

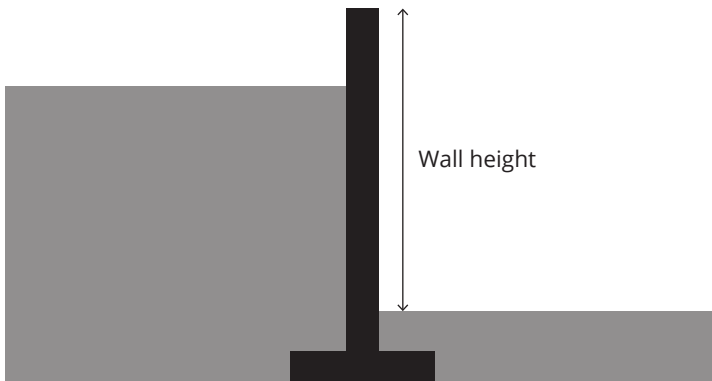
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Requirements

Maximum Height

Retaining walls shall not exceed a maximum height of twelve feet unless approved by a Board of Adjustment variance or minor variation request.

Wall Height	Requirements
36" or less	<ul style="list-style-type: none">No Permit Required
> 36" – 12'	<ul style="list-style-type: none">Miscellaneous PermitSite Plan – showing entire property to scale and engineering requirements
> 12'	<ul style="list-style-type: none">Minor Variation or Board of Adjustment Variance approvalMiscellaneous PermitSite Plan – showing entire property to scale and engineering requirements



Engineering Requirements

Retaining walls more than 36 inches in height must be designed by an engineer. In order to obtain a permit for construction of the retaining walls stamped construction plans, as part of details and supporting calculations must be provided to the county along with a *Miscellaneous Permit Application*.

1. Construction Plans

Plans need to indicate how the proposed wall height will vary along its length.

2. Details

Elevations showing top of wall (TOW) and bottom of wall (BOW) for critical points along each wall length.

3. Supporting Calculations

Must demonstrate an adequate factor of safety with respect to:

- Bearing capacity
- Overturning
- Sliding
- Internal stability
- Global stability may be required dependent upon site conditions

Note: Surcharge loads due to sloping backfill, adjacent vehicles and structures must be taken into account

The design parameters used for retaining wall analysis may require consultation from a geotechnical engineer.

Note: Additional information may be required. For further assistance with engineering requirements please contact the Planning and Zoning Division.

General Information

Drainage

When surface drainage is discharged onto any adjoining property, it shall be discharged in such a manner that it will not cause an increased hazard to the stability of any cut and fill slope or any building or structure. Runoff shall not be discharged from the site in quantities or at velocities substantially above those which occurred before grading except into drainage facilities whose design has been specifically approved by the Planning and Zoning Division prior to the permit approval.

Easements

Encroachment into utility easements requires approval by all agencies with interest in the easement. Encroachment into drainage easements requires approval from the Planning and Zoning Division.

Grading

If the construction of a retaining wall will result in grading/land disturbance of more than 0.5 acre, a *Grading Permit or Notice of Intent* will be required.

Setbacks

Setbacks for all grading and erosion control activities shall be at least seven feet from property boundaries and 25 feet from off-site occupied structures. The Planning and Zoning Division may waive setback requirements provided the applicant can adequately demonstrate that activities occurring within the setback limitations will not adversely affect adjacent properties. Roads and driveways are exempt from setback requirements if it is adequately demonstrated that grading will not adversely impact properties or structures.

Tiered Walls

If a series of retaining walls is desired, the required horizontal distance between walls is a minimum of four feet and a minimum of six feet if either retaining wall exceeds eight feet.