

Code Information	602-262-7884
Fee Questions	602-262-7884
General Information	602-262-7811
Inspection Requests	602-495-0800
Records	602-262-7800
Residential Permit Status	602-534-6499

THE COSTS OF WORKING WITHOUT A PERMIT

- Citation from the City of Phoenix
- Increased cost for obtaining a permit, including fines, increased fees and additional service fees and possible court costs
- Potential home hazards, such as fire danger and drinking water contamination
- Removal of work, such as a room enclosure, may be required at the cost of the homeowner
- Issues often arise when you go to sell your house
- Your homeowners insurance may not cover issues that occur as a result of the non-permitted construction

This publication can be made available in alternate formats upon request. Contact the Planning and Development Department at 602-262-7811/voice or 602-534-5500/City TTY Relay, if you would like any of the services.

YOUR PERMIT HISTORY

Are you curious about the permit history of your home or a home you plan to purchase? Just follow these easy steps:

1. Visit www.phoenix.gov/development
2. Click "Online Services and information" (left column)
3. Click "Building Permit Search" (middle column)
4. Enter your address

This will provide the permit history of the home from 1995 to the present.

For permit history prior to 1995, visit the Records Center, City Hall, third floor and ask for assistance.



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

200 W. Washington

Phoenix, Arizona 85003

602-262-7811 (voice) 602-534-5500 (TTY)

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OWNER'S GUIDE TO RESIDENTIAL PERMITS




A guide to common home improvement projects that require permits...
and why you need them.



City of Phoenix

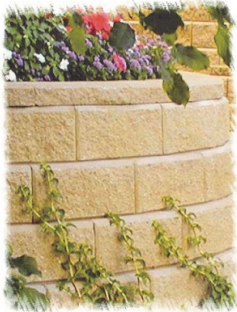
PLANNING AND DEVELOPMENT DEPARTMENT

This brochure is intended as a guide for home owners and does not include all projects that require permits.

 BUILDING PERMITS ensure that work is performed according to building safety codes and the City's zoning ordinances. Permits protect you, your family, your home and the community.

COMMON HOME IMPROVEMENTS THAT REQUIRE PERMITS:

- Ceiling Fans
(if replacing an existing light fixture with a ceiling fan, or installing new wiring)
- Solar Water Heaters
- Patio Covers
- Fences
(over 3 feet tall) and retaining walls



HOME REPAIRS AND HOME IMPROVEMENTS THAT REQUIRE PERMITS:

- Water softeners
- Electrical updates/rewires
- Room additions
- Projects involving gas line
- Porch enclosures
- Carport enclosures
- Some roof replacements (call first)
- Driveways and curb cuts
- Window replacement—when size is altered
- Detached structures (over 200 sq. ft.)
- Wall removal and/or relocation
- Sinks, toilets or tubs to be added or relