



## **SHRINK/SWELL SOILS POLICY**

Expansive content clay soils are known to exist in many areas of Culpeper County. This classification is given to soils which exhibit a potential for shrinking and swelling. Soils of this type have a low suitability classification for building sites, basements, foundations and roads. Many areas in Culpeper County will require additional design for foundation walls, height of backfill, waterproofing, drainage, and type of backfill material.

It is imperative for permit holders to identify the soil type(s) at their proposed building site before developing foundation system plans for any proposed building(s). This can be accomplished by a soil engineer performing a soil investigation in accordance with Section 1803 of the Virginia Construction Code or by viewing the Culpeper County Shrink-Swell Soils map on the Building Department home page or on display in our office lobby located at 302 North Main Street.

Building footings, foundation walls and concrete slabs placed in areas where medium and high expansive soils exist, as defined in Section 1803.5 of the Virginia Construction Code, require special design considerations.

Authorized Persons to Perform Soil Test: Soil tests may be performed in Culpeper County by any accredited professional, who is licensed and qualified to perform said testing in accordance with the laws, rules, and regulations of the State of Virginia governing their profession.

### Soil Test/Report Requirements:

Required soil testing must be site specific and the testing report submitted to the Building Official prior to the issuance of the Building Permit or as authorized by the Building Official.

The report shall contain sufficient information to allow adequate review of the logic and assumptions underlying any conclusions reached or recommendations made. Information should be provided concerning the relative compactness of non-cohesive soils, or the relative consistency of cohesive soils and include approximate bearing capacity at the recommended footing depth.

The report shall contain recommendations concerning foundation placement and should contain recommendations for footing design if appropriate. (See Note below)

The stamp and/or seal, and signature, of the qualified professional providing the soil test information, including full address must be placed on all required reports. (NOTE: Recommendations for footings, foundations, or other building related work is design - and, as a matter of law must be provided by a qualified Virginia licensed architect or engineer.)

**RESPONSIBILITY FOR THE CORRECT LOCATION OF THE PROPOSED BUILDING SITE AND THE PROPER DESIGN AND CONSTRUCTION METHODS APPROPRIATE FOR THE SITE SOIL CONDITIONS LIES WITH THE PERMIT HOLDER AS IS APPROPRIATE UNDER THE SPECIFIC CIRCUMSTANCES.**