



DETAILS FOR FENCES OVER 6 FEET AND UP TO 10 FEET



INTRODUCTION

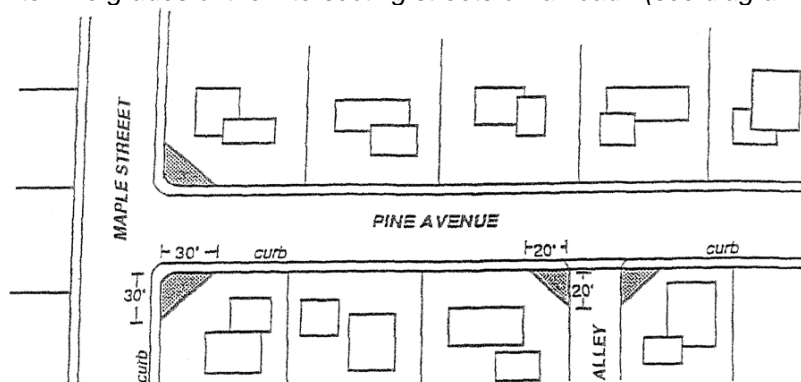
These plans and details are provided to assist you in obtaining a building permit for constructing a fence up to ten feet in height.

When Do I Need A Permit For A Fence?

- A **Building permit** is required if the fence is served as a barrier around a swimming pool **AND** any fences that are **over 7' feet tall** per the Oregon Residential Specialty Code.
- In addition, if the fence is over **8' in height**, then it will **also** require a **Planning Department permit** with Planning Commission's Quasi-Judicial approval. Call or visit our Community Development Center to acquire the permit forms.

What are the Municipal Code Restrictions;

- The City's Municipal Code regulates how tall a fence can be in the front yard of the property.
- Municipal Code Title 17 – Land Use and Development;
17.100.110 Fences or walls.
A. *Fences, walls or combinations of earthen berms and fences or walls up to four feet in height may be constructed in required front yards. Rear and side yard fences or berm/fence combinations behind the required front yard setback may be up to 6' feet in height without any additional permits.*
- In addition, the City has 'Vision Clearance' requirements on corner lots abutting streets and in front yards adjacent to driveways. This is to maintain safety for pedestrians and vehicles. Municipal code is found on our city website under the CITY HALL tab select MUNICIPAL CODE, then Title 12 – Streets, Sidewalks & Public Places;
12.10.020 Visual Clearance -- Required
B. *A visual clearance area shall contain no vehicle, recreational vehicle, watercraft, parts designed to be affixed to a vehicle of any type, hedge, planting, fence, wall structure, sign, or temporary or permanent obstruction that would impede visibility between a height of 3' and 10' feet above the center line grades of the intersecting streets or railroad. (see diagram below)*



Visual Clearance Area for Street and Alley Intersections

How Do I Use These Plans To Get A Permit?

- The first step is to submit the Planning Dept. application and a site plan of sufficient detail to the City Planner for approval. The site plan must show an outline of your property (property lines), the house, and outline of where you will be locating the fence. You will also need to note your zoning, public utility easements/restrictions or other easements/regulations that may affect your project. The site plan will need to be drawn to a scale (usually a scale of 1/8th , 1/4th or 1/10th of an inch equal to one foot or similar is acceptable). You may also want to check to see if your subdivision has any restrictions such as Covenants, Conditions and Restrictions (CC&R's). These regulations are NOT enforced by the City but may be enforced by your homeowner's association.
- For the Building Dept.; Obtain a Scappoose Building permit application from our permit page; <https://www.scappoose.gov/building/page/2-permit-application-info>
Then complete a building permit application and the Required Information on Page-4, below.
Then submit 2-sets of these plans (along with your approved site plan & building permit). After the Scappoose Building Department reviews and approves your plans, a permit will be issued to you to construct your fence. The review process should take approx. 2 weeks if not less, depending on other plans in que.

How Big And At What Spacing Do The Footings, Posts, And Rails Need To Be?

- The detail in these plans will help you determine how big the footings, post, and deck rails need to be and how far apart they can be spaced (See Table 1 and Figure 1).

