

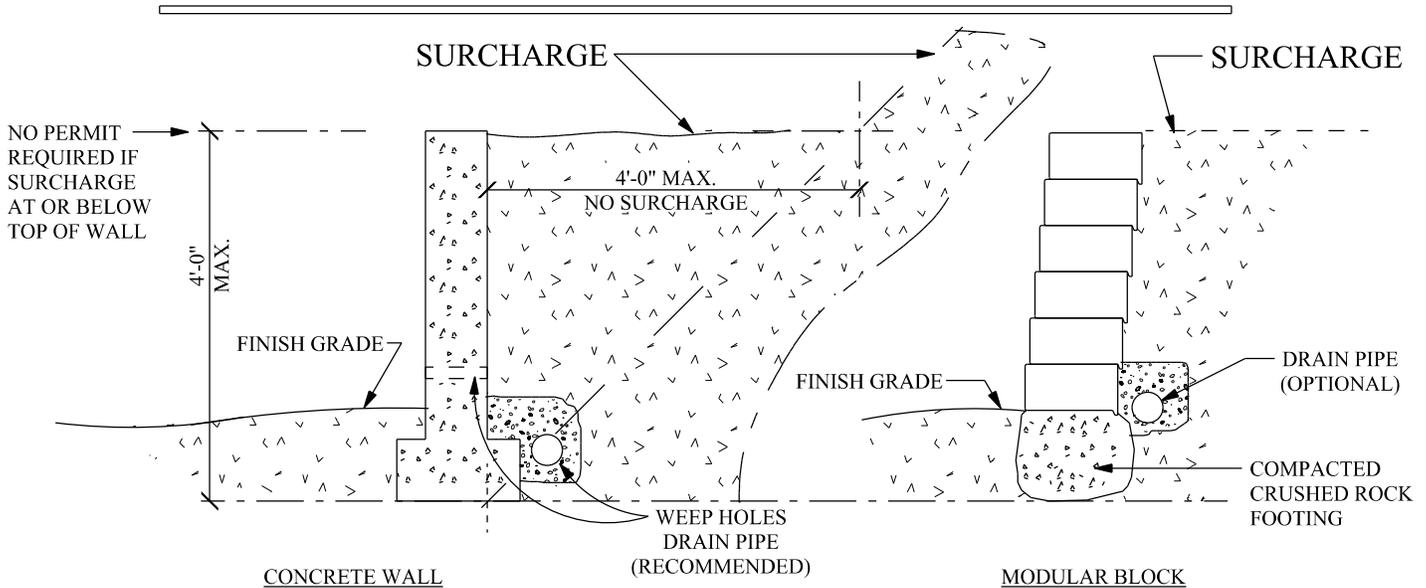


RETAINING WALLS

2015 WASHINGTON STATE BUILDING CODES

City of Tukwila
 Building Division/Permit Center
 6300 Southcenter Blvd. #100
 Tukwila, WA 98188
 (206) 431-3670

- * The following examples show slope limitation ratio imposed on the wall where if exceeding the surcharge ratio area, a permit is required.
- * Other loads imposed on the wall may also exceed the surcharge ratio area.
 Example: a wall terraced above the other. Permit may be required.



NOTES:

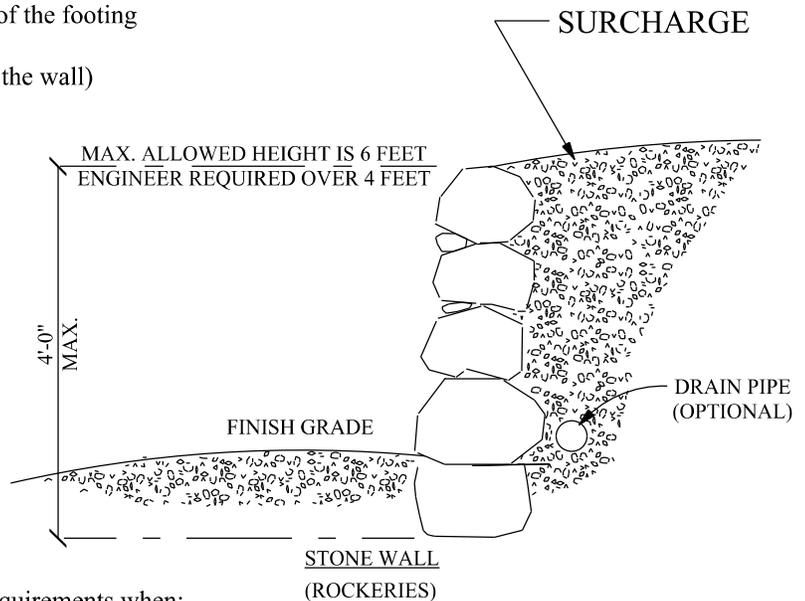
CALL BEFORE YOU DIG: Call (1-800-424-5555) for utility locations.

Building permit shall be required when:

- a) wall is over 4 feet in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge.
- b) Wall retains a surcharge. (Horizontally within 4 feet of the wall)
- c) The site contains or is adjacent to a sensitive area, including steep slopes, as defined in TMC 18.45.

