

Handouts Included:

Wood Fence

Masonry Fence

Masonry Pilaster

Vinyl Fence (Submit Manufacturer's Specifications)

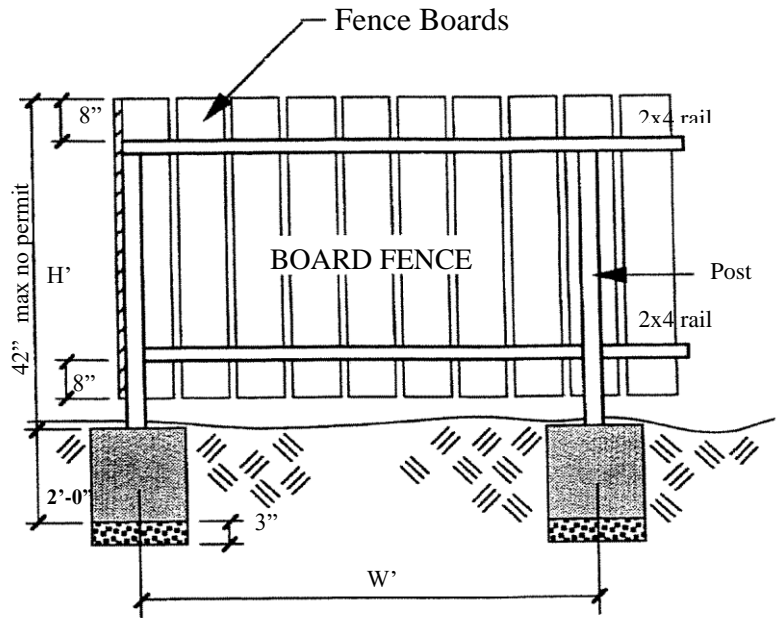
Common Property Line Wall Agreement

California Residential Code (CRC) Section R314 and Senate Bill 745 states in part that existing dwellings shall be provided with smoke and carbon monoxide alarms when alterations, repairs, or additions requiring a permit occur. The alarm shall be equipped with a 10-year life battery in a sealed unit and any unit over 10 years old shall be replaced. In addition, CRC Section R315 and Senate Bill 183 states in part that carbon monoxide alarm(s) shall be provided when the total cost of repairs, additions or alterations exceeds \$1000. Carbon monoxide detectors are required in each floor, and smoke detectors are required in all rooms that can be used for sleeping and hallways.

WOOD FENCE

WOOD FENCES

- Posts must be redwood No. 2 grade or better or treated post.
- Set posts in 12" diameter concrete base, 27" deep on 3" of loose gravel.



Fence Specifications

Height (in Feet)	Post Material (Size in inches)	Section Width (in feet)
4	4" x 4" posts	6-8
5	4" x 4" posts	6-8
6	4" x 4" posts	6

Concrete Mix:

The concrete mix for footings must meet the strength of $F'c = 4500$ psi minimum, Type V cement, Water Cement ratio 0.45

MASONRY FENCE

Construction of masonry fences require permits. Wood fences lower than 42 inches high and not supporting surcharge or top or toe of slope do not require a building permit. However, it is regulated by the California Building Code.

The following specifications are from the 2019 California Building Code.

I. Wall Height

Fence height is measured from the top of the footing to the top of the wall.

II. Masonry Fence Specifications

Use the following specifications when constructing a masonry fence.

1. Concrete Mix

The concrete mix for footings must meet the strength of $F'c = 4500$ psi minimum, Type V Cement, Water Cement ratio 0.45

2. Mortar Mix

Mortar mix must meet the strength of $F'c = 1800$ psi minimum, or the following:
1 part Portland cement
3 ½ parts sand
¼ part hydrated lime or lime putty
Plastic cement may be used with 3 parts sand to 1 part plastic cement.

3. Reinforcing Steel

Reinforcing steel must be deformed and comply with ASTM specifications A615-82, Grade 40. When one continuous bar cannot be used, a lap or splice of 40-bar diameters is required.

4. Grout Mix

Grout must meet the strength of $F'c = 2000$ psi minimum, or the following:
• 1 part Portland cement
• 3 parts sand
• 2 parts pea gravel (3/8 – inch aggregate)
Water added to pouring consistency without segregation of the grout constituents.
Use of plastic cement is not allowed for grout.

NOTE: Fill cells solid with grout where steel occurs.

