

Retaining Walls

Definition

A Retaining Wall is a structure that holds back soil, rock, or water from a building, structure or area.

Permits Required

A Building Permit is required when constructing a retaining wall under these conditions:

- The wall is more than four feet high from the bottom of the footing to the top of the wall, and is containing unbalanced fill.
- The wall is supporting a surcharge, i.e., an additional load, such as a structure or driveway.
- Permits are also required for walls containing a surcharge for driveways and sidewalks when they are more than 30 inches above an adjacent grade point that is within 5 feet of the edge of the drive.

A Zoning Permit may also be required. Contact the City Planning Department for more information.

Permit Application Requirements

A Site Plan indicating:

- The distance to property lines,
- The contours of all adjacent grades that indicate the flow of surface water on the lot that may be affected by the wall, and the height and type of fill contained by the wall.
- The location of any easements near the proposed wall.

Technical Drawings indicating the height, length, width, reinforcing, and drainage of the walls; and the type of soil or other material being retained are required to be submitted prior to permit approval. Retaining walls shall be designed to ensure stability against overturning, sliding, excessive foundation pressure and water uplift. They shall be designed for a safety factor of 1.5 against lateral sliding and overturning. Drawings must comply with one of the following:

- *Segmental Retaining Walls* (dry stacked concrete or block units).
 - Drawings/details from the manufacturer indicating compliance with the manufacture's installation specifications.
 - A design in accordance with accepted engineering practices.
 - Standardized drawings/details from an accredited source.
- *Masonry Units* (mortared/grouted) / *Poured Concrete*
 - Walls shall comply with the Residential Code of Ohio foundation wall requirements.
 - Walls over 48 inches high require a design in accordance with accepted engineered practices
 - Standardized drawings/details from the manufacturer or other accredited source.

A Completed Building Permit application.

An Application for Zoning Approval, if required.

Cost of Permit

Building Permit \$50.00

Zoning Permit \$25.00 (If applicable)

Inspections (See the Wadsworth Inspection Guideline)

Footer/ Excavation Performed before the wall is begun.

Final Performed when the wall is completed.

(Interim inspections may be required depending on the nature of the project).