

RETAINING WALLS IN RESIDENTIAL DISTRICTS

(Pursuant to MTMC 19.120.200)



Permits and fees apply

A building permit is required to build any new wall or to rebuild a wall over 4 feet in height. A fee to cover the review for code compliance and an inspection of the constructed wall applies.

How tall can the wall be?

Walls may be up to 4 feet tall in the front yard. Some exceptions apply to corner lots and through lots. Walls may exceed 4 feet in height elsewhere on your property. If the wall exceeds 4 feet, the wall will need to be designed by a licensed professional engineer.

What do I need to do?

Complete a building permit application form at City Hall or obtain the application online www.cityofmlt.com/cityServices/development/pdf/permits/building/SFR_Building_Ap.pdf

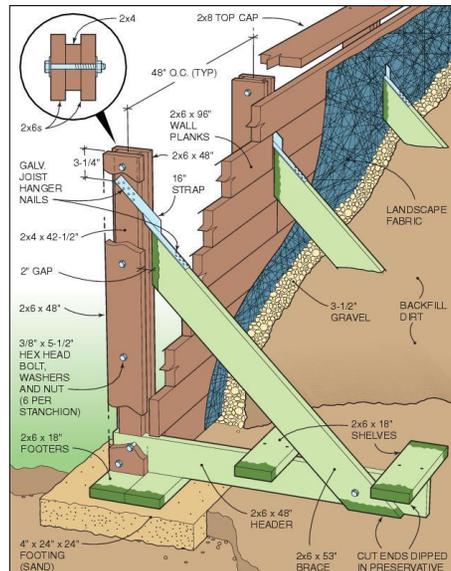
Label the proposed location, height and type of wall on a drawing (plot plan). The city can provide the plot plan. Submit the completed permit application and drawings (with the engineer stamp for walls over 4 feet) to City Hall.

Are there any special restrictions?

Yes. Walls and other structures cannot be built in the City right of way. In addition, the water meter must be outside the wall and not obstructed. The wall may not impede access to a fire hydrant or interfere with sight area triangles.

Other useful information

- Review. The Building, Planning and Engineering Departments review applications to confirm that the wall location and height meet city codes and is not in the right of way.
- Inspection. When the wall has been built, call the inspection request line at 425.775.9694. A building inspector will check to see if the wall was installed per the approved plan.



- Expiration. The permit is valid for 6 months. If no inspection is requested within 6 months of receiving the permit, the permit will expire.



- Retaining walls. Walls (rock or retaining) must meet the same height and location requirements as fences. Check with City Hall first if you have any questions regarding the location of a proposed wall.
- Rockeries. Rockeries (rock walls) behave to some extent like gravity walls. The primary function of a rockery is to prevent erosion of an over steepened but technically stable slope. Rockeries consist of large, well fitted rocks stacked on top of one another to form a wall.
- Maintenance. All rock walls or retaining walls shall be kept in a proper state of preservation and order so as not to be dangerous to human life or constitute a public nuisance.



Questions?

City staff is happy to answer your questions, provide a computer drawing (plot plan) of your lot, and assist you to obtain the permit.

For more information contact

Phone 425.744.6267

PermitSpecialist@ci.mlt.wa.us

www.cityofmlt.com

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Community and Economic Development
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*This brochure is not intended to cover all situations
nor to replace any code provision that may apply
and may differ or conflict with this information.
Contact City staff to discuss your specific project.*
