

CITY OF ARNOLD BUILDING DIVISION

Residential Retaining Wall Permit Requirements

This guide is to provide the homeowner or contractor with basic information needed to apply for a permit to build a retaining wall. Within this guide are standard details that may be used as part of the required construction plans. *A permit is not required if the wall is 3 feet or less in exposed height.*

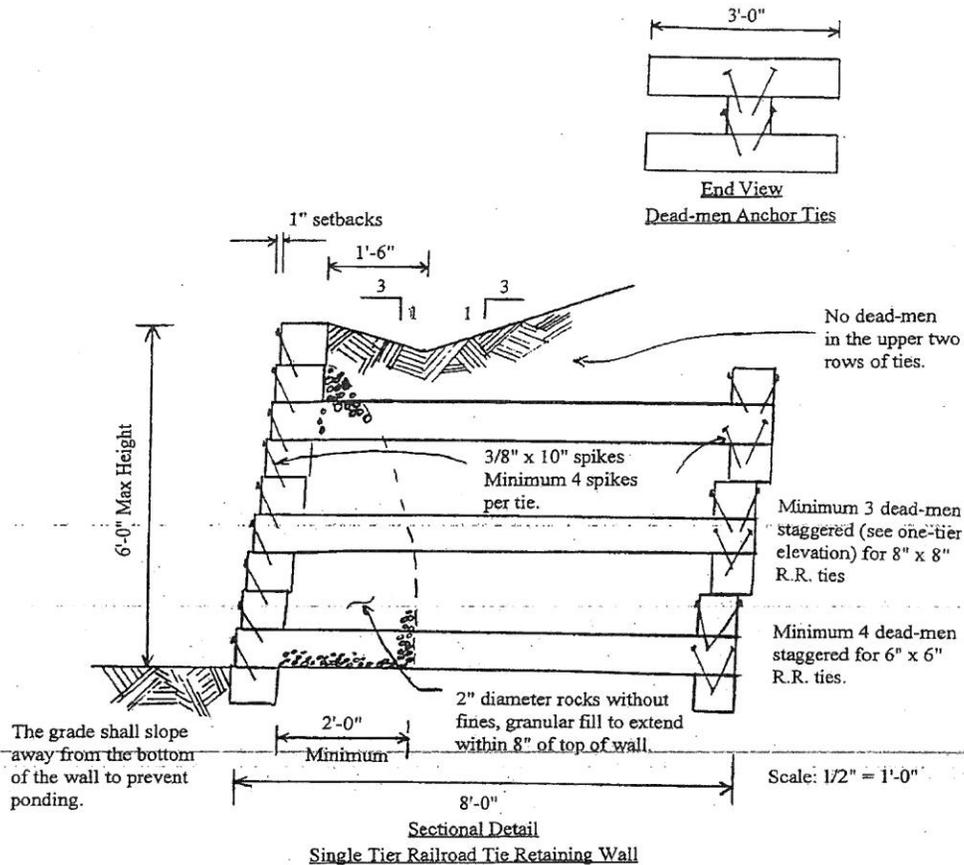
1. Complete and sign a permit application.
2. Pay permit fees at time of application. Fees are calculated as follows:
 - Sixty-five dollars (\$65.00) for the first one thousand dollars (\$1,000.00) of construction cost or part thereof.
 - Plus three-tenths of one (0.3) percent of construction costs exceeding one thousand dollars (\$1,000.00)
3. Submit two (2) copies of detailed construction plans drawn to scale containing the following:
 - a. A site plan, an example is contained in this brochure.
 - b. If a traditional wood tie wall is proposed also contained in this brochure is a common design you may use as your construction plans.
4. Modular Block walls may be used when being installed in conformity with the manufactures engineered and designed plans specific to their product. Provide two copies of the specific plans.

Common items that are generally represented on the site plan are:

- Top and bottom elevation of the wall at intervals along the length of the wall.
- Distance from property lines.
- Direction of water run off. The wall cannot interfere with storm water flow or impede swales or storm water structures.
- Easements.

This brochure applies to most basic types of wall designs. On more complicated designs the review may indicate the need for additional information. The plan examiner will communicate this to the applicant usually by letter.

