



CITY OF LAREDO
PLANNING & ZONING DEPARTMENT
BUILDING DEVELOPMENT SERVICES DIVISION

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Memorandum

To: Building Development Services Staff and Customers
Thru: Mr. Rodolfo Santillan Jr, Assistant Director, Building Development Services
From: Ms. Alejandra Martinez, Building Official, Building Development Services
Date: March 26, 2026

Re: Geotechnical Report Requirements for Site Work and Parking Lot Projects– Effective Immediately

This memorandum formally notifies all relevant parties that, effective immediately, Geotechnical reports will **no longer be required as a standard submittal for parking lot and other non-structural site improvements.**

This clarification aligns our review practices with the adopted **2021 International Building Code (IBC), Section 1803.2** and the Land Development Code, while preserving the discretion of the Building Official to require geotechnical investigations on a case-by-case basis.

Exception:

The Building Official may waive the requirement when satisfactory data from adjacent areas demonstrates that an investigation is unnecessary for the conditions listed in Sections 1803.5.1–1803.5.6 and 1803.5.10–1803.5.11. This provides legal justification for parking lot projects while allowing geotechnical investigations when site conditions indicate potential risk.

Parking Lots and Non-Structural Improvements (IBC 2021, Section 1803.2 & 107.2)

Parking lots, driveways, and similar paving improvements that do not include structural elements are **not classified as structures** under the IBC.

- Geotechnical reports are **not required as standard submittals.**
- Design review should follow civil engineering criteria and applicable pavement design standards (**IBC 2021, Section 107.2 – Plans and Specifications**).

Case-by-Case Evaluation (IBC 2021, Sections 1803.2 & 1613)

A geotechnical investigation may still be required based on site-specific conditions, including soil variability, heavy loads, previous site instability, or critical drainage features.

Determinations remain at the discretion of the Building Official and should consider relevant seismic and soil load provisions (IBC 2021, Section 1613 – Earthquake Loads).

Implementation (IBC 2021, Sections 107.2 & 1803.2)

This clarification supersedes prior internal practices requiring geotechnical reports as routine submittals for parking lot projects.

Nothing in this memorandum limits the Building Official's authority to request geotechnical investigations when necessary.

For project-specific questions, please consult with the Building Official.

Thank you for your attention to this policy update and for your continued commitment to safe, high-quality, and code-compliant construction practices.



Alejandra Martinez
Building Official
Building Development Services



Thru: Mr. Rodolfo Santillan
Assistant Director
Building Development Services