



## Building and Safety Division

125 E. College Street, Covina, CA 91723  
(626) 384-5460 <http://www.covinaca.gov/>

Information Bulletin:

# 25

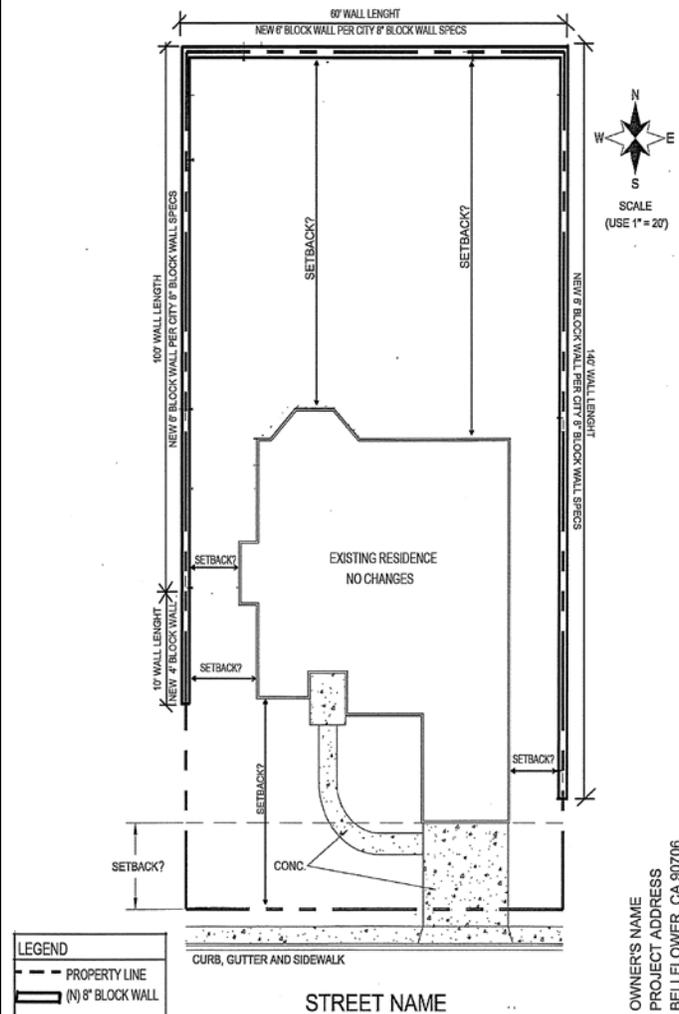
## MASONRY BLOCK WALL

The purpose of this informational handout is to assist owners and builders who may choose to erect a simple free standing block wall using the City's Building and Safety Division standard detail. The information presented 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 Licensed Design Professional should be consulted.

