



Soils Investigation and Reports Single Family Residential Only

Gilbert's soils have expansive and/or compressive characteristics. The adopted International Building Code (section 1803.1) and the adopted International Residential Code (section R401.1) require that these be addressed in the building's design.

They may be addressed by doing one of the following:

1. Request a copy of the Soils Report for your subdivision from the Town by submitting a public record request available at the Development Services counter or online at www.gilbertaz.gov (use search option for the records request form). If the Soils Report is available, use it in the design of your foundation and the construction of your pad. A Pad Certification will be required unless specifically stated that it is not required in the soils report.
2. Have a Soils Report done for your property and use it in the design of your foundation and the construction of your pad. A Pad Certification will be required unless specifically stated "not required" in the soils report.
3. Have a Registered Arizona Engineer determine if the proposed foundation design is applicable for the type of soil found at the proposed construction site. If constructing a pad or using compacted fill, the Design Professional shall determine the requirements for the site. A Pad Certification would then be required for the site.
4. Provide signed waiver: For additions, remodels, and detached accessory structures, a homeowner may opt out of all soil test requirements by signing applicable waiver.

Exception: The following structures do not require a Soils Report, Pad Certification, or Waiver if the bottom of the proposed footings is at least 24" below existing undisturbed ground surface and designed per code requirements.

- Accessory structures or additions of light frame construction, with an area of 600 square feet or less, with an eave height of 10' or less.
- Patio covers
- Decks
- Ramadas, Gazebos, and similar open-air type structures.