When a building permit is required:

- 1) Design by a Washington licensed professional engineer required for following walls over 4 feet with a surcharge:
 - a) Concrete retaining wall.
 - b) Modular block or masonry wall.
 - c) Stone/rockeries wall.
- 2) Geotechnical report shall be required.
- 3) Permit must include plan for erosion prevention and permanent stabilization of disturbed soil. (Contact Public Works Department)
- 4) Refer to Tukwila Municipal Code (TMC) for additional requirements when:
 - a) Exposed wall is greater than 4' high. (TMC 18.06.800 & 18.50.150)
 - b) Wall will be located on the property line or on adjacent property. (TMC 18.06.800)





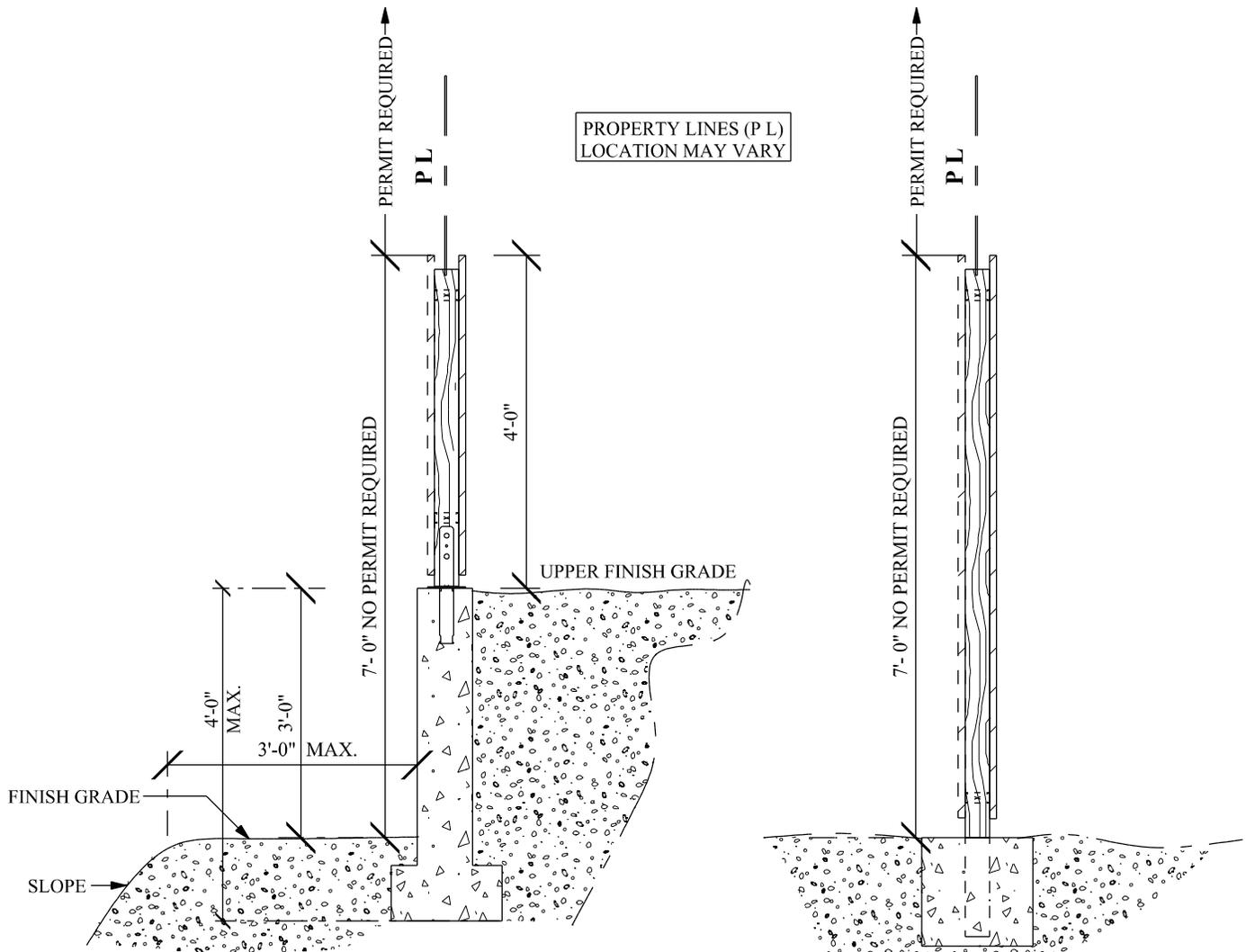
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RETAINING WALL & FENCE

2015 WASHINGTON STATE BUILDING CODES

FENCES AND FENCES ON CONCRETE WALLS

* Fences above 7 feet shall require a building permit.



CONCRETE WALL WITH FENCE ON TOP

FENCE AND POST ON FOOTINGS

NOTES:

TMC 18.50.150 Retaining Wall Setback Waiver

Retaining walls with an exposed height greater than four feet may be allowed in required front, side or rear yard setbacks under the following circumstances:

1. When the applicant's property is on the lower side of the retaining wall and it is not visible from adjacent properties or is screened by landscaping; or
2. When a wall built on a property line or perpendicular to it benefits the lots on both sides, and the owners of both properties agree to jointly maintain the wall; or
3. When a wall in a front yard is required due to roadway expansion or improvements.