

Fences (Outdoor) / Retaining Walls

Minimum Requirements for Construction Drawings

Plans shall be of sufficient clarity to indicate the location, nature, and extent of the work proposed and show that it will conform to the provisions of the adopted Codes and ordinances.

Acceptable drawings sizes are those that are larger than 11" x 17" and drawn to an appropriate scale as listed below. Plans shall be drawn in indelible ink. Plan sheets that are cut and pasted, taped, or that have been altered by any means (pen, pencil, marking pens, etc.) will not be acceptable for plan check.

Washington State law requires that any registered professional who prepares or supervises the preparation of drawings and construction documents stamp and sign such documents. Where multiple copies of stamped submittal documents are submitted, at least one set must bear an original wet seal.

Fences – Over Seven (7) Feet

- 5 copies site plan
- All fences on corner lots or adjacent to driveways must show a site distance triangle per Development Assistance Brochure 6-7
- 4 copies of construction plans

Retaining Wall or Rockery over Four (4) Feet*

- 5 copies of site plans for residential walls
- 4 copies of construction plans
- 2 copies of engineering calculations stamped by a state licensed structural engineer or architect

*Measured from the bottom of the footing to the top of the wall

Site Plan

- 1. Provide scale and north arrow. Maximum scale 1"= 40' (Preferred scale 1"= 20', or 1"= 40')
- 2. Show dimensions of all property lines, driveways and the edge of pavement or curb and gutter lines as applicable.
- 3. Show the sizes, locations, setbacks, and uses of existing structures and proposed fences or retaining walls.
- 4. Show contour lines of existing and proposed grade elevations, finished floor elevations, and directional arrows to show surface drainage. Provide elevation readings.
- 5. Show the location of any easements and utilities (water, sewer, gas, and electricity).
- 6. Identify any existing structures, or portions thereof, that are to be removed or demolished.
- 7. Site plans for those fences that include gates must show car stacking spacing to ensure adequate clearance from the edge of pavement to the gate for vehicles and fire trucks.

Foundation Plan for Retaining Wall or Rockery

- 1. Provide scale (1/4" or 1/8") and North Arrow.
- 2. A WA State licensed professional engineer shall design all foundation/ retaining walls (that are over four feet in height measured from the bottom of the footing to the top of the wall) to resist loads due to the lateral pressure of retained material in accordance with accepted engineering practices per IRC Sec. R404.1.3
- 3. Include a cross-section of the retaining wall or rockery for clarity showing existing ground elevations and proposed elevations with retaining wall/rockery. More than one cross-section may be required depending on the length of the wall and site conditions.

Foundation Plan for Fence

- 1. Provide scale (1/4" or 1/8") and north arrow.
- 2. Show dimensions of perimeter foundation, isolated footings, and/or piers
- 3. Wood permanently exposed to weather must be decay-resistant or pressure treated. IRC Sec R317.1.3.

Framing Plans for Fence

- 1. Provide scale (1/4" or 1/8")
- 2. Specify fencing dimensions on framing plan.
- 3. Provide the sizes, species, grades, spacing and spans of all framing members including posts. Show sizes and depths of concrete footing pads. Show all connections. Use decay-resistant or pressure treated. IRC Sec R317.
- 4. Show on the drawings the numbers and sizes of nails connecting wood members.
- 5. Connections that resist wind and seismic forces shall be completely and clearly detailed on the drawings. Show the locations and specify the brand names and model numbers of all framing connectors.
- 6. Gates must have a Click2Enter for fire department emergency response teams.