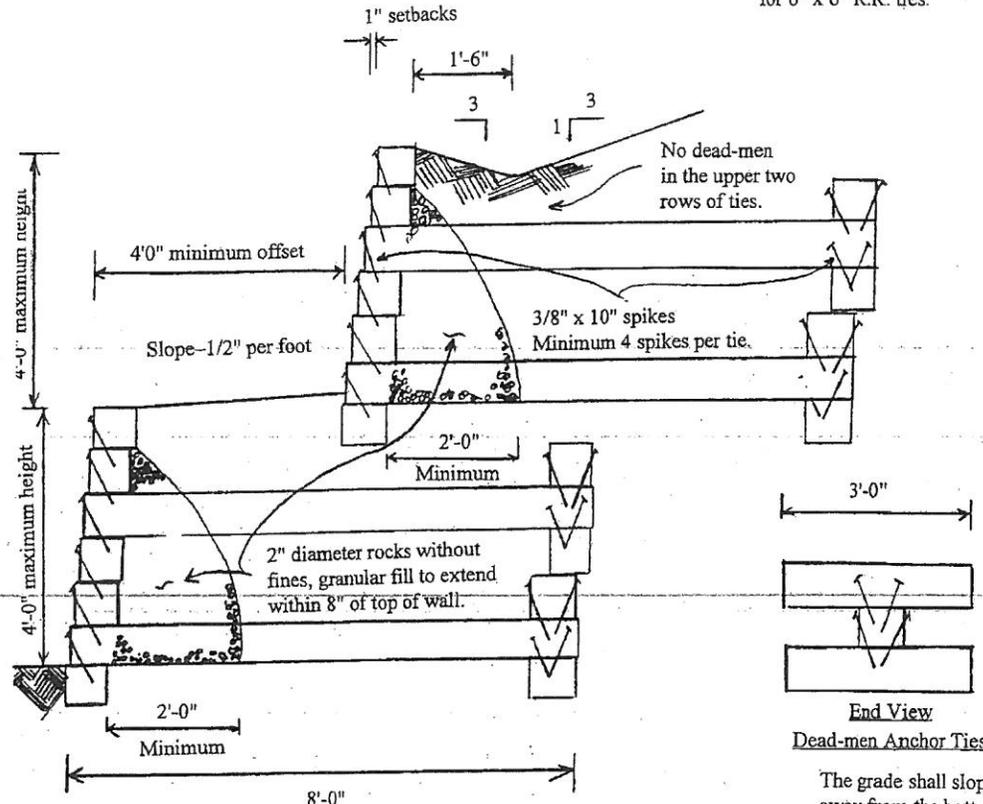
For any information or questions about retaining wall permits and content of this brochure please call us at 636-282-2378 or visit the office at 2101 Jeffco Blvd., Arnold, MO 63010. Our business hours are 8:00am to 4:45pm, Monday through Friday, excluding holidays.



All wood to be treated in accordance with American Wood-Preserver's Association (AWPA) C2 or C9 or Missouri State Department of Agricultural Certification 2CSR 7040.015. Timbers which are not marked or labeled by one or the other of these agencies cannot be approved.

WOOD RETAINING WALLS FOR 1&2 FAMILY RESIDENTIAL Standard Construction Details and Specifications	Date: 3/16/98
	Drawing No. 1 of 3

Minimum 2 dead-men staggered per tier for 8" x 8" R.R. ties (see Two Tier Elevation).
 Minimum 3 dead-men per tier for 6" x 6" R.R. ties.



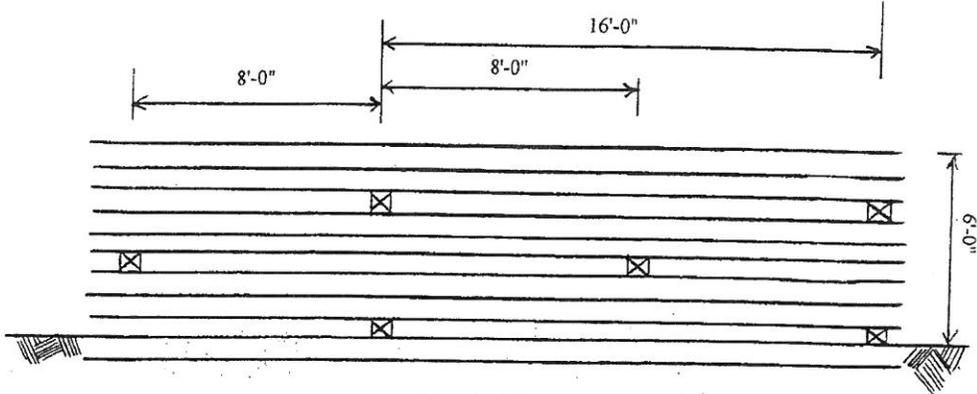
Sectional Detail
 Two Tier Railroad Tie Retaining Wall

End View
 Dead-men Anchor Ties

The grade shall slope away from the bottom of the wall to prevent ponding.

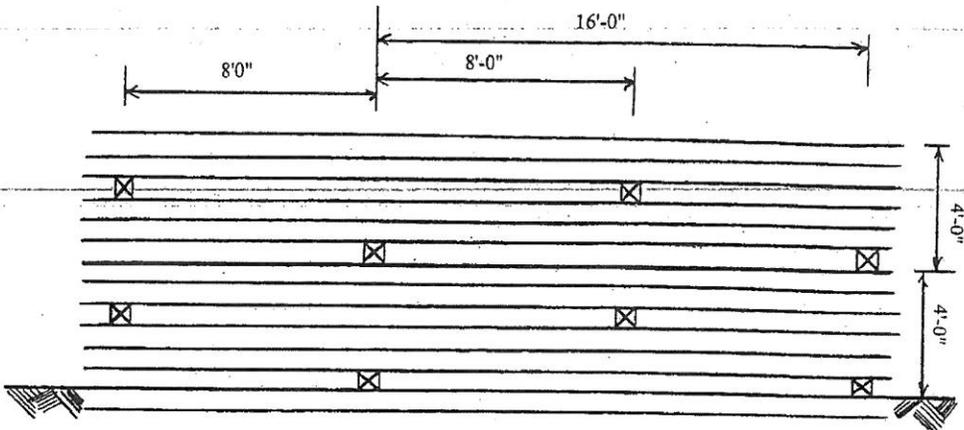
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WOOD RETAINING WALLS FOR 1&2 FAMILY RESIDENTIAL	Date: 3/16/98
	Drawing No. 2 of 3



