



STANDARD POLICY **FOR DWELLINGS WITH** **MODERATE/HIGH SHRINK SWELL SOILS**

It has been determined by the Clarke County Code Official per the Clarke County Ordinance, Chapter 71 - Building Construction §71-6 Shrink/Swell Soils Testing that it appears that your proposed structure is located according to the Clarke County Shrink/Swell Soil map as to having moderate or high potential for shrink/swell.

There are **two (2) options** you may choose from depending on type and use of construction. In all cases pertaining to shrink/swell soils this Department highly recommends soils testing before any construction.

OPTION #1:

Provide **Soil Test:** Engineer recommendations and Engineer on site inspections per Clarke County Ordinance §71-6 - Shrink Swell.

OPTION #2:

DWELLINGS ON CRAWL SPACE:

Foundations for the structure to be extended to bear a minimum of four (4') feet below final outside grade. Foundation concrete can then be placed to bear at this level or the footing excavation can be backfilled to original design bearing elevation, with lean-mix concrete minimum of 1500 PSI or greater. ** Backfill material for crawl space application must be low-plastic permeable material and the four feet (4') depth must be maintained out from the dwelling a minimum of six feet (6'). Gutters and down spouts are required in high-shrink swell soils and to drain away from the dwelling six feet (6').

DWELLINGS ON BASEMENT:

Foundations for the structure to be extended to bear a minimum of four (4') feet below final outside grade. Foundation concrete can then be placed to bear at this level or the footing excavation can be backfilled to original design bearing elevation, with lean-mix concrete minimum of 1500 PSI or greater. Slab sub-grade soils shall be undercut a minimum of six (6") inch thick layer of well graded aggregate VDOT 21B.

Backfill material: The drainage media shall consist of a minimum 18" thick zone of free-draining aggregate (#57) separated from the fill by a filter fabric. The aggregate should be carried within one (1') foot of the final outside grade. ** (See crawl space notation above).

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I, _____, acknowledge that the Clarke County Building Department has determined that Moderate to High Shrink/Swell Soils may be located upon my property and that the department has recommended a soils report be obtained before I undertake construction upon the property. I hereby affirm that I understand the new construction could be adversely affected by the soils and release Clarke County from any liability in connection with the construction. I have decided to use **Option # _____**.

_____ (SEAL)

_____ (DATE)

_____ (SEAL)

Witness
(By Building Dept. Employee)

**** NOTE: Property owner may appear in person in the Building Department and sign the above acknowledgment, or have same Notarized.**

COMMONWEALTH OF VIRGINIA AT LARGE

City / County of _____ To-wit:

The foregoing instrument was acknowledged before me this _____ day of _____, 2_____, by _____

My Commission Expires: _____ Notary Registration No.: _____

NOTARY PUBLIC