

WHAT IS THE PURPOSE OF CODES, PERMITS & INSPECTIONS?

The purpose behind building codes is to give reasonable assurance that a home or building is safe from structural failure, fire hazards, electrical shock and health risks.



A successful building inspection means:

- All aspects of the project meet building safety standards
- Ensures that the structure was built to the structural specifications as shown on the approved building plans
- Provides proof to insurance agencies that all work was done with a permit

The permit provides a permanent record of the work that was performed and inspections conducted on the project.

WHAT TYPE OF WORK REQUIRES A BUILDING PERMIT?

Whenever you construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or if you repair, remove, or replace any electrical, mechanical or plumbing system a building permit is required.

WHAT WORK CAN I DO WITHOUT A BUILDING PERMIT?

You can do:

- Minor repair work, including the replacement of fixtures or change the style of outlets and switches
- Sheds and storage buildings of less than 200 sq.ft.
- Painting, papering, carpet/tile, new cabinets, countertops, etc.
- Play equipment
- Door and window replacement if the same size.
- Sidewalks, flat concrete work , landscaping, including curbing

Call Building Safety for more information.



HOW MUCH DOES A PERMIT COST?

Some fees are simple 'flat' fees while more complex projects are based on valuation of the work being done. Fees are set by City Council, and cover the cost of documentation, review and inspections.

HOW LONG DOES THE PERMIT APPLICATION PROCESS TAKE?

Simple permits, such as repair or replacement of a water heater, or electrical panel, can be issued over-the-counter. More involved projects will require review of the construction documents and could take up to 10 business days to review and process. Contact Building Safety for an estimate of the review time for your project.

DESIGN REVIEW BOARD

Projects that will alter the exterior look of the house or property will require approval from the Design Review Board, which meets on a monthly basis.

WHEN DOES A PROJECT REQUIRE A LICENSED CONTRACTOR?

Homeowners can act as their own 'contractor'. But, when hiring someone, if the value of the work being done exceeds \$1,000, a contractor's license is required.

For more information about contractor licensing, go online at:

<https://roc.az.gov/>



WWW.AZROC.GOV
(877) MYAZROC

WHAT ARE BUILDING CODES?

A building code is a set of rules that specify the standards for construction. The main purpose of building codes is to protect public health, safety and general welfare as they relate to the construction and occupancy of buildings and structures.

The building code becomes law of a particular jurisdiction when formally enacted by the appropriate governmental or private authority.

THE FIRST KNOWN SET OF BUILDING CODES WAS WRITTEN IN 1772 B.C.



For more information, visit the entire "Guidelines When Building Within the City" series at www.litchfield-park.org



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Building Codes- How they help you!

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*Part of the
"Guidelines When Building Within the City"
Series*



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