

SHORING REQUIREMENTS

Purpose

To establish procedures and requirements for obtaining a shoring Permit and inspection.

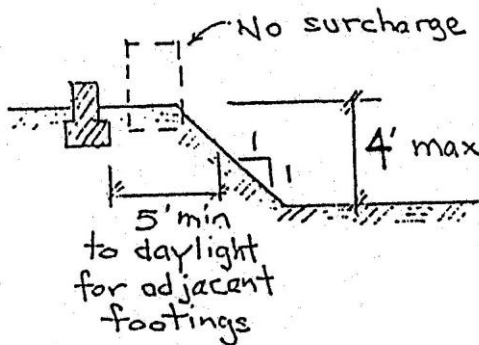
Background

Sections 3304.1 and 3307.1 of the California Building Code 2010 require protection for slope of the excavation and the adjoining property. The Code does not set guidelines for when a Shoring Permit is required.

Practice

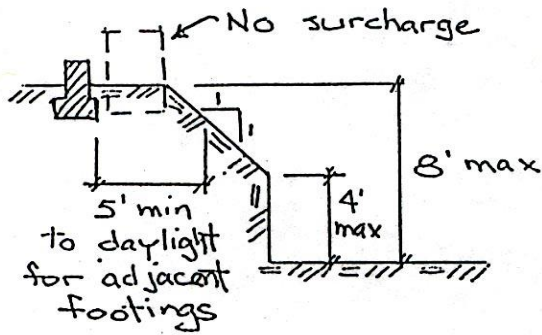
It is the practice of this Department that a shoring Permit is required for all excavations EXCEPT where one of the following three items applies:

1. In the Sand Section, the excavation must be 4 ft. or less and the sides of the excavation must have a slope not steeper than one horizontal to one vertical distance and a minimum to daylight of 5 ft. is maintained to adjacent footings (see detail below).



Maximum Excavation;
Sand Section

2. In other than the Sand Section, the excavation may have a vertical cut of 4 ft. maximum with a one-to-one sloping cut above and a maximum height of 8 ft. distance and a minimum to daylight of 5 ft. is maintained to adjacent footings (see detail below).



Maximum Excavation;
Outside of Sand Section

3. A Soils Engineer submits a slope-stability analysis to the City for review that demonstrates that an excavation with a cut slope steeper than in items 1 and 2 is acceptable. Subject to City approval.

Procedure

Plan Check

Prior to the issuance of a Shoring Permit, the following items shall be submitted to the Community Development Department for plan check:

1. Two sets of shoring plans prepared by a licensed Structural, Civil, or Soils Engineer with complete information such as dimensions, cross-sections, structural details, method of shoring, shoring removal techniques, and inspection procedure. (Note: wood lagging requires “ground contact” labels.)

NOTE: One set of the proposed building architectural plans shall be provided for reference.

2. Two sets of shoring design calculations prepared by the licensed engineer.
3. Two copies of soils report except when the shoring is designed with a minimum lateral bearing capacity of 100 lbs. Per foot of depth, in accordance with Table 1806.2 of the 2010 CBC.
4. Two copies of a survey showing the topography and profile at 5’ – 0” intervals along the adjacent property line, prepared by a licensed surveyor.

NOTE: The location of buildings on the adjacent properties, their finish floor elevation, location and elevation of foundation must be shown on plans.

5. If the engineer of record will not be performing the required continuous inspections, submit the name and certification of the Deputy Inspector. These documents will be reviewed for approval by the Building Official. (*See “Inspection” item #3*)

Permit Issuance

Before issuing the permit, counter personnel shall check for the following items:

1. Approval of engineered plans and calculations.

2. Applicant shall provide the City with a copy of the notification letter and proof of mailing to the adjacent property owner(s) as required by the California Civil Code Section 832 and Section 3307.1 of the California Building Code.
3. CAL-OSHA permit if the excavation is five (5) feet or more.
4. Pre-Shoring inspection approval by the City Building Inspector.
5. NOTE: Pile drivers/hammer system and vibration method are disallowed unless pre-approved by the Building Official.
6. Shoring pile extraction is disallowed unless specifically approved by the Building Official.

