

CITY & COUNTY OF DENVER DEVELOPMENT SERVICES BUILDING PERMIT POLICY		
Subject: IRC Geotechnical Investigation Reports		
Approved: Scott Prisco, AIA, Building Official		Drafted By: D. Corman
Number: IRC R401.4	Issued Date: July 30, 2020 Revised: December 28, 2020	Page 1 of 2

REFERENCE: 2018 International Residential Code (IRC) R401.4

A. APPLICABILITY:

1. This policy applies to applications for residential construction permits for IRC one- and two-family dwellings, IRC townhouses, and IRC accessory structures.

B. PURPOSE:

1. To establish when a geotechnical investigation report is required for IRC structures.
2. To outline the timeframe in which a geotechnical investigation report can be accepted for an application for IRC construction permits.

C. DEFINITIONS

1. **DEEP FOUNDATION:** A foundation that utilizes foundation elements that do not satisfy the definition of a *shallow foundation*.
2. **GEOTECHNICAL INVESTIGATION REPORT:** A report prepared by, or under the direct supervision of, a registered design professional with experience in geotechnical engineering. The report shall comply with DBCA Section 401.4.2.
3. **HELICAL PIER FOUNDATION:** A foundation that utilizes manufactured steel deep foundation elements consisting of a central shaft and one or more helical bearing plates that are installed by rotating the assembly into the ground until a specified torque-based capacity is reached.
4. **SHALLOW FOUNDATION:** A foundation that utilizes isolated or continuous spread footings, mat foundations, structural slab-on-grade or similar foundation elements.

D. SCOPE

1. A geotechnical investigation report is required for:

- a. Construction of new IRC one- and two-family dwellings, and IRC townhouses.
- b. Any new construction, addition, alteration, or repair of an IRC structure when a *deep foundation* system is used, except for a *helical pier foundation*.
- c. Any new construction, addition, alteration, or repair of an IRC structure when required by policy ADMIN 130.2A for excavation, benching or shoring.
- d. All construction when *expansive soils* or other questionable soil characteristics are likely to be present at the project site.

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Current Geotechnical Investigation Report

- a. A geotechnical investigation report submitted with a permit application is considered “current” if the date of the report is within two years of the date of submittal.
- b. If the report is older than two years but not older than five years, applicants must also submit a letter signed and sealed by the geotechnical engineer of record (or from another engineer in that company) confirming the applicability and recommendations of the original report.
- c. Reports older than five years will not be accepted.

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