



Department of Community Development
Engineering Division

Retaining Wall Requirements

Effective September 1, 2001, the City requires all retaining walls (regardless of size) to be identified on plot plans during the initial review process. From these plot plans, and based upon wall height, design calculations may be required. Design calculations will be required for all walls greater than four feet.

In order to determine wall height, plot plans will be required to show height of top-of-wall (TW) and bottom-of-wall (BW) elevations along the wall (minimum of every 25 feet). The BW is defined as the top of the footing, or, since typical gravity stacked-stone walls do not have footings, the bottom of the lowest stone.

As referenced above, for walls greater than four feet in height, a wall design submission (including structural and stability calculations) will be required. This submission must be sealed by an Engineer licensed in the State of Kansas.

After any designed wall(s) have been constructed, and prior to a request for a final inspection on the house, a construction certification/inspection letter from (and sealed by) an Engineer licensed in the state of Kansas must be submitted.

Constructed walls that have been built without City approval (i.e. were not identified on the plot plan, and/or did not provide the required design/calculations) will not only require a revised plot plan and sealed certification/inspection letter as noted above, but will also require a visual confirmation by City staff for appropriate placement. This visual confirmation will be performed within five (5) business days of notification of the unapproved wall.

Any portion of a retaining wall found to be in a drainage or utility easement will be required to be removed from said easement.

FOR MORE INFORMATION

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