BUILDING PERMIT REQUIREMENTS FOR:

FENCES
(WOOD AND MASONRY)

INFORMATION GUIDELINE

3

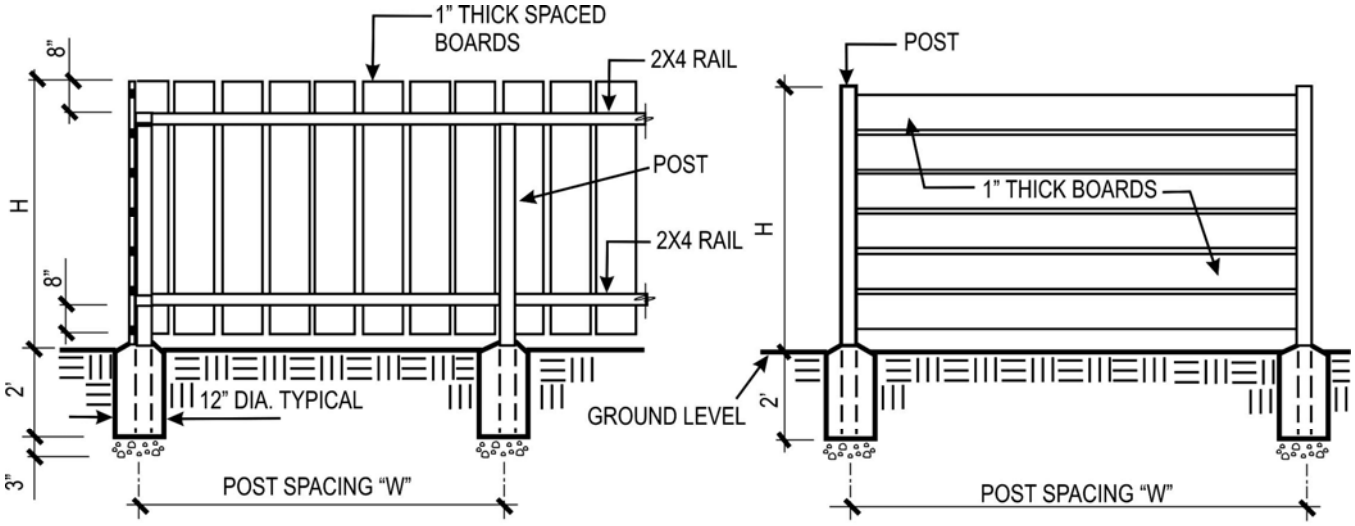
January 2008

CITY OF ESCONDIDO • BUILDING DIVISION • 201 N. BROADWAY, ESCONDIDO, CA 92025 • (760) 839-4647

Building Permits are not required for fences (wood or masonry) not exceeding 6 feet in height. Fence heights and setbacks are regulated by the zoning code. Masonry fences should be constructed of decorative materials. For information on height and setback requirements for all zones, please contact Planning Division at 839-4671. Contact Fire Prevention at 839-5400 for Fire Severity Zones and special construction requirements. For construction specifications, contact Building Division at 839-4647. Escondido Municipal Code 31-48 prohibits obstruction of water meters. This would include fences which deny access to the meter.

A fence exceeding 6 feet in height does require a Building Permit. The following items are required for a permit.

- Plot Plan (see Information Guideline #16)
- Plans showing footing sizes, method of construction, materials, etc.
- Structural calculations may be required.



BOARD FENCE **WOOD PANEL LOCK FENCE**

WOOD FENCES

A. All posts to be #2 Foundation Grade Redwood, cedar or Douglas –Fir Larch #2 or better or pressure treated lumber.

B. The buried post end should be treated with an approved wood preservative product.

C. Wood posts set in 12" diameter concrete base should be placed on 3" of loose gravel.

H'	Post Size	W'
4'-0"	4" x 4"	6'-0"
5'-0"	4" x 4"	6'-0"
6'-0"	4" x 4"	6'-0"
4'-0"	4" x 6"	8'-0"
5'-0"	4" x 6"	8'-0"
6'-0"	4" x 6"	8'-0"

MASONRY FENCES

Masonry fences may be constructed using the specifications listed below.