Getting Started

To effectively use the information contained in this document, you will need to do the following:

- 1) Before you can begin your project, you must first submit for the required permit(s). Once plans are approved & a permit is ISSUED, then you may begin your project. Use the drawings in this document to assist you with your plan submittal.
- 2) Ensure your fence meets the city's 'Vision Clearance' requirements; **12.10.020 Visual Clearance**, noted above on first page.
- 3) Ensure your fence meets the height restrictions for fences in the front yard of the property; **17.100.110 Fences or walls**, noted above on first page.
- 4) Determine where your property lines are located and what setbacks are required from the property line to the edge of the fence. Typically fences can be built on the property lines although it is best to keep your fence on your property. A fence can straddle the property line; however, you must have permission from the adjoining property owner and to ensure there are no issues with future property owners a contract/agreement should be created and recorded. The City does not control or grant permission to build a fence on an adjoining property. You can either hire a surveyor to properly locate your property lines and/or contact the Columbia County Assessor for tax maps showing the dimensions of your lot. Property pins are located at every intersection of property lines; these are not to be removed. Questions, call the Columbia County Surveyor. For more info on property lines, refer to the fence flier; <https://www.scappoose.gov/building/page/fence-info>
- 5) Determine if you have any public easements on your property and whether or not the fence can be constructed over the easement, if applicable. To locate recorded easement documents, contact the County Clerk or your title company.

Note: The drawings contained in this document may show a typical solid fence with vertical fence boards; however, any type or configuration of fence board can be used. See Figure 1 on page 5.

General Construction Notes

1. All posts & fence rail lumber shall be grade #2 Douglas-Fir, Hem-Fir or better that has been be pressure treated (to resist insect and dry rot) in accordance with American Wood-Preservers' Association Standards (Category). The pressure-treatment category identified below will be identified on the lumber. The level of treatment depends on the use as follows:

- a. Fence railings must be treated to a Category UC3B.
- b. Posts and other woods located on, in, or in contact with the ground must be a Category UC4B.

2. The level of preservative treatment is noted on the tags fixed to the ends of the wood members.

Remember, any time you make a cut, treat the cut end of the wood with a paint-on preservative. Cut ends expose the inner untreated wood to potential moisture and insect damage.

3. Fence boards can be of any material and configuration (i.e., solid, 'good neighbor', picket, lattice, etc...).

4. All nails shall be "common" or "box" galvanized. It is recommended that "common" nails be used. They have a thicker shank and are stronger than "box" nails.

5. New pressure treatment methods use chemicals that will prematurely corrode standard fasteners and hardware when in contact with pressure treated lumber; and as a result, fastener and hardware requirements have changed. Note the following:

- a. All screws and nails shall be hot-dipped galvanized or stainless steel.
- b. All hardware (fence rail hangers, gate hardware, etc.) shall be galvanized with 1.85 oz/sf of zinc (G185 coating) or shall be stainless steel. Look for products such as "Zmax" from Simpson Strong-Tie or "Triple Zinc" from USP.

6. Concrete used for footings must have a minimum compressive strength of 3,000 psi.

7. Fences constructed according to this handout are not designed to support any other structure or retain any earth or rock.

8. Fence designs that deviate from the conditions of this handout will require a specific plan submission and may require engineering.

10. Inspections are required as follows:

- a. A footing (post hole), framing and a final inspection are required on all fences. To determine the fence is located correctly, property pins must be located and visible at the time of inspection. If the property pins cannot be found, then they must be located and marked by a registered professional Land Surveyor.
- b. Footing inspections are required prior to the placement of concrete.
- c. Framing and final inspections may be combined if all portions of the fence framing and mechanical attachments are completed
- d. It is the responsibility of the permit holder or the permit holder's representative to notify the city when stages of construction are reached that require an inspection.

11. The sizing for footings, posts and rails are only to be used as indicated in Table 1.

12. If the fence is located adjacent to the top of a retaining wall, the fence must be set back a distance equal to the depth of the fence footing or the retaining wall must be designed (engineered) to support the loads imposed by the fence.

13. These details cannot be used for fences on ground that slopes (perpendicular to the fence) greater than 2 horizontal for every 1 vertical.

POST, RAILS, AND FOOTING SIZES

Posts shall be minimum 4x4 for fences of 6 to 8 feet in height, and minimum 4x6 for fences over 8 feet to 10 feet in height. There shall be a minimum of 3 equally spaced horizontal 2x6 fence rails for fences of 6 to 8 feet, and 4 equally spaced horizontal 2x6 fence rails for fences of 8 to 10 feet in height.

The rails shall be placed with the 6-inch dimension vertical. See Table 1 below.

Table 1 (below) provides you with the information to determine how big the footings, posts, and rails need to be. The size will depend on the height of the fence. The fence cannot place a load on a retaining wall, or be located next to a slope greater than 2v:1h. If the fence posts are to be placed where there is fill material (non-native soil), the post footing(s) must be the depth required by Table 1, plus the depth of the fill (i.e., if there is one foot of fill material and the footing is required to be six feet deep, the total footing depth must be a minimum of seven feet deep).

