



CITY OF CAMPBELL
Community Development Department

Block Wall Fence

GENERAL INFORMATION

The purpose of this informational handout is to assist property owners and contractors/builders who may choose to erect a simple free standing block wall using a standard detail. The information resented provides general requirements and specifications for the construction of standard CMU block walls of various height, thickness, or footing configurations. These details represent “average” or “typical” conditions that may not be suitable in all cases. When projects deviate from the information presented in this handout or the Building Code, a California License Design Professional should be consulted. To obtain complete information for your project, please contact the Planning Division at planning@campbellca.gov or (408) 866-2140 and the Building Inspection Division at building@campbellca.gov and (408) 866-2130 during our normal business hours from Monday through Friday, 8 A.M. to 5 P.M.

<p align="center">General Requirements</p> <ul style="list-style-type: none"> ○ Prior to permit application; obtain Planning review and approval. ○ A fully dimensioned plot plan is required that clearly shows all heights, linear footage, type of proposed block material to be used, fences and setbacks to existing buildings and property lines. Any portion of wall visible from any public street shall be decorative block or stucco to match residence. ○ Consent form completed by all parties ○ A site survey shall be prepared by a California State licensed land surveyor or civil engineer to verify that the proposed wall or fence is entirely on the subject property. ○ A Building permit is required for all masonry block and retaining walls. A wood or similar fence requires building permit only if it is over 6 feet in height. Regardless of permit requirements, Planning Division review and approvals are required including the preparation of a plot plan. 	<p align="center">Sample Plot Plan</p> <p>The diagram illustrates a rectangular property with an existing residence in the center. A proposed block wall is shown along the perimeter. Key features include: <ul style="list-style-type: none"> Property Line: Indicated by a dashed line. Block Wall: Shown as a solid line with a stippled pattern. Setbacks: Labeled 'SETBACK?' with arrows indicating the distance from the property line to the wall. Dimensions: 'NEW WALL LENGTH' and 'NEW # OF BLOCK WALL PER CITY # OF BLOCK WALL SPECS' are shown at the top. Labels: 'EXISTING RESIDENCE NO CHANGES', 'CONC' (concrete), 'CURB, GUTTER AND SIDEWALK', and 'STREET NAME' are included. Legend: Shows 'PROPERTY LINE' as a dashed line and '(10) 8" BLOCK WALL' as a stippled line. Orientation: A north arrow and a scale of '1" = 20\'' are provided. Owner Information: Located at the bottom right, listing 'OWNER'S NAME', 'PROJECT ADDRESS', and 'BELLFLOWER, CA 90706'. </p>
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GENERAL REQUIREMENTS – 2022 CALIFORNIA BUILDING CODE

Horizontal bond beam reinforcement is required to be located in the second course from the top of the wall. Prefabricated joint reinforcement in each 2 top mortar joints consisting of two No. 9 gauge galvanized wires with No. 9 gauge steel welded cross wires spaced maximum 16 inches on center may be substituted for the top horizontal bond beam reinforcement in walls 5 feet and 6 inches or less in height. The wires shall be thoroughly embedded in the bed joint mortar. Lap all wires 12 inches minimum. Maintain 3-inch minimum clearance for all horizontal and vertical reinforcement from the bottom and sides of the footing trench. Units shall be staggered and masonry walls may be partially grouted with grout confined for the entire wall, a masonry screed shall be provided below the bond beam and horizontal reinforcement to prevent grout penetration into the rest of the cells and allow full grouting.

Material Specifications

- Concrete: Minimum 3,000 P.S.I. at 28 days
- 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 3/8 inch in size)
- Block: Grade "N" A.S.T.M.C90-03 (Normal width shall be a minimum 6 inch block)
- Reinforcement: Deformed steel rebar conforming to A.S.T.M. A615 Grade 40 or higher
- Mortar (Type S): Mix to be 1 part cement to ½ part lime to 3 parts damp loose sand
- Required Inspections

REQUIRED INSPECTION ON BLOCK WALLS OVER 3 FEET IN HEIGHT

(When a Building Permit is issued)

- **Foundation inspection:** When trench (footing) is ready for concrete and all steel reinforcement are tied in place. All construction materials are to be on site prior to foundation inspection approval.
- **Pre-Grout Inspection:** When first horizontal bar and all vertical bars are in place, and prior to grouting.
- **Final Inspection:** After wall is grouting and cap is installed, and mortar joints are completed. All construction debris should be removed at this time.

Repairs/Rebuilds

- Repairs or rebuilds of existing block wall fences must fully comply with 2022 California Building Code and shall be constructed in accordance with this informational handout or be justified by a licensed design professional.

CONSTRUCTION HOURS

Monday thru Friday 8 A.M. TO 5 P.M.

Saturday 9 A.M. TO 4 P.M.

No construction Sundays & Holidays - Contact the Building Inspection Division at (408) 866-2130. If the construction occurs outside of the office business hours, please contact PD Non-Urgent line at (408) 866-2121.

