

City of El Segundo

Building Safety Division

Summary of Grading Regulations

Reference CBC 2013 Appendix J and El Segundo amendments

WHEN IS A GRADING PERMIT REQUIRED

See below for exceptions in applying for a grading permit: **J103.2 Exemptions.** A grading *permit* shall not be required for the following:

- 1. An excavation which (a) is less than 2 feet (610 mm) in depth, or (b) which does not create a cut slope greater than 5 feet (1524 mm) in height and is steeper than one unit vertical in two units horizontal (50 percent slope). This exception shall not apply to cut which exceeds 50 cubic yards (38.3 m3) or which changes the existing drainage pattern.
- A. A fill less than one foot (305 mm) in depth and placed on natural terrain with a slope flatter than one unit vertical in 10 units horizontal (10 percent slope). This exception shall not apply when the fill exceeds 50 cubic yards (38.3 m3) or when the fill changes the existing drainage pattern.
- 2. Excavation for construction of a structure permitted under this code.
- 3. Cemetery graves.
- 4. Refuse disposal sites controlled by other regulations.
- 5. Excavations for wells, or trenches for utilities.
- 6. Mining, quarrying, excavating, processing or stockpiling rock, sand, gravel, aggregate or clay controlled by other regulations, provided such operations do not affect the lateral support of, or significantly increase stresses in, soil on adjoining properties.
- 7. Exploratory excavations performed under the direction of a registered design professional.

Exemption from the permit requirements of this appendix shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction.

PLANS

- 1. Plans are to include the following
 - a. Property line
 - b. Location of all existing and proposed structures on the site and those on adjacent properties within 15' of the property line.
 - c. Existing topography
 - d. Elevations, dimensions, location, extent and the slopes of all proposed grading shown by contours and other means.
 - e. Total amount of grading in cut and fill. This includes re-compaction.
 - f. Detailed plans of all drainage devices, walls, v-drains, sump pumps, etc..
 - g. An erosion and sediment control plan
 - h. Storm Water requirements if applicable
 - i. Check with other Departments on their requirements.
 - j. If a geological report is required the plans are to be stamped and signed by the person in responsible charge of the report.
 - k. Geological report is to be referenced on the plans.

SEPARATE PERMIT IS REQUIRED FOR EACH SITE

1. All off-site grading will also require a notarized letter from the adjacent property owner, which will allow work on his or her property. See Building Safety for the standard letter format.

DRAINAGE

1. Show 2% drainage away from the building and to the street via a non-erosive device.

SOILS/GEOLGICAL REPORTS

1. For projects, other than projects governed by the California Residential Code, a soils/geological report will be required. See policy for soils/geological reports for exceptions.

OTHER REQUIRMENTS

- 1. Provide a 30 day excavation notice as per the policy for cuts adjacent to property lines
- 2. Check for OSHA permits if the cut is over 5' in depth.
- 3. Check for when a licensed survey map is required as per the policy for survey maps.
- 4. All fill is to be a minimum of 90% compacted