

TUSTIN...



Proud of its Heritage, Preparing for its Future...

June 1999

USER GUIDE FOR THE INSTALLATION OF RETAINING WALLS

PURPOSE

This user guide is to inform you of the procedures for the installation of retaining walls. This guide is also designed to help you anticipate the procedures you will need to follow when you decide to build a retaining wall.

DEFINITION

A retaining wall is a wall designed to resist the lateral displacement of soil or other material.

GENERAL REQUIREMENTS

As part of the plan check process for obtaining a building permit, planning staff will complete Design Review of your project concurrent with the Building Division plan check. The following plans and information are needed by the Department of Community Development.

1. A completed permit application with required fees.
2. Three copies of plot plan with the following information noted as required:
 - a. Name of property owner.
 - b. Street address and County Assessors parcel number.
 - c. Lot dimensions, boundary lines and any easements on the property.
 - d. Yard setbacks of the proposed retaining wall.
 - e. The location, height, dimensions, design and materials of the retaining wall.
 - f. Homeowners Association approval (if applicable).

PERMIT REQUIREMENTS

A building permit is required if the height of the retaining wall exceeds 2'-0", measured from the finish grade to the top of the wall, or if the wall supports a surcharge, or if the wall is for the containment of Class I, II or III-A liquids.

INSPECTIONS REQUIRED

Inspections must be performed during several phases of construction. Please call for inspections at the following times:

1. When the footing excavation is complete, and all reinforcing is in place, but before any concrete is placed.

2. A masonry pre-grout inspection is required when the block has been laid and the reinforcing is in place, but before the grout is placed.
 - a. If clean-out holes are used, the block may be laid to the full height of the wall before calling for the pre-grout inspection.
 - b. If clean out holes are not used, the block height shall not exceed 6'-0" before calling for the pre-grout inspection.
3. After all grouting is complete and after gravel, wall drains and or water proofing are in place, but before any dirt backfill is placed, call for a pre-backfill inspection.
4. When all work is complete, call for a final inspection.

For additional information or staff assistance, we invite you to contact:

City of Tustin
Community Development Department
300 Centennial Way
Tustin, California 92780
(714) 573-3131 or 573-3132

In compliance with Federal regulations, the City of Tustin does not discriminate on the basis of race, color, national origin, age or disability.

Staff are available to answer your questions during office hours between 7:30 a.m. and 5:30 p.m. Monday through Thursday and 8:00 a.m. to 5:00 p.m. on alternate Fridays. (City Hall is closed every other Friday)

OTHER USER GUIDES AVAILABLE

Signs
Pools and Spas
Residential Room Additions
Temporary Use Permits
Gazebos and Patio Covers
Reroofing
Furnaces
Water Heaters
Wood & Metal Fences
Masonry Fences & Walls
Patio Slabs & Walkways
Built-in Outdoor Barbecues
Suspended Ceilings
Drywall Installation
Commercial Tenant Improvements

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