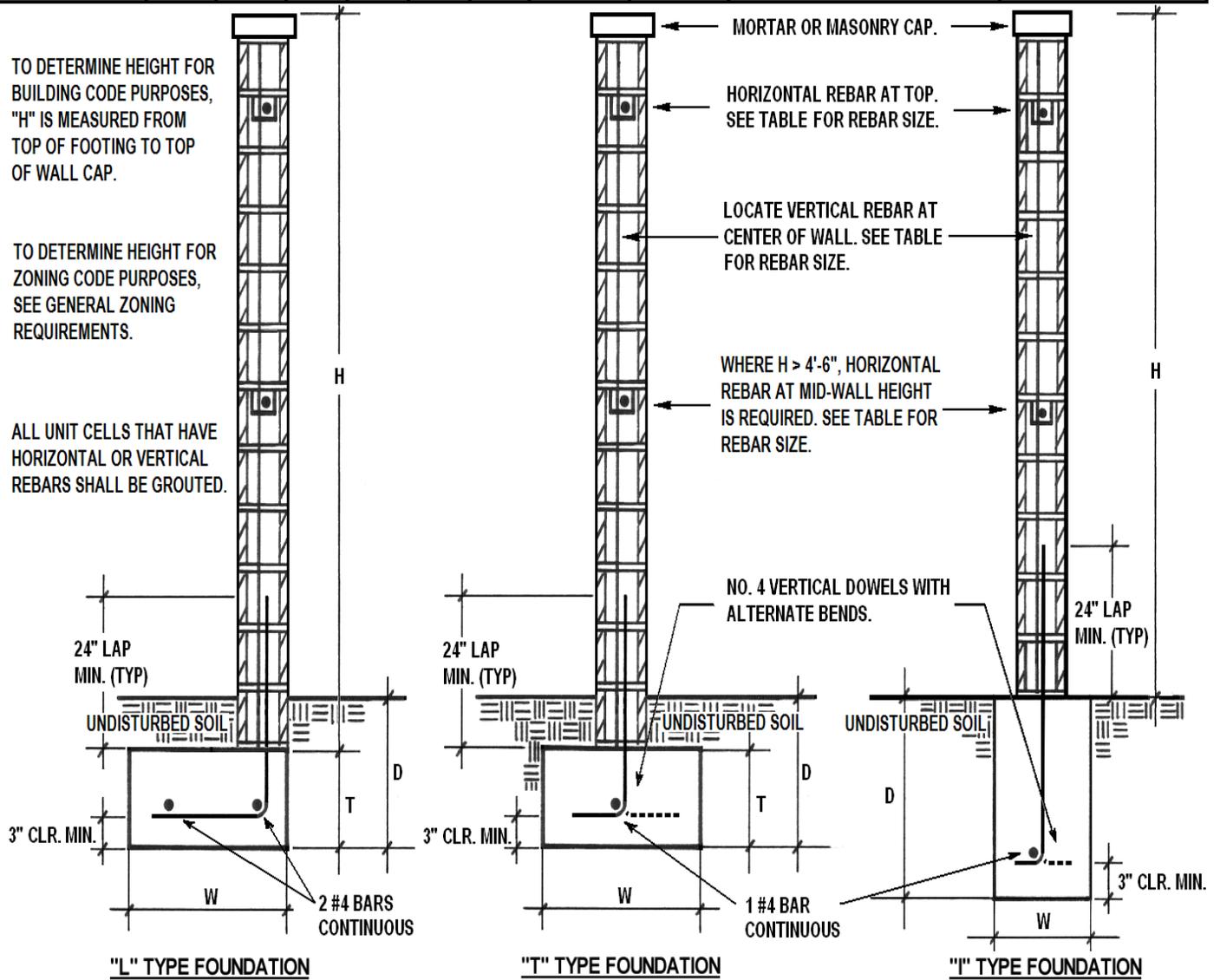
**MINIMUM REQUIREMENTS FOR 6 INCH OR 8 INCH
BLOCK WALL UP TO 6' IN HEIGHT**

WALL HEIGHT "H"	"L" TYPE FOUNDATION			"T" TYPE FOUNDATION			"I" TYPE FOUNDATION		VERTICAL REBAR	HORIZONTAL REBAR
	W	D	T	W	D	T	D	T		
3' - 6"	18"	18"	9"	14"	12"	6"	12"	22"	#4 REBAR @ 48" O.C.	# 4 Rebar
4' - 6"	18"	18"	9"	18"	12"	6"	12"	26"	#4 REBAR @ 32" O.C.	#4 Rebar
5' - 6"	24"	24"	12"	22"	12"	6"	12"	30"	#4 REBAR @ 48" O.C.	#4 Rebar
6' - 0"	24"	24"	12"	26"	14"	9"	12"	36"	#4 REBAR @ 24" O.C.	#4 Rebar (2 at FOOTING)

TO DETERMINE HEIGHT FOR BUILDING CODE PURPOSES, "H" IS MEASURED FROM TOP OF FOOTING TO TOP OF WALL CAP.

TO DETERMINE HEIGHT FOR ZONING CODE PURPOSES, SEE GENERAL ZONING REQUIREMENTS.

ALL UNIT CELLS THAT HAVE HORIZONTAL OR VERTICAL REBARS SHALL BE GROUTED.



**CITY OF CAMPBELL PROPERTY OWNERS AGREEMENT
FOR SHARED BLOCK WALL/FENCING**

The undersigned herein consents to the building of a block wall/fencing on specified location as shown on attached plot plan.

The undersigned herein states that he/she is in lawful possession or control of the property designated below, or has the authority to act in the owner(s) behalf in their absence.

CONSENTING PARTIES

Property owner #1 _____

Mailing address _____

Rear Yard _____ LF Side Yard _____ LF (see plot plan below for project proposal)

Copy of Grand Deed _____ Copy of property Tax Bill _____ Other ID _____

Signature _____ Date _____

Property owner #2 _____

Mailing address _____

Rear Yard _____ LF Side Yard _____ LF (see plot plan below for project proposal)

Copy of Grand Deed _____ Copy of property Tax Bill _____ Other ID _____

Signature _____ Date _____

Property owner #3 _____

Mailing address _____

Rear Yard _____ LF Side Yard _____ LF (see plot plan below for project proposal)

Copy of Grand Deed _____ Copy of property Tax Bill _____ Other ID _____

Signature _____ Date _____

INDICATE PROPOSED FENCE LOCATION FOR PROPERTY #1 ON PLOT PLAN BELOW

