

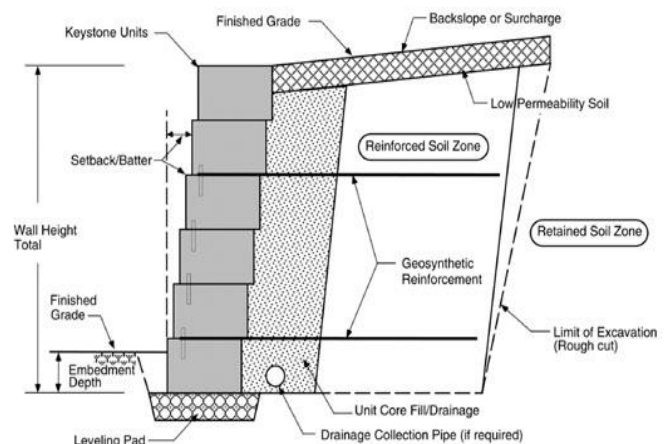
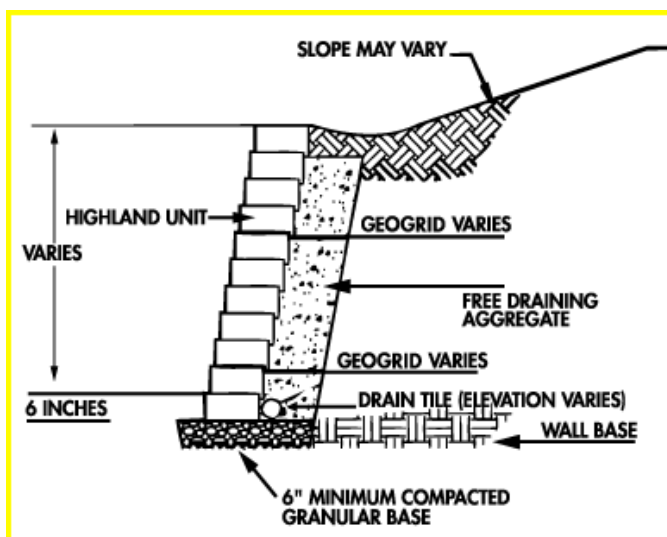


City of Creve Coeur Building Division

Retaining Walls

Retaining wall construction requires a building permit when the wall height is over 24 inches/2 feet. If your home is located in Creve Coeur, here are some simple guidelines to help you through the permit process. Be prepared when you apply for your permit and bring 2 sets of building plans, drawn to scale, that contain the following:

- A site plan that shows the location of the retaining wall. Indicate the low side and high side of the wall.
- Provide manufacturers installation instructions for the particular type of concrete block that you have selected. The block supplier should give you this information and it should show construction details for typical walls using that block.
- Identify if there are any unusual loads or additional surcharges that will be acting upon the wall. A driveway immediately above a retaining wall is an example of a surcharge that will affect the wall.
- Show any new grading or changes to the existing storm water drainage pattern.
- Provide subdivision trustee approval signatures on the site plan.



Important Building Code Requirements

Wall Design

Most concrete retaining wall block systems are pre-engineered and are acceptable when installed in accordance with the manufacturer installation instructions. Walls that will be supporting unusual loads or additional surcharges may need to be designed by a Missouri registered design professional. Wooden or railroad tie walls are required to be designed by a Missouri registered design professional. Poured in place reinforced concrete retaining walls, and boulder-type retaining walls are also required to be designed by a Missouri registered design professional.

The 2009 International Building Code, Section 1807.2.3 requires that the walls be designed for a safety factor of 1.5 against lateral sliding and overturning. Retaining walls shall also be designed to ensure stability against excessive foundation pressure and water uplift.

Required Inspections

Most retaining walls require field inspection of (1) the leveling pad or base below the first block, (2) the geo-grid reinforcing fabric installation and (3) once the wall is finished. At these various points the inspector will verify proper wall location, proper block installation, drain pipe placement, backfill materials and compaction and any other construction details shown on the approved plans.

Permit Fee

Retaining wall permit fees are based upon the total project cost and are calculated at \$6.00 per thousand dollars of project cost. There is a minimum permit fee of \$70.00. There is also a refundable escrow deposit of \$ 500.00 on all retaining wall projects with a project cost of \$ 5000.00 or more. The escrow deposit is returned once the project receives an approved final inspection.

Guard Rails at the top of walls

If there is an improved walking surface (driveway or sidewalk) within 24" of a drop off greater than 30" then a 36" high guardrail is required. The City will suggest that a vegetative guard or hedgerow be installed along the top of any wall that has yard area on top and bottom where there is a potential for an accidental fall off the wall.