



CITY OF COURTENAY BUILDING BULLETIN

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RETAINING WALLS

Retaining walls greater than 1.2 meters require a building permit. All application submissions must be accompanied by a registered British Columbia professional engineer's schedules and detail drawings for the retaining wall construction. Fences or decorative walls may exist atop retaining walls and are measured in height consistent with the City of Courtenay's Zoning Bylaw No. 2500.

Retaining wall design shall take into consideration:

- The proposed grading in front of the wall
- The proposed slope behind the wall
- The wall drainage system
- Required setbacks for any proposed structures near the wall

Retaining wall detail drawings shall be provided as part of the wall design and shall include at a minimum:

- Wall profile
- The degree of wall batter
- Cross section at the highest point of the wall which includes the foundation/footings
- Wall reinforcing geotextile requirements
- Wall drainage systems
- Backfill and compaction requirements

Retaining walls are to be a maximum of 2.4 meters in height as measured from the downslope face of the retaining wall. Where the height of the retaining wall is required to be greater, this change in elevation must be accomplished by benching the retaining walls(s). Benched walls shall have a minimum distance between walls of 1.8 meters or 75% of the height of the highest adjacent retaining wall, as measured from the back of the upslope side of the lower retaining wall to the face of the downslope side of the upper retaining wall.

All retaining walls abutting other single-family residences shall provide solid vegetative screening along the entire linear face of the lowest retaining wall.

Retaining walls required to accomplish lot grading will be constructed by the owner as part of the subdivision development or building permit works and information on the walls must be provided as part of a geotechnical report.

For further information, please contact the Building Division at 250-703-4862 or building@courtenay.ca.