

JANUARY 2022

2022

ADVISORY EXCAVATION AND SHORING – PART 9

BUILDING CODE SERVICES



EXCAVATION AND SHORING

This Advisory applies to professional excavation and/or shoring design requirements for the construction or demolition of buildings within the scope of Part 9.

PURPOSE OF ADVISORY

The Ontario Building Code notes that excavations shall be undertaken in a manner to prevent damage to adjacent property, existing structures, utilities, roads, and sidewalks.

An excavation plan and/or shoring design will outline excavation and soil retention details, weather management strategies for rain/snowfall and a site-specific material storage plan, in an effort to reduce adverse impacts on adjacent property.

LIMITATIONS AND CONDITIONS

This bulletin does not apply to the following:

- Isolated piers (no trenching)
- Augered/helical piles
- Slab on grade
- Other foundation systems that require less than 1.2 m of excavation depth
- Active subdivisions (infill scenarios to be evaluated on case-by-case basis), and
- Demolition permits issued in conjunction with building permits

DETERMINATION

Where a foundation wall is located less than 3 m to a property line, professional involvement for the design of excavation and/or shoring is required.

Note that shoring systems are always required to be engineered, regardless of location.

BUILDING PERMIT REQUIREMENTS

Where it has been determined that professional involvement is required, the following must be addressed at time of building permit application:

- Confirmation of which system is proposed: sloped excavation or shoring
- Where proposing a sloped excavation, plan of excavation including gradient
- Where proposing a shoring system, system type and installation procedures
- Outline of precipitation management for rainfall and snowfall events
- Where applicable, detail for cold weather protection

- Confirmation that excavation or shoring methods will be undertaken in a manner to prevent damage to adjacent property
- Unless an informed consent agreement is in place, confirmation that adjacent private property including landscaping, vegetation and fencing will be reinstated if damaged, to the satisfaction of the city
- Soil and equipment storage plan in relation to edge of excavation and adjacent structures
- Acknowledgement that impacts on infrastructure, utilities and public and private right of ways have been addressed
- Comment on adjacent angle of repose and slope stability, where adjacent structure is near the property line

POST PERMIT INSPECTION

During the construction process, the professional shall provide monitoring site reports and upon completion, a general letter of review of the as-built plan of excavation and/or shoring system.

ENCROACHMENTS

Where elements of the excavation and/or shoring system are proposed to extend beyond the property line (e.g., tiebacks), these works must be agreed upon by the adjacent property owner(s) by way of an informed consent agreement. A municipal consent agreement must be obtained for works on City of Ottawa property from Right of Way (ROW) ROW_Permit_Office@ottawa.ca