



# CITY OF SNOHOMISH

Founded 1859, Incorporated 1890

116 UNION AVENUE · SNOHOMISH, WASHINGTON 98290 · TEL (360) 568-3115 FAX (360) 568-1375

## RETAINING WALLS

For more information, refer to Snohomish Municipal Code Section 14.240.060

### RETAINING WALLS OVER 30 INCHES IN HEIGHT MAY REQUIRE APPROVED FALL PROTECTION

#### WHAT IS A RETAINING WALL?

A retaining wall is a structure that holds back soil or rock from a building, structure, or area. Retaining walls resist the lateral displacement of soil, and prevent downslope movement, or erosion.



#### DO RETAINING WALLS REQUIRE A PERMIT?

Retaining walls that are 2 feet in height or less do not require a permit. Greater than 2 feet, but less than 4 feet, a construction permit is required.

#### DO RETAINING WALLS HAVE SETBACK REQUIREMENTS?

No. Pursuant to SMC 14.240 (Ordinance 2133, 2007), retaining walls do not have to meet regular setback requirements and may terminate at a property line, provided that they abut a retaining wall on the adjacent property, and are structurally independent from such walls.

#### DO I NEED TO HIRE AN ENGINEER?

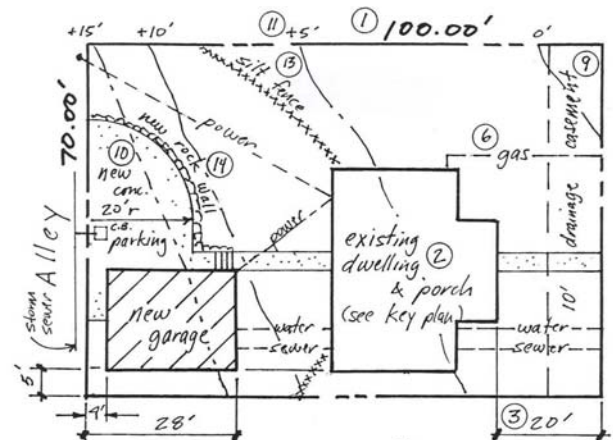
If your retaining wall will be 4 feet in height or taller, you will need to hire an engineer. Structurally engineered details must be included in your submittal.

#### ARE THERE DESIGN REQUIREMENTS?

Yes. Retaining walls must meet design standards set forth in *Design Standards and Guidelines for the City's Historic District*, and *Design Standards and Guidelines for Areas Outside of the Historic District*. Both are available for review at Snohomish City Hall.

#### CAN I DRAW MY OWN SITE PLAN?

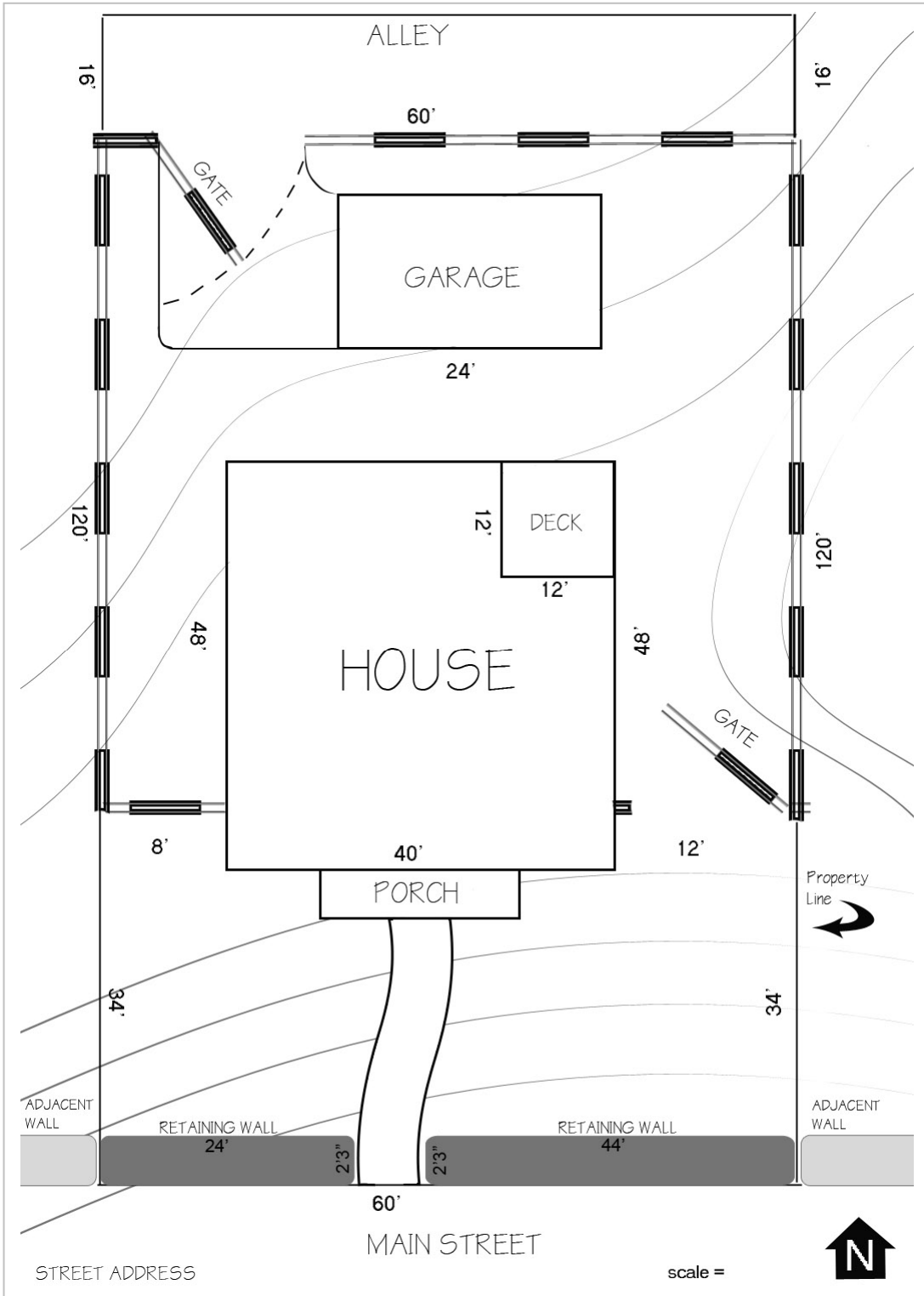
Your site plan does not have to be professionally drawn, ONLY if the retaining wall is 4 feet in height or less. You may draw your own site plan, as long as it is readable, and contains all the details required to complete the review (see checklist).



Example of an acceptable hand-drawn site plan

# Sample Site Plan

The property owner is responsible for establishing all property lines; a record of survey may be required. Property corners shall be staked. The owner is responsible for providing evidence of compliance.



Updated May 2008