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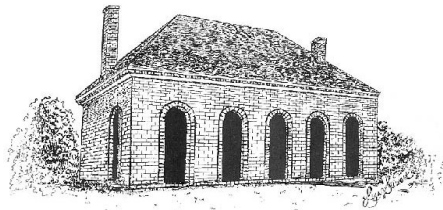
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HANOVER COUNTY BUILDING INSPECTIONS

SHRINK-SWELL SOILS POLICY - UPDATE

EFFECTIVE – 6/23/2023

This shrink-swell soils policy is being instituted to reduce the risk of structural problems to the following structures:

1. All new single-family dwellings
2. All attached structures to existing single-family dwellings including, but not limited to, additions, sunrooms, and screened porches.
3. All detached light frame structures exceeding 600 square feet in area.

The above-referenced structures shall be evaluated for the presence of shrink-swell soils as a regular part of the Building Permit Application process. This evaluation shall take place in the Building Inspector's Office by locating the subject property on the applicable soils map contained in the Soil Survey of Hanover County Virginia. Any structure that is constructed within a **1,000 feet** of **severe** shrink-swell soils will require the building permit applicant to provide the Building Inspections Department with a site-specific soils investigation prepared by a Certified Soil Scientist or Professional Engineer.

When the Certified Soil Scientist or Professional Engineer's investigation confirms the presence of shrink-swell soils on the site of the proposed construction, the Building Permit Applicant shall then be responsible for providing the Building Inspector's Office with a footing and foundation plan prepared and sealed by a Licensed Professional Engineer to overcome the limitations presented by these soils. These actions shall be completed prior to the issuance of the Building Permit.

Additional Notes:

1. An engineered footing design is **not required** for any detached light-frame structure less than 600 square feet in area or any structure to be located on a property where the Soil Survey of Hanover County does not indicate the presence of **severe** shrink-swell soils.
2. An existing soils report and sealed engineered footing design that was prepared for the original construction of a dwelling may be used for an addition of a sunroom, screened porch, and/or attached deck.
3. In areas where expansive or collapsible soils are known to exist, all dwellings shall have a controlled method of water disposal from roofs that will collect and discharge roof drainage to the ground surface at least 5 feet (1524 mm) from foundation walls or to an approved drainage system. (R801.3)

For access to information regarding the potential presence of shrink-swell soils on or near a property in Hanover County, please call our residential plan reviewer at 804-365-6134.

Respectfully,

A handwritten signature in black ink that reads "Richard T. Gordon". The signature is written in a cursive style with a large, prominent initial "R".

Richard T. Gordon, CBO
Chief Building Official
Hanover County