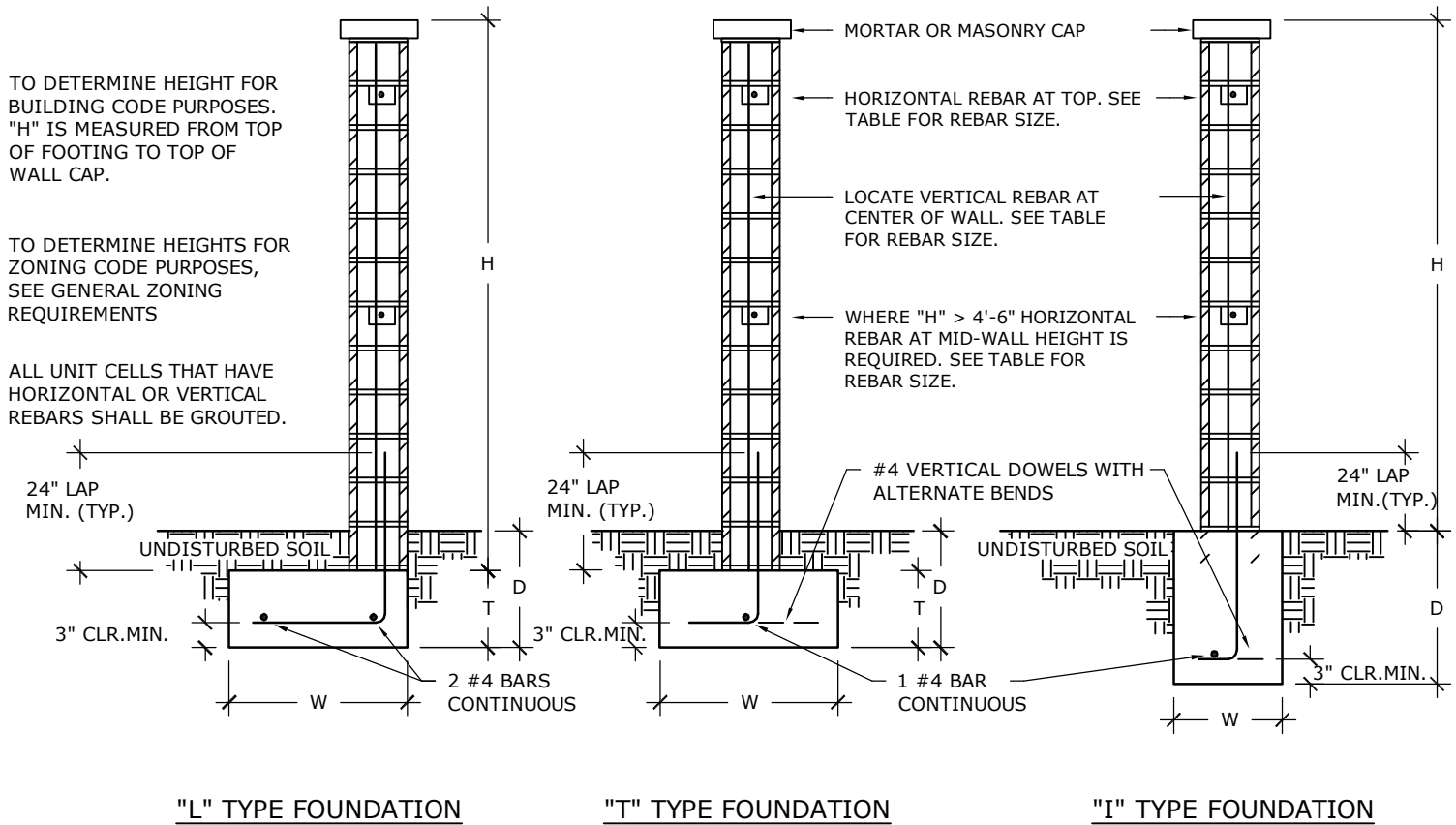




BLOCK WALL DETAILS

This Information Bulletin provides general requirements and specifications for the construction of standard CMU block walls of various heights and footing configurations. These walls are not designed for adverse soil conditions (e.g., expansive soil, fill, etc.). For adverse soil conditions and or any deviations from this Information Bulletin, a registered design professional licensed in the State of California should be consulted.