A. Use the following mix requirements when constructing a masonry fence. *Note that the use of plastic cement is not permitted in masonry fences located in Seismic Zone No. 3 or 4.*

1. Concrete mix for footings must have a compressive strength of 2,000 psi minimum, or the following proportions by volume.
   1 part Portland cement
   2 ½ parts sand
   3 ½ parts ¾-inch maximum diameter gravel
   7 gallons water maximum per sack of cement
2. Mortar mix must have a compressive strength equal to 1,800 psi minimum. One possible mix contains the following proportions by volume:
   1 part Portland cement
   3 ½ parts sand
   ¼ part hydrated lime or lime putty
3. Grout must have a compressive strength equal to 2,000 psi minimum. One possible mix contains the following proportions by volume:
   1 part Portland cement
   3 parts sand
   2 parts pea gravel (3/8-inch aggregate)

Add water until pouring consistency is achieved without segregation of the grout constituents.

Rod or vibrate immediately. Re-rod or re-vibrate grout about 10 minutes after placement to insure adequate consolidation.

Stop grout 2 inches from top of masonry units when grouting of second lift is to be continued at another time.

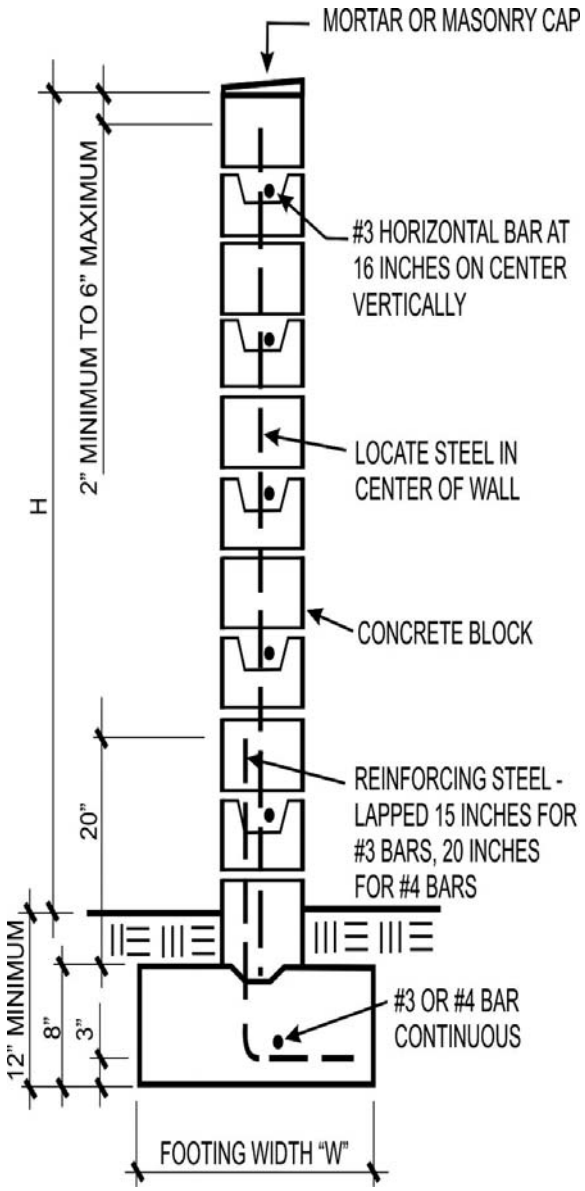
B. All blocks must by Type "N" grouted wherever reinforcing occurs.

C. The table contains reinforcing steel requirements for various masonry walls. Reinforcing steel must be deformed and comply with ASTM specifications A615-85, Grade 40. When the use of one continuous bar is not possible, a lap or splice of 40 bar diameters is required.

D. A mortar key must be formed by embedding a flat 2x4 flush with and at the top of the freshly placed footing to insure proper bonding between the footing and the first course of block. It should be removed after the concrete has started to harden (about 1 hour).

E. The table also contains dimensional requirements for masonry wall footings. All footings must extend at least 12 inches into undisturbed natural soil or compacted fill which has been compacted to at least 90 percent density. Soil should be dampened prior to placing concrete in footings.
A preliminary soil report, compiled by a licensed civil engineer, may be required.

F. An approved Anti-Graffiti coating should be applied to exterior wall surfaces. Please contact Engineering Dept. 760-839-4651 for a list of approved products.



Requirements for masonry walls

Wall height, H (feet)	Material	Footing width, W (inches)	Reinforcing steel
4	6" concrete block 8" concrete block 8" brick	12 12 12	#3 @ 24" o.c. #3 @ 24" o.c. #3 @ 24" o.c.
5	6" concrete block 8" concrete block 8" brick	18 18 18	#3 @ 32" o.c. #4 @ 24" o.c. #4 @ 24" o.c.
6	8" concrete block 8" brick	24 24	#4 @ 24" o.c. #4 @ 24" o.c.