



# County of Santa Barbara Planning and Development

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<b>SUBJECT:</b> Removal & Re-compaction grading permit exemption	<b>DATE:</b> 08/03/2012
<b>BULLETIN NO.</b> BC-2012-001	<b>EFFECTIVE THE ABOVE DATE, ALL PREVIOUS POLICIES ON THIS SUBJECT ARE SUPERSEDED</b>
<b>FROM: MASSOUD ABOLHODA, BUILDING OFFICIAL</b>	

(This Bulletin rescinds GB 1-04 Grading Permit Exemption dated January 16, 2004)

**Background:** The purpose of this policy is to clarify and modify an earlier policy regarding the over-excavation and re-compaction of soil associated with foundation construction. Chapter 14, Section 14-6(a) of the Santa Barbara County Code, exempts grading that is less than 50 cubic yards and less than 36 inches of cut. In the past, for a single family home project on slopes less than 5%, the volume of soil that needed to be removed and re-compacted to comply with soil reports requirements was not included in the 50 cubic yard exemptions threshold provided the depth of soil removal was 36 inches or less and the existing grade was not changed. All additional site grading exceeding 50 cubic yards needs to be permitted.

The purpose of this policy is to extend the same exemption to all single lot projects, (residential, commercial, other non-residential, etc.) providing they meet the requirements listed below. Additionally, as with the previous policy, this exemption does not apply to tracts or multi-lot development.

**Policy:** When required by the soils report, over-excavation and re-compaction of soil in preparation for the building foundation is exempted from a grading permit when the soil volume exceeds 50 cubic yards; provided the following limitations and conditions exist:

1. The total depth of re-compaction, including in-place scarification, is 36" or less from existing grade;
2. The slope of existing grade is 5% or less;
3. The elevation of the building pad area is not raised or lowered;
4. All storm water and pollution control measures are properly shown and documented on the plans and required permits are secured, i.e. erosion control permit;
5. The removal of soil must be limited to a maximum of 5 feet beyond the exterior foot print of the building.
6. The Building inspector receives proof of compaction tests and approval from the soils engineer of record prior to foundation approval (soils technicians are not allowed to provide this approval. It must come in writing, wet signed by the soils engineer of record) ;
7. The grading inspector has performed a site visit and concluded that the grading and re-compaction as proposed meet the policy exemption; and
8. Site is not deemed as archeologically, biologically or environmentally sensitive.

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