

Inspections

The following inspections are required for residential retaining walls:

Footing

The footing inspection is required to check the base on which the wall is setting and the location of the wall on the lot.

Geo-grid

This inspection is required to check placement of the grid, if necessary, and that all engineering requirements are per approved plans

Final

This inspection will check that the wall is built and graded per the approved plans

The permit applicant is responsible to call for all required inspections.

All construction must be completed within 9 months of permit issuance.

(636) 379-5595 Inspection Line

Inspections called in before 4:00 p.m. will be on the next business day's schedule

The City of O'Fallon's Community Development Department supports and encourages every resident's decision to improve their home. Approval of plans and inspection of work being done helps ensure your home improvement project meets minimum code requirements while improving your property

We look forward to helping you.

Director of Building Safety

City permit approval does not constitute subdivision approval. The city recommends you contact trustees in your subdivision for any subdivision requirements.

This is a general guide for the installation of retaining walls within the City of O'Fallon, Mo. All requirements are not listed. For further information please contact:

The Building Department
(636) 379-5435



Residential Retaining Wall Guide

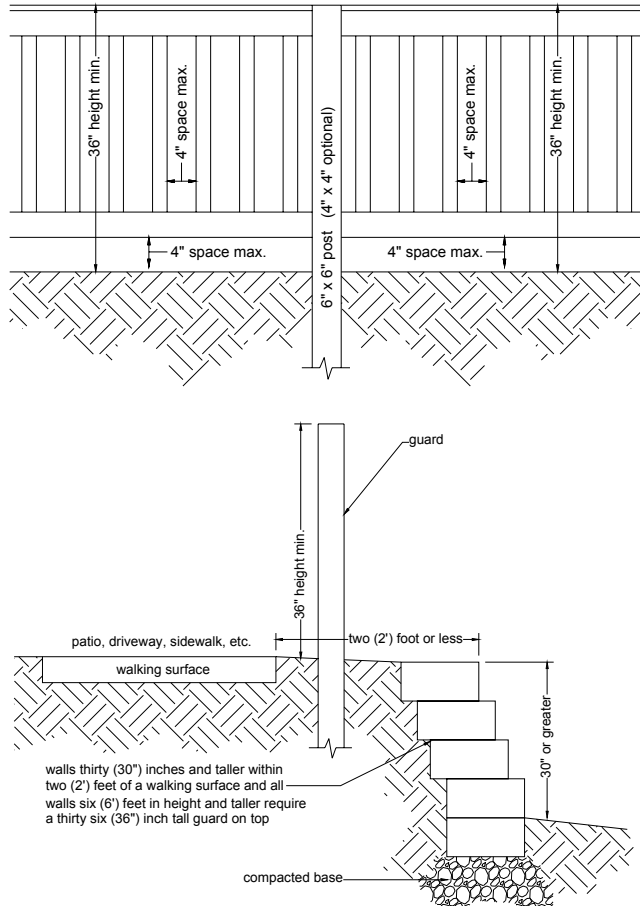
**City of O'Fallon, Missouri
Building Department
100 North Main Street
O'Fallon, MO, 63366
(636) 379-5435
www.ofallon.mo.us**

Walls Requiring a Permit

A permit is required in the City of O'Fallon if any of the following conditions are proposed.

- ❑ The wall is 4', or greater, in height. Height is measured from the top of the base to the top of the wall
- ❑ The wall supports an additional load (driveway, pool, or other structure)
- ❑ The wall would alter the drainage of any lot or drainage area

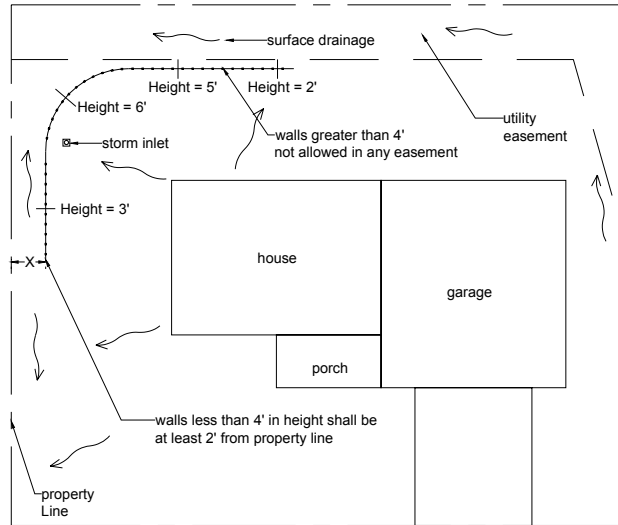
Guard Detail



Obtaining a Permit

- ❑ Submit (2) copies of the plot plan showing existing structures, the wall and its distance to the lot lines and easements.
- ❑ Plot plan must show storm water drainage (use arrows to indicate flow of water). The wall cannot obstruct any swale or natural water run-off without the approval of the engineering department.
- ❑ Indicate the height of the wall at reasonable intervals along the length of the wall.
- ❑ Submit (2) copies of the engineered drawings.

Site Plan Example



Construction Guidelines

- ❑ Many local manufacturers, suppliers and contractors have pre-engineered and designed modular block and stone wall systems so that the homeowner/ contractor can easily plan their project. Pre-engineered wall plans have a limited design height and loading, consult with your modular block supplier for plans and cross-sectional drawings that match your design. Retaining walls of greater height, having greater loading and walls of different materials than those of the pre-engineered walls must be designed by a Missouri Licensed Professional Engineer. The construction plans must have an original seal and signature of the professional along with the calculations.
- ❑ Retaining walls in the front yard shall not exceed a height of four (4) feet and shall be set back a minimum of ten (10) feet from the front property line or outside the easement, whichever is greater.
- ❑ Walls in the side or rear yard shall not be built within two (2) feet of the property line,
- ❑ Walls forty eight (48) inches and higher will not be allowed in the utility easements.
- ❑ Walls thirty (30) inches and taller within two (2) feet of a walking surface and all walls six (6) feet in height and taller require a thirty six (36) inch tall guard on top.
- ❑ Storm water will not be allowed to flow over the retaining wall. The flow shall go around the wall or in approved surface drains on top of the wall.