Soil Borings - FAQ

All structures in which the proposed Lowest Floor Elevation (LFE) is within one foot above existing ground or below existing ground will need a soil boring, performed by a certified septic designer, to verify that the LFE is at least one foot above mottled soils. Soil boring findings MUST be submitted with the building permit application.

Why are soil borings required?

- Soil borings are a very important part of building construction. In fact, no single-family home or commercial construction project can proceed without first making sure the soil types can support the load and verifying the elevation of mottled soils. The purpose of soil testing for construction is to determine the type of construction allowed at the location or if additional fill may be required.
- A soil boring report can describe the soil type, soil group, depth to bedrock, depth to seasonal groundwater elevation, as well as the depth, color, and texture of the different soil layers.
- To ensure the proposed structure is at least one foot above mottled soils.
- A Lowest Floor Elevation (LFE) is often established on a plat. If a LFE is not established, the LFE cannot be set lower than one (1) foot above mottling, and a soil boring report shall be submitted with building permit applications; said report shall be referenced to the vertical datum of the Certificate of Survey.
- Applicable residential buildings, building additions, and accessory structures exempt from Certificate of Survey requirements shall be required to submit soil boring data, as noted above. If no soil boring data is available, a soil boring will be required.
- A proposed LFE and soil boring data shall be shown relative to a published benchmark.
- Slab-on-Grade accessory structures may be exempt from the soil boring requirement if the proposed LFE is more than one foot above the existing ground. Contact us to verify.
- ANYTIME you wish to place a house/structure in a location lower than the established LFE, soil borings are required.