SPRINGFIELD
NEBRASKA

BUILDING PERMIT REQUIREMENTS

RETAINING WALL

Construction/Replacement of a retaining wall requires a building permit from the City of Springfield ***when any portion of the wall measures 4 feet tall or taller***. To obtain a building permit, please submit the following information to City Hall:

- Springfield Building Permit Application, including:
  - Name and contact information of the property owner
  - Address, parcel number, and legal description of the property
  - Name and contact information of the contractor (person performing work)
  - Fence/Retain Wall checkbox checked
    - Circle Retain Wall
  - Length, width, and height of retaining wall
  - Type & material of wall (e.g., concrete blocks, stones (type), etc.)
- Plot plans of the property showing the property lines, the location of the proposed retaining wall with distances from the retaining wall to all property lines and existing structures (i.e., house, deck, shed, etc.)
  - Two (2) paper copies and one (1) electronic copy <u>if</u> plans are larger than 11" X 17"
- Drawings created <u>and stamped</u> by a structural engineer.
  - Two (2) paper copies and one (1) electronic copy <u>if</u> plans are larger than 11" X 17".

No retaining wall may be constructed in front of the ***front yard*** setback line of your property. Front yard setback requirements differ by zoning district.

A retaining wall may be built along a ***street side yard*** provided that the structure shall be constructed on or within a five (5) foot setback from the property line. No retaining wall shall be built within the triangle of land formed by lines beginning at the point of intersection of the two (2) street-side lot lines of the corner lot, then proceeding along such lines for a distance of twenty (20) feet, the third side of which triangle of land is formed by drawing a line between the two (2) points which are on the front lot lines, and are twenty (20) feet distant from the point of intersection of the two (2) front lot lines.

No portion of a retaining wall can be built in a drainage easement.

If the property is located within a Sanitary Improvement District (SID), please have the developer or SID Board, whichever is relevant, approve the building plans and stamp/sign each copy. If the property is part of a homeowners/property owners association, please check with the association for covenant requirements and provide proof of approval.

For information on setback requirements for your property, please see Zoning Ordinance for applicable Zoning District or contact City Hall.

The City of Springfield contracts with the Sarpy County Building Department for inspection services on retaining walls where any portion measures 4 feet tall or taller.

Master Fee Schedule: Calculated on *Total value of proposed work*.