

City of Foster City

Building Permit Submittal requirements for bulkhead repair/replacement

The requirements set forth in this memorandum serve as a guide to the applicant submitting documents for a building permit for lagoon bulkheads. A building permit **is required** for any work to be done to a bulkhead, which includes but is not limited to repairing, altering, or replacing a bulkhead.

All submittals shall be signed and stamped by a qualified civil or structural engineer registered in the State of California certifying that the following has been performed:

- 1) Inspection and evaluation of existing conditions.
 - Evaluated soil conditions, geotechnical information, and other relevant site data.
 - Thoroughly inspected the bulkhead within the property and appurtenant anchoring systems for structural integrity.
 - Inspected bulkhead cathodic protection systems including continuity and anode condition (if applicable).
 - Evaluated the existing structural loading and resultant existing soil pressures (and stress to bulkhead).
 - Clearly identified proposed repairs and/or replacement of bulkheads.
 - Evaluated conditions of adjacent bulkheads to determine impact of the proposed repair or replacement. Structural and cathodic protection systems shall be coordinated with adjacent bulkheads.
- 2) Per 1997 Uniform Building Code, Section 106, provide plans, specifications, and supporting calculations signed and stamped by a registered civil or structural engineer for construction, and/or rehabilitation of the property's bulkheads, corrosion protection systems, and/or appurtenances to provide long-term structural support for both static and dynamic loads and as necessary to support the existing facilities and property. Submit the plans, specifications, and supporting calculations to the Building Division of the Community Development Department.

Bulkhead materials and height shall conform to the following specifications:

For houses located in the R-1 Single Family Residence Zoning District - Bulkhead materials should be:

- non-reflective in order to avoid glare problems for neighbors.
- the color of natural materials (wood; stone; concrete; etc.); earth-tone colors. Bright colors, pastel colors, florescent colors, and colors which unduly call attention to themselves should not be approved.

Bulkhead height should:

- to the extent possible, be consistent with adjacent bulkheads.

For houses located in the R-1/PD Single Family Residence Zoning District/Planned Development Zoning District - Bulkhead materials should be:

- approved by Homeowners Associations (with a single design for all properties located within that Association approved by both the City and the Association in advance of installation).
- non-reflective in order to avoid glare problems for neighbors.
- the color of natural materials (wood; stone; concrete; etc.); earth-tone colors. Bright colors, pastel colors, florescent colors, and colors which unduly call attention to themselves should not be approved.

Bulkhead height should:

- to the extent possible, be uniform throughout the development.

- 3) Engineer of Record for the project to provide stamped certification of final inspection certifying compliance with the design.