



# County of Santa Barbara Planning and Development

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## RE-USE OF EXISTING FOUNDATIONS AFFECTED BY THE TEA AND JESUSITA FIRES

It is of primary interest to the County of Santa Barbara to assist those affected by the Tea and Jesusita Fires in rebuilding their homes in a quick, efficient, yet proper manner. To this end, we are committed to providing a quick plan review turnaround process for all reconstruction applications.

One subject that comes up often is whether or not homes can be re-built on existing foundations. While the concept is an excellent one and it is environmentally friendly, the structural integrity of the concrete and condition of any under slab utilities must first be verified in order to protect your interests as a homeowner. It is an important first step which must be performed properly in order to avoid future structural problems that would be difficult and very expensive to fix after the residence has been reconstructed.

Concrete foundations and under slab utilities that have been subjected to intense heat for an unknown duration of time can suffer damage that is not readily noticeable to the untrained eye. It requires an individual with expertise in the field of fire damage to make a proper evaluation and assure the existing construction will perform properly. If proper testing and evaluation procedures have been used and the concrete and utilities can be shown to be perform in a manner equal to that of new construction, the County of Santa Barbara will be happy to honor your request to re-use the existing foundation.

In order to assure that a proper testing and evaluation program of your concrete foundation and under slab utilities is performed, the County of Santa Barbara Building and Safety Division requests that you and/or your designer follow the following guidelines. The Building and Safety Division will expedite the review of all proposals for testing and fire damage assessment reports so you will know quickly whether or not it is feasible to utilize the existing foundation and utilities:

- A Licensed Civil or Structural Engineer or Architect shall first submit a report to the County of Santa Barbara Building and Safety Division outlining the proposed testing program prior to any testing being performed. The proposal for testing shall be complete and comprehensive and shall provide detailed information about test procedures, equipment, instruments, etc. It shall provide detailed acceptance/failure criteria and address the consequences of failure upon the

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initial test. Repair procedures for destructive testing shall be provided and testing agencies/firms shall be identified. Testing may commence upon written approval of this document by the Building and Safety Division.

- Proposals for testing reports and damage assessment reports must be site specific.
- Concrete core and reinforcing steel test samples shall be taken at the most distressed locations of the foundation. These locations are to be outlined in a plan drawing in the proposal for testing report and their results documented in the damage assessment report.
- Once completed, the final damage assessment report will be submitted for review and approval by the Building and Safety Division. The report shall be accompanied by a **Letter of Certification**, signed by the licensed professional in charge of the proposal for testing, confirming that the fire-damaged components that are to be salvaged will perform as required under current building codes.
- All new foundations and structures shall be designed to and comply with the 2007 California Building Code and the Santa Barbara County Building Code #4683.
- All foundations with significant cracking and/or damage and those that have undergone significant building settlement are to be replaced.

The County of Santa Barbara Planning and Development wishes you well in your endeavors to reconstruct your residence and will make every effort to provide you with a complete, thorough and quick plan review process for all applications and permits for reconstruction. Should you have any questions please contact the Planning and Development Department, Building and Safety Division at (805) 568-3030.