



Garden/Block Wall

CITY OF HEMET BUILDING DIVISION
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This handout is designed to answer frequently asked questions regarding block walls constructed using our *City of Hemet* detail. This design shall not be used to retain earth. This handout **does not** cover columns or combination type walls.

Generally, footings for a column is larger than what would be needed for a regular block wall. If it is a combination type wall then a minimum 24" x 12" is required. If you are doing columns only the minimum footing required is 27" x 27".

Plans would have to be submitted for plan check for columns or a combination wall. Please refer to our website www.cityofhemet.org for further information. If your intention is to build a wall differently than the city standard detail, plans must be drawn and submitted into plan check. Please ask one of our building technicians for information on this type of wall.

The maximum height for a residential garden/block wall is 6' in the rear yard and 42" maximum height in the front yard. Please refer to the Zoning Requirements contained in this handout for specific heights allowed.

DO I NEED A PERMIT FOR A BLOCK WALL?

Block walls **under** 3' in height, measured from the top of the footing do not require a building permit. However, contact the Planning Department for height restrictions. If the wall is used for retaining purposes it must be engineered for that purpose.

WHAT IS REQUIRED FOR THE FOOTING?

The footing hole must be 12" deep (see tables for the width). A #4 rebar is required to be placed horizontally in a continuous fashion in the footing. When the footing is filled, the concrete shall be 2" below finish grade. This will make the size of the footing 12" x refer to tables.

WHERE ELSE IS THE REBAR REQUIRED TO BE PLACED?

#4 rebar must be placed vertically every 48" OC, alternating the bend direction in the footing. The bend of the rebar must be a minimum of 5" and must run horizontal with the ground and out from the wall. A continuous #4 rebar must also be placed on top of the 2nd to the last course of block. Any rebar must be a minimum of 3" away from any soil and must be attached by using tie wire. In the areas where the rebar overlaps, a minimum of 24" overlap is required. 6' block walls require that a 3rd horizontal rebar be placed at mid-height in the wall.

WHAT SIZE BLOCK AM I REQUIRED TO USE?

A minimum of 6" block must be used.

WHAT IS REQUIRED WHEN I GROUT THE CELLS?

All cells must be grouted. Caution should be used when

motaring the block to ensure that the mortar does not project more than 1/2" into the cells. If the projection is more than 1/2", you will be required to remove the obstructing mortar prior to grouting.

REQUIRED INSPECTIONS:

FOOTING: After the footing hole has been dug and all the vertical rebar and the footing's horizontal rebar has been tied into place this inspection should be called for. The inspector will verify that the footing is deep enough, wide enough, rebar bend is of the proper length and the rebar is not more than 3" to the soil.

PRE-GROUT: After the wall has been constructed and prior to the cells being grouted. The inspector will ensure the rebar has been placed properly and that the overlap is sufficient. The inspector will also verify that the mortar is not projecting more than 1/2" into the cell.

FINAL: The inspector will verify that all the cells have been grouted, all trash and debris from the construction of the wall has been removed and that the grade has been re-established.

SPECIFICATIONS:

Concrete: Minimum 2500 P.S.I. in 28 days.

Block: Grade "N" A.S.T.M. C 90.

Reinforcement: A.S.T.M. A 615 Grade 40 or higher.

Mortar: 1:1/2:4 1/2 mix (cement, lime, sand by volume).

ZONING NOTES:

Wall heights are measured from the higher of the two finished grades adjoining the wall. Walls shall be a maximum of 42" in height when measured from the adjacent sidewalk or street, unless exempted elsewhere. On lots where the driveway is adjacent to the rear yard of a neighboring lot the corner cutback area shall be free and clear of visual obstructions in excess of 42 inches in height. The cutback lines shall be determined by measuring from the projection of the coterminous front and rear property line ten feet along the inside edge of the sidewalk and ten feet back from the street connecting the two points forming a 45-degree triangle.

WHAT IF I LIVE ON A CORNER LOT?

On a corner lot, a wall up to six feet in height may be located parallel to the edge of the sidewalk on the street side yard adjacent to the lot, whether the sidewalk area is monolithic or has a planted parkway as long as the fence or block wall is not in the right of way. On corner lots the corner cutback area shall be free and clear of visual obstructions in excess of 42" in height. The corner cutback shall be defined by a line on a horizontal plane connecting two points along the front and street side property lines and forming a triangle. These points shall be measured 30' back from the intersection of the prolongation of the front and street side property lines.