WALL HEIGHT	"L" TYPE FOUNDATION			"T" TYPE FOUNDATION			"I" TYPE FOUNDATION		VERTICAL REBAR	HORIZONTAL REBAR
	W	D	T	W	D	T	W	D		
3'-6"	18"	18"	9"	14"	12"	6"	12"	22"	#4 REBAR @ 48" O.C.	#4 REBAR
4'-0"	24"	18"	9"	18"	12"	6"	12"	26"	#4 REBAR @ 48" O.C.	#4 REBAR
5'-0"	30"	24"	12"	24"	12"	9"	12"	30"	#4 REBAR @ 48" O.C.	#4 REBAR
6'-0"	36"	24"	12"	26"	14"	9"	12"	36"	#4 REBAR @ 24" O.C.	#4 REBAR

BUILDING PERMITS

A building permit shall be obtained for walls over 3'-0" in height measured from adjacent grade. A plot plan showing the location of the proposed wall along with all other existing structures on the lot will be required at the time a permit is issued.

GENERAL ZONING REQUIREMENTS

The height of fences shall be measured from the sidewalk adjoining the fence or from the average grade of both sides of the fence between two private properties. Walls located in the required front yard setback shall be a minimum height of 36" and a maximum height of 42". Walls on other portions of the lot shall be a maximum height of 6'-0". Please contact the Planning Division for more information.

GENERAL BUILDING REQUIREMENTS

Foundation must be poured against undisturbed soil. All horizontal and vertical reinforcements shall maintain a min. 3" clearance from the bottom and sides of the trench. Horizontal bond beam reinforcement is required to be located in the 2nd course from the top of the wall. Prefabricated joint reinforcement in each two top mortar joints consisting of two No. 9 gage galvanized wires with No. 9 gage steel welded cross wires spaced a max. 16" o.c. may be substituted for the horizontal bond beam reinforcement in the top of walls 5'-6" or less in heights. All wires shall be thoroughly embedded in the bed joint mortar and lapped a min. of 12". Units shall be staggered (common bond are not permitted) and may be partially grouted with grout confined to those cells that have horizontal and vertical reinforcing steel.

SPECIFICATIONS

Concrete	Mix for concrete footing to be 1 part cement to 2-1/2 parts sand to 3-1/2 parts gravel with a maximum of 7-1/2 gallons of water per sack of cement. The minimum strength (fc) shall be 2,500 psi in 28 days.
Block:	Grade "N" conforming to ASTM C90. Nominal width of units shall be a minimum 6".
Reinforcement:	Deformed steel bars conforming to ASTM A-615 Grade 40 or Grade 60.
Mortar, Type S:	Mix to be 1 part cement to 1/2 part lime to 3 parts damp loose sand.
Grout:	Mix to be 1 part cement to 3 parts sand to max. 1/10 part lime. Sufficient water should be added to produce consistency for pouring without segregation of the constituents. May contain 2 parts pea gravel (max. size 3/8").

REQUIRED INSPECTIONS

Foundation Insp.:	When trench is read for concrete and all steel reinforcements are tied in place.
Pre-Grout Insp.:	When first horizontal bar and all vertical bars are in place, but not grouted!
Final Insp.:	After wall is grouted and cap is installed.

COMMON PROPERTY LINE WALL

Where a wall is requested to be placed along or across a property line between neighbors, a completed "Common Property Line Wall Agreement and Maintenance" form signed by all of the common property owners is required prior to permit issuance. Where a wall is proposed to be located on only one property, but is located near a property line and no "Common Property Line Wall Agreement and Maintenance" form is provided, a survey of the property by a licensed land surveyor will be required to show that the wall is located entirely on the owner's property.