Elevation View
Single Tier Railroad Tie Retaining Wall

1/4" = 1'0"

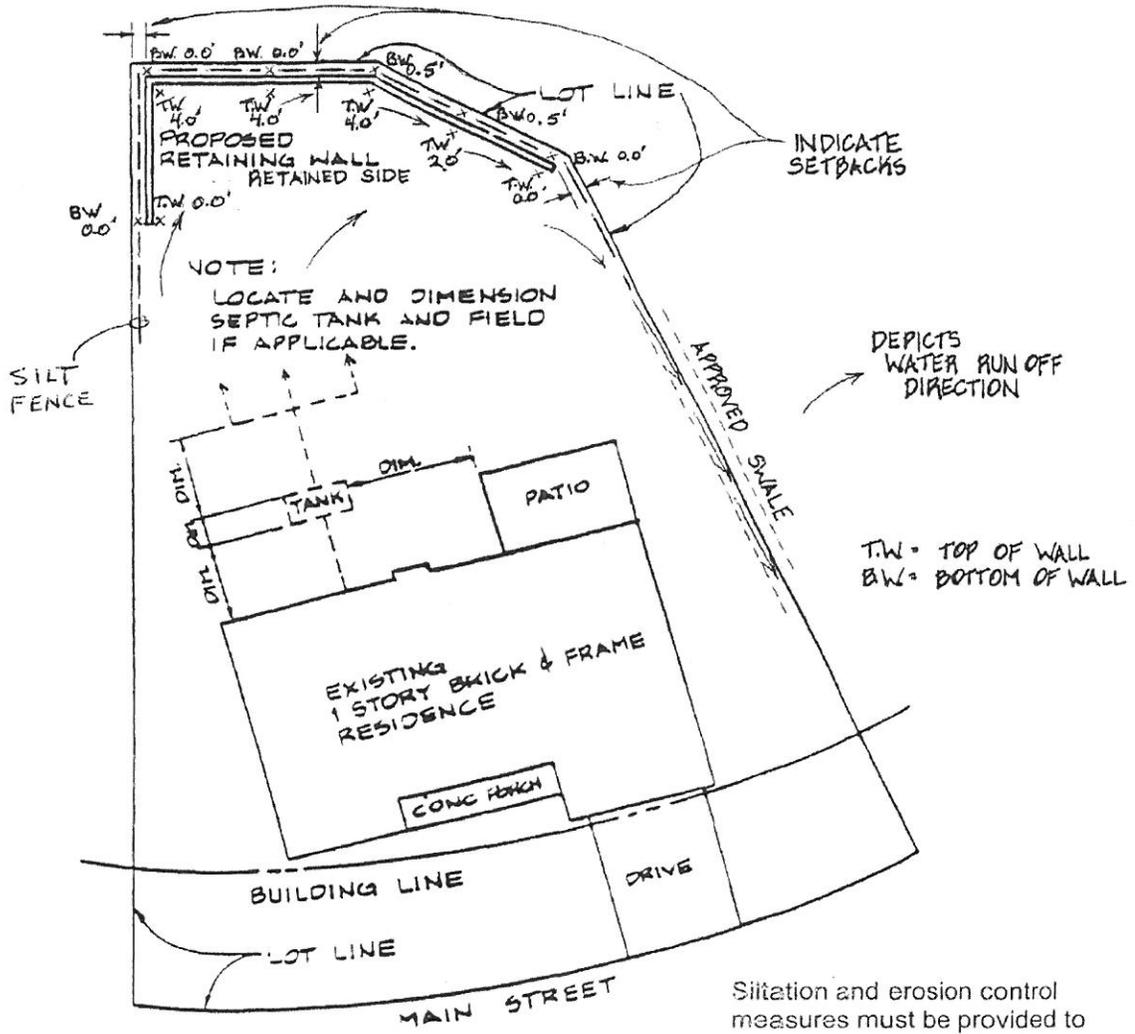


Elevation View
Two Tier Railroad Tie Retaining Wall

1/4" = 1'0"

WOOD RETAINING WALLS FOR 1&2 FAMILY RESIDENTIAL	Date: 3/16/98
	Drawing No. 3 of 3

OWNER _____
 ADDRESS _____
 SUBDIVISION _____ LOT NO. _____



TYPICAL PLOT PLAN FOR A RETAINING WALL
 SCALE: 1" = 20'-0" EXAMPLE DEPicts 4'-0" HIGH WALL