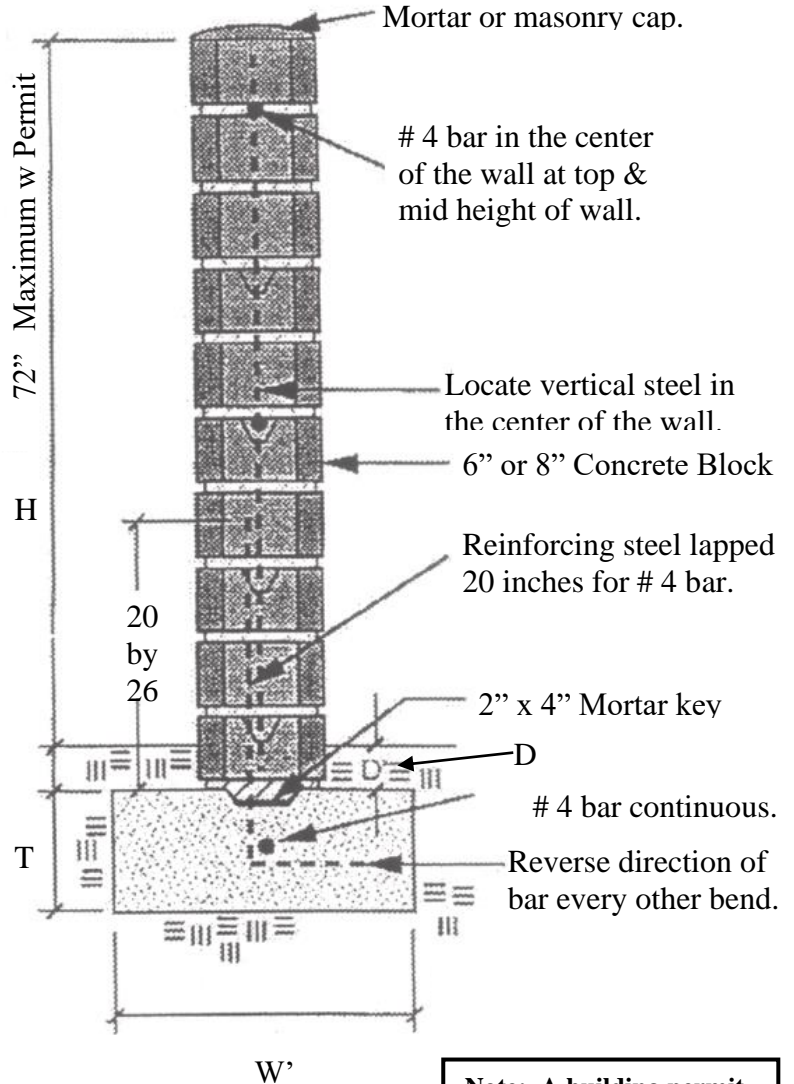
Rod or vibrate immediately. Re-rod or re-vibrate grout about 10 minutes after pouring to insure solid consolidation. Stop grout 2 inches from top of masonry units when grouting of second lift is to be continued at another time.

5. Mortar Key

To insure proper bonding between the footing and the first course of block, a mortar key must be formed by embedding a flat 2x4 flush with and at the top of the freshly poured footing. It should be removed after the concrete has started to harden (about 1 hour). A mortar key may be omitted if the first course of block is set into the fresh concrete when the footing is poured, and a good bond is obtained.

6. Soil

All footing must extend at least 24 inches into undisturbed natural soil compacted to at least 90 percent density. Soil should be dampened prior to placing concrete in footings. A soils report, completed by a licensed engineer, may be required.



