

County of Shenandoah



DEPARTMENT OF COMMUNITY DEVELOPMENT
Shenandoah County Government Center
600 N. Main St., Suite 107
Woodstock, VA 22664
(540) 459-6185

Retaining Wall Permits and Requirements

NOTE: Most retaining walls require a zoning permit. Please contact your local Zoning Dept.

Exempt from Permit: Retaining walls supporting less than three feet of unbalanced fill. This exemption shall not apply to any wall impounding Class I, II or III-A liquids or supporting a surcharge other than ordinary unbalanced fill.

Retaining walls. Retaining walls that are not laterally supported at the top and that retain in excess of 36 inches (610 mm) of unbalanced fill shall be designed to ensure stability against overturning, sliding, excessive foundation pressure and water uplift. Retaining walls shall be designed for a safety factor of 1.5 against lateral sliding and overturning.

All retaining walls over 48 inches tall required to be designed and stamped by a design professional.

All retaining wall permits require the following:

1. Building permit application (zoning permit if required).
2. Two sets of complete construction drawings (including footing details).
3. One site plan (indicating distances from property lines and other structures).

If you have any questions, please feel free to call this department at (540-459-6185).