TABLE 1
FENCE POST, FOOTING SIZE AND DEPTH
All posts are spaced a maximum of 8'-0" o.c.
Posts must be embedded to within twelve inches of the bottom of the footing.

1.) If you have a fence height that is:	Then 2.) you need this many/size fence rails:	And 3.) the post must have a minimum nominal size of dimension (w x d):	And 4.) the footings supporting the posts will need a minimum depth (feet) and diameter (inches) of:
Over 6 feet to 8 feet high	(3) 2x6	4x4	4'-0" deep x 12" diameter Or 3'-9" deep x 16" diameter Or 3'-6" deep x 18" diameter
Over 8 feet to 10 feet high	(4) 2x6	4x6 (the six-inch dimension must be perpendicular to the fence face)	5'-0" deep x 12" diameter Or 4'-9" deep x 16" diameter Or 4'-6" deep x 18" diameter

Fill in Required Information

After determining the sizes for the footings, posts, and rails from the table, mark the information in the space provided below:

- a) Height of Fence: _____
- b) Footing Size: _____ deep x _____ diameter.
- c) Post Size: _____ x _____.
- d) Rail Size: _____ x _____, spaced _____ apart.

FOOTINGS

All post footings shall bear in solid ground. Bearing conditions shall be verified in the field by the City during the footing inspection, prior to placement of concrete.

Do not construct footings over underground utility lines.

Call 811 for utility locates before you dig.

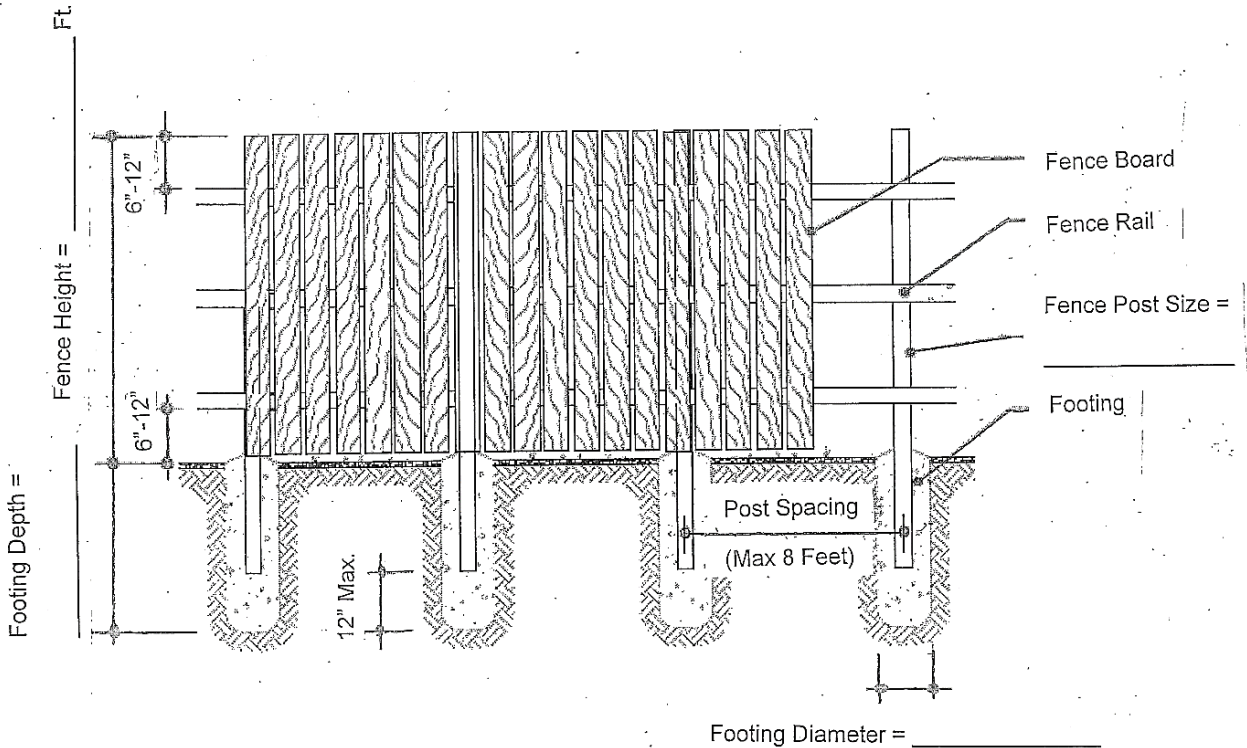


Figure 1

For questions, contact;

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