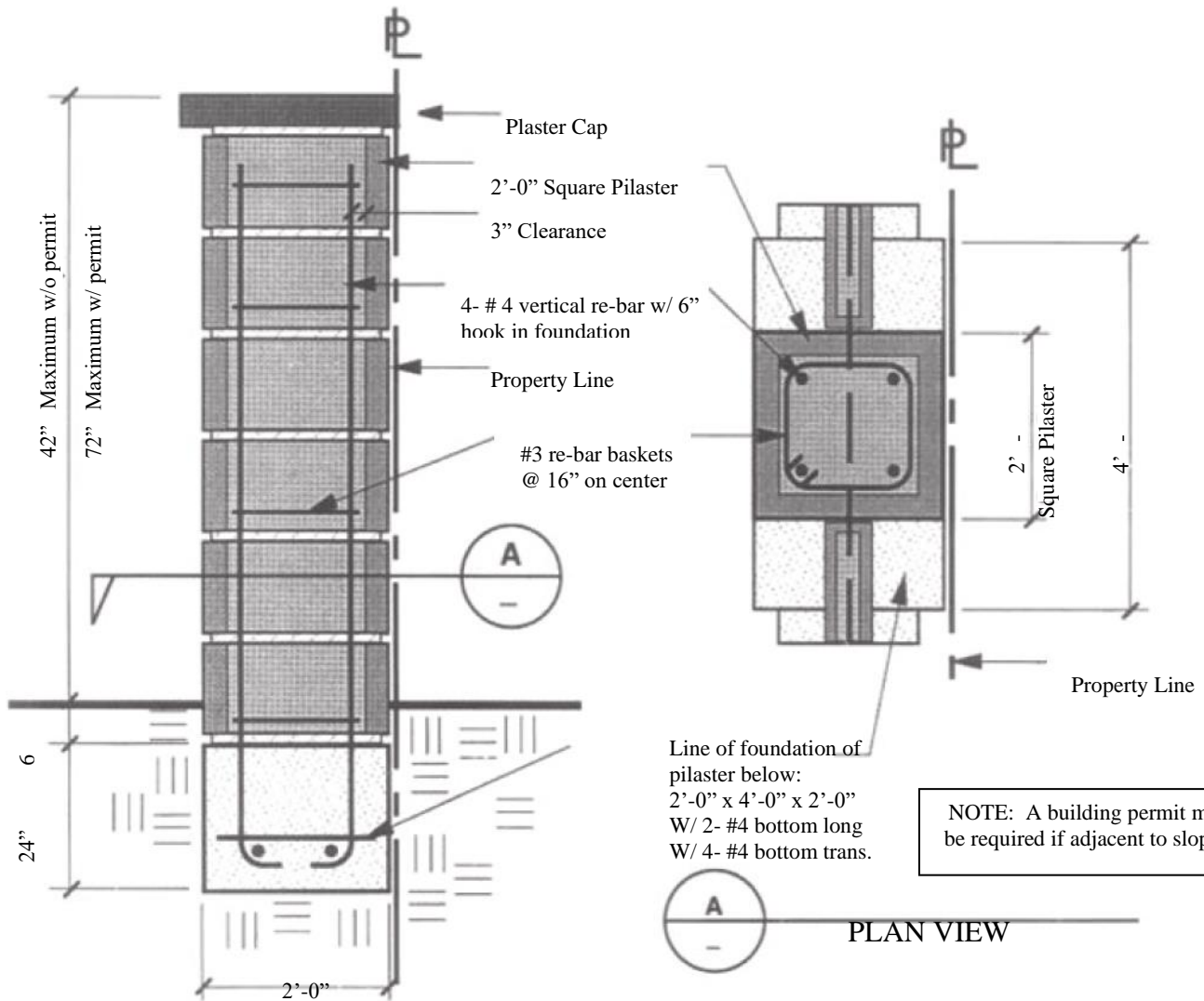
Expansion Joints Required every 25'

Note: A building permit may be required if adjacent to slopes. Regardless of height.

REINFORCING STEEL REQUIREMENTS FOR MASONRY WALLS

Wall Height	Material	W in Inches	T in Inches	D in Inches	Reinforcing Steel
4'-0"	6" Block	12"	24"	2"	#4 @ 32" o.c.
	8" Block	12"	24"	2"	#4 @ 16" o.c.
5'-0"	6" Block	12"	24"	4"	#4 @ 32" o.c.
	8" Block	18"	24"	4"	#4 @ 16" o.c.
6'-0"	6" Block	18"	24"	4"	#4 @ 24" o.c.
	8" Block	18"	24"	4"	#4 @ 16" o.c.

MASONRY PILASTER



NOTES:

1. All cells shall be filled with grout per the masonry fence detail.
2. All construction must comply with the specifications for masonry fences.

REINFORCED CONCRETE

1. Cement shall conform to ASTM C- 150, Type V. (4500 psi) W/C 0.45
2. Aggregates shall conform to ASTM C-33 for structural normal weight concrete (1" maximum size) and ASTM C-330 for structural lightweight concrete.
3. Ready – mix concrete shall be mixed and delivered in accordance with ASTM C- 94.
4. Concrete design mixes shall be in accordance with Section 1905 of the California Building Code and shall be signed by a Registered Professional Engineer, registered in the state of California.



Building Department

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COMMON PROPERTY LINE WALL AGREEMENT

This agreement made and entered into on (date) _____, by the following property owners to permit the construction of a common property line wall:

SUBJECT PROPERTY: _____

PRINT NAME

SIGNATURE OF PROPERTY OWNER

ADJOINING PROPERTY 1: _____

PRINT NAME

SIGNATURE OF PROPERTY OWNER

ADJOINING PROPERTY 2: _____

PRINT NAME

SIGNATURE OF PROPERTY OWNER

ADJOINING PROPERTY 3: _____

PRINT NAME

SIGNATURE OF PROPERTY OWNER

INSTRUCTIONS: Please sketch the proposed location of the common wall on the property map below. Please include approximate dimensions of the wall and approximate setbacks from the property.

