING A GRADING PERMIT

A grading permit is not required for a single-story building less than 500 square feet in size, if:

1. The site was previously graded in conformance with City codes and standards and a soils report was required.
2. The proposed earthwork is less than the thresholds established in the City of Irvine Grading Regulations.
3. The building construction is not supported by new compacted fill. The placement of any compacted fill intended to support a structure will require a grading permit regardless of structure size or quantity of earthwork.
4. In the opinion of the Chief Building Official, there are no existing special conditions that warrant a grading permit (proximity to slopes or adjacent property, drainage conditions, unfavorable soil conditions, liquefaction potential, etc.).

Where a grading permit is not required, the following shall be included in the building permit submittal:

1. A soil report from a licensed professional engineer qualified in geotechnical engineering, which shall report a minimum, the suitability of the bearing soils, bearing capacities, geotechnical constraints, and impact to surrounding properties. Refer to Bulletin # 220 for soil report requirements for additions.
2. Building plans shall show the requirement for use of sulfate resistant concrete only for concrete in contact with soil.
3. Building and/or site plans shall demonstrate compliance with the City of Irvine Grading Manual with regard to surface drainage pattern and disposal.