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 Building Official

# COUNTY OF RIVERSIDE BUILDING AND SAFETY DEPARTMENT

## ENGINEERING BULLETIN

### Allowable Construction Tolerance for Custom Lot Building Pad Elevations (Substantial Conformance)

The County of Riverside allows some minor elevation differential for construction tolerance with regard to the building pad elevation shown on the approved rough grading plan and the actual pad elevation that is constructed.

**TABLE 'A' (Reference notes 1-5)**

SCHEDULE	PARCEL SIZE	MINIMUM SET BACKS	MAXIMUM DIFFERENTIAL
A	<18,000 sf net	5' - 0"	0.1 foot, 1.2"
B	18,000sf net to 1.99 Ac. Gross	10' - 0"	0.2 foot, 2.4"
C	2 Ac. Gross To 4.99Ac. Gross	15' - 0"	0.3 foot, 3.6"
D	5 Ac. Gross To 20 Ac. Gross	30' - 0"	See Note 5

1. Slope percentage within 10 feet of dwelling must maintain a minimum gradient of 2% away from the dwelling.
2. Pad location must be in the location as approved
3. Swale and or sub-surface drainage locations must be as originally approved.
4. A pad differential other than the approved elevation within the limits of Table "A" may be acceptable on a case by case basis.
5. Maximum pad differential will be allowed as determined by the Engineer of Record and approved by the Building Official on approved plan.

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## **Requirement for Pads Outside the Limits of Table 'A':**

Deviations that are outside table "A" or do not comply with the items identified below must be resolved via one of the following procedures:

- A. Re-grade the building pad so it conforms to the approved grading plan within the allowable construction tolerance noted above, or
- B. Revise the approved grading plan to implement a new grading concept. This alternative is available only if the proposed concept for plan revision complies with County standards. (NOTE: plan sheet revision review fees shall be per the current County fee schedule)

## **Evaluation Commentary Regarding Plan Revision**

1. Regarding approval of grading plan revisions authorizing lower pad building elevations:
  - If the minimum drainage swale flowline gradient of 1%, cannot be achieved, a lower pad elevation cannot be achieved.
  - If the drainage swale flowline gradient on the existing approved grading plan exceeds 2%, a lower pad elevation can be approved provided the new flowline gradient is not less than 1%.
  - On rare occasions, the conditions of approval imposed on the subdivision when the tentative map was approved could affect approval of a lower pad elevation. Please check the conditions of approval.
2. Regarding approval of grading plan revisions authorizing higher building pad elevations:
  - One issue regarding the maximum allowable building pad elevation relates to driveway slope. The maximum allowable driveway slope is 15%. If the maximum driveway slope is not exceeded, a higher building pad elevation may be approved at the discretion of the Building Official.
  - Another issue regarding the maximum allowable building pad elevation relates any conditions of approval or environmental constraints that may have been imposed on the subdivision when the tentative map was approved. Conditions of approval or environmental constraints commonly include provisions regarding relative pad height or location with respect to surrounding building pads. Please check approved subdivision documents.