### General Requirements

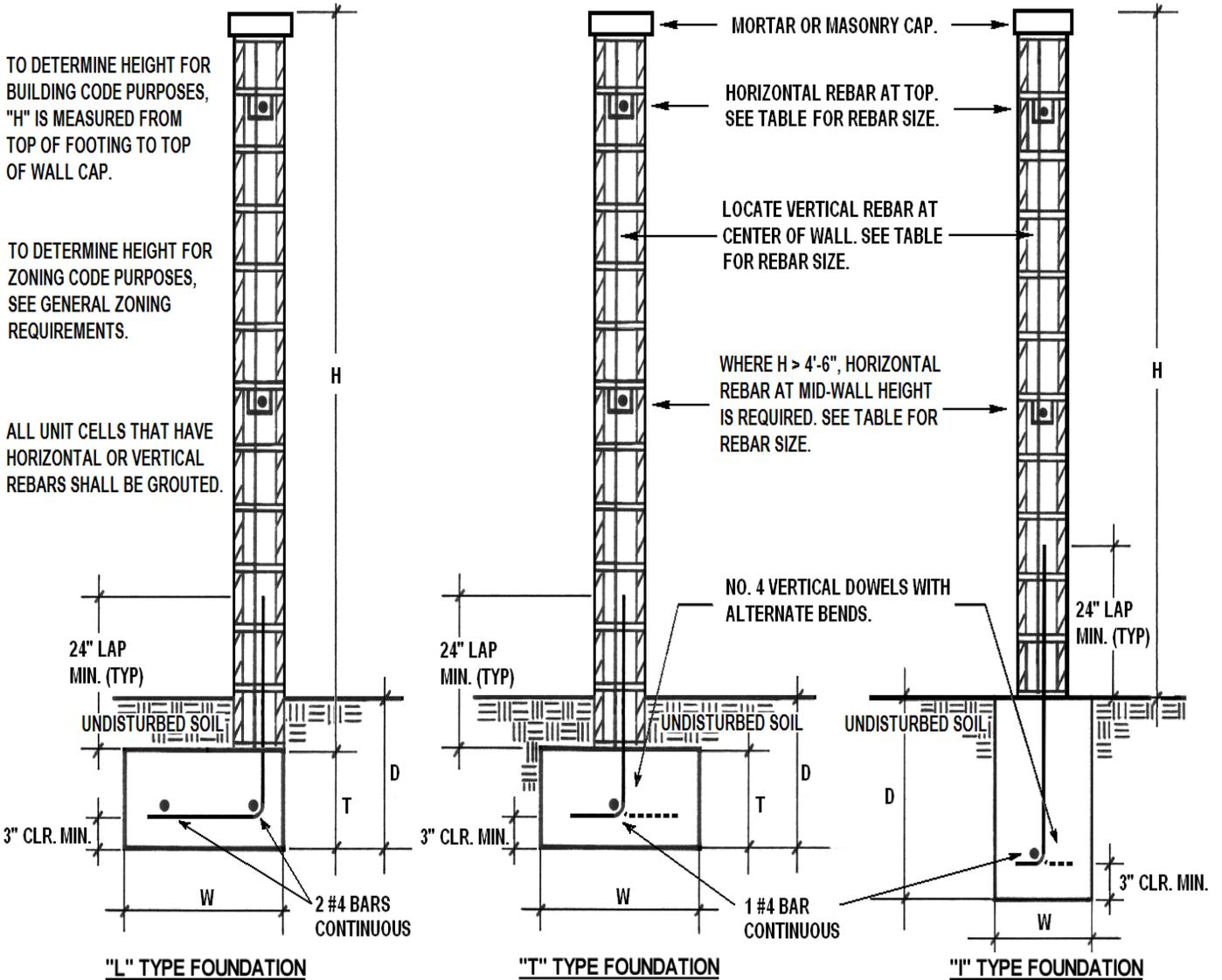
- Prior to permit application; obtain **Planning and Engineering Division review and approvals.**
- A fully **dimensioned plot plan is required** that clearly shows all heights, linear footage, type of proposed block material to be used, fences and setbacks to existing buildings and property lines. **Any 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.

### Sample Plot Plan



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

WALL HEIGHT "H"	"L" TYPE FOUNDATION			"T" TYPE FOUNDATION			"T" 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.	<b>#4 Rebar (2 at FOOTING)</b>



## GENERAL REQUIREMENTS – 2013 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 ft 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 to those cells which have horizontal and vertical reinforcing steel. When solid grouting is not provided 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

### Materials Specifications

- **Concrete:** Minimum 3000 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" in size)
- **Block:** Grade "N" A.S.T.M. C90-03 (Nominal width shall be a minimum 6" 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 1/2 part lime to 3 parts damp loose sand
- Required Inspections

### REQUIRED INSPECTION ON BLOCK WALLS OVER 6' IN HEIGHT

- **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 grouted 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 the **2013 California Building Code** and shall be constructed in accordance with this informational handout or be justified by a licensed design professional.

**CITY OF COVINA  
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.

**ADDRESSES OF CONSTRUCTION:**

Property 1 \_\_\_\_\_

Property 2 \_\_\_\_\_

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.

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**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 \_\_\_\_\_

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**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 \_\_\_\_\_

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

