

Residential (Single Family/Duplex Dwellings) Masonry Walls, Non-Retaining

Permit Type(s) and Work Class(es)

- “Fence – Single Family/Duplex dwelling” – “New or Alteration/Repair”

Notes

- Please verify proposed non-masonry fence with Home Owners Association (HOA), if applicable. The City does not coordinate or communicate with HOAs.
- Fences are part of required swimming pool barriers, refer to “Residential Swimming Pool” guidelines

Required Sub Permits

- Encroachment Permit (for encroachments into a drainage or utility easement)

Required Documents for Permit Application

- City of Charleston [Residential Alterations/Additions Application](#)
- List fence type, material used, approximate linear footage. Please include height as a requirement
- Site plan showing the location of the fence, gates, site plans should always show grand trees please.
- For non-retaining walls (privacy walls) constructed of masonry (CMU, concrete, brick, etc.) taller than 3ft above grade, a foundation and framing plan, signed and sealed by a SC licensed structural engineer, is required
- For new masonry walls proposed in the V-Zone or Coastal A Zone with wave action, a [No Adverse Impact Certification](#) is required.

Applicable Fees

- “Residential – Alterations & Repairs” permit fee per [Building and Trade Permit Fee Schedule](#)

Required City of Charleston and South Carolina Licenses

- Business License, City of Charleston
- Contractor License, South Carolina Non-Structural Renovation - NR2 or Masonry – MS2

Required/Optional City Division Reviews

- Zoning
- Building Inspections (only for fences taller than 7ft and masonry walls taller than 3ft above grade)
- BAR - if in designated district
- Engineering – (verifies utility and drainage easements)
- Flood Design- if in V-Zone or Coastal A Zone

Required/Optional Field Inspections

- INSP Fence Foundation

- INSP Fence Final

Required Non-City Approvals

- N/A

Certificate of Construction Completion

- Not Required, only if requested by applicant