Inspection

1. Permittee to provide Mill Steel certification before shoring starts. Notify the area Building Inspector at least one work day before the shoring work commences.
2. Shoring construction, including shoring removal, if applicable, shall be continuously inspected by the licensed engineer or certified licensed Deputy Inspector and certified by the licensed engineer (in accordance with Section 9.01.130 of the Manhattan Beach Municipal Code, and Section 1704.1 of the California Building Code).
3. At the completion of shoring construction, the licensed engineer responsible for the design shall submit the certification letter to the Building Official for approval. **This letter will include:**
 - a. **The dates and description of each inspection performed by the engineer, or**
 - b. **The list of Deputy Inspectors performing the inspections, and a copy of their reports for each inspection performed.**
4. A compaction report of the backfill material behind the shoring and/or retaining walls shall be submitted to the Building Official for approval, unless other recommendations have been submitted by the Engineer to the Building Official for approval.
5. The excavation shall be protected by a fence or guardrail not less than 42 inches in height complying with CBC Section 1013 requirements. The fence or guardrail shall be constructed to protect the pedestrian of the adjacent properties.

Salim Kaddorah, P.E., M.S.
 Building Official
 Community Development Department

Revised January 1, 2014
 Revised January 1, 2014
 Revised April 11, 2013
 Revised August 10, 2011
 Revised August 2, 2006
 Revised May 5, 2005

Revised April 16, 2003
 Revised January 9, 2001
 Revised November 5, 1996
 Revised July 22, 1994
 Revised January 4, 1993
 Revised July 3, 1990

SAMPLE LETTER

(Date) _____

Mr./Mrs _____

Re: (Job Address), Manhattan Beach

Dear Mr./Mrs _____

(I/We) are the owners of the property at (job address). (I/We) expect to begin construction on (my/our) building (date).

Some excavation work will be necessary. (I/We) will be excavating to a depth of _____ feet. The purpose of this letter is to give you notice required by the California Building Code Section 3307.01 and the California Civil Code Section 832 that excavation is taking place and that all necessary measures to protect your property will be provided. If (my/our) excavation is to be of a greater depth than the foundations of any of your buildings or other structures on your property, then you may want to consider some additional protective work during the excavation. The excavation will be protected as is required by California State law. Also, in sending you this letter, (I/We) are giving you reasonable license to enter upon (my/our) land if necessary for the purpose of protecting your property.

All reasonable steps will be taken to insure that your property will be protected and that the surface of your property will not be disturbed. If you have any questions regarding (my/our) plans concerning the precautionary measures (I/we) are taking during the excavation work for our building, please do not hesitate to call. (My/Our) telephone number is _____.

(Closing),

(Signature),

cc: City of Manhattan Beach, Community Development Dept.

SHORING PRE-INSPECTION AGREEMENT

JOB ADDRESS: _____

BUILDING PERMIT NO.: _____

DATE ISSUED: _____

As a condition for obtaining a Building Permit for shoring, I understand and agree that I shall not begin work until a pre-inspection has been conducted and approved by a Building Inspector.

I understand and agree that it is my responsibility to call the Community Development Department, Building Division, for an inspection appointment (Inspection Line 310/802-5542). Pre-inspections may be obtained when the plan check is completed and approved.

I also understand and agree that the Engineer of record, his deputy or a licensed deputy inspector must visit the site, inspect and verify all materials, location of piles, and excavation equipment prior to start of any work.

The Engineer of record, his deputy or the deputy inspector will report to the city building inspector on the above mentioned items prior to start of any work.

Note: the Pile driving hammer system is disallowed unless pre-approved by the Building Official.

Applicant's Signature

Date

Please Print Name

() Property Owner

Address

() Licensed Contractor

Telephone Number