



**Soils Information:  
Single/Two Family Dwellings**

**No.: BUILDING-12**  
**Date: 2001-07-06**  
**Revised: 2025-07-02**

**Purpose:**

- To inform developers, owners, contractors, Registered Professionals, and designers of the City of Richmond's requirements concerning soil conditions prior to construction of a single family or two family dwelling.

**Background:**

- Due to varying soil conditions across Richmond, bearing capacities for foundation support must be evaluated in the design of single family and two family dwellings. When soil has been disturbed, backfilled, or is of questionable nature, confirmation of soil bearing capacity and foundation design by a Registered Professional Engineer will be required.

**Implementation:**

- Lots which are of clay composition with undisturbed soils, have less than 15 cm (6") of sandfill and have firm bearing, generally will not require geotechnical input.
- Existing lots of clay composition where the soil has been either disturbed (demolition or excavation), has questionable bearing capacity, OR has been backfilled, will require an evaluation report by a Geotechnical Engineer.
- Lots in areas where PEAT soil conditions are present require a geotechnical report, confirmation of compaction, and foundation design by a Registered Professional Engineer. Letters of Assurance are also required to be submitted.
- Should you have any questions, comments or suggestions concerning this bulletin, please contact the General Inquiries line at 604-276-4118.