

Policy for Foundation Repair and Replacement of Residential Property

Repair & replacement of existing foundations & slabs may be limited to the area of proposed new construction providing the following conditions are met:

1. The proposed repair and/or replacement of the existing foundation and/or slab is predicated on soil report prepared by a California Licensed Civil, Structural, Soil Engineer or Geotechnical Engineer containing the following information:
 - a. Present condition of distress of footings, slab and existing structure;
 - b. Determination of the reasons for the distress of footings and slab;
 - c. Recommendations for the permanent repair of the slabs and footings, including recommendations for disposal of surface drainage.
2. The foundation and/or slab repair may be limited to a designated area of the residence.
3. All aspects of the new construction regarding foundations and slabs shall meet or exceed the requirements contained in section 8-1.17 of the Thousand Oaks Municipal Code.
4. The foundation and/or slab repair need not address the overall foundation and/or slab distress when the overall cost of the permanent repair and upgrade of the complete foundation and/or slab repair causes an unbearable hardship due to the economic conditions.

The following items must be submitted for the review and approval before a permit is issued for foundation repair:

1. A plan of the foundation and /or slab replacement or repair showing:
 - a. The building footprint, proposed slab thickness and reinforcement, sub-base saturation, footing to slab dowels, footing depth, width and reinforcement, impervious membrane, continuous footings and 6" minimum separation to grade from top of slab;
 - b. A plan showing surface drainage around the building;
 - c. Note on plan: "Deputy inspection is required on concrete work including slab and footings on grade."
 - d. Note on plan: "The Engineer shall observe the repair work and submit written approval of footing excavations and saturation to the City prior to City footing inspection".
 - e. These plans shall be signed by the Engineer to assure they are in conformance with the recommendations in the soil report.

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2. a. Engineering calculations, as necessary, to justify the design of items such as grade beams and caissons may also be necessary. If engineering is necessary, the plans showing structural elements need to be signed and sealed by the person who prepared the calculations.
- b. Before the building permit can be issued, the project needs to be reviewed by Building Official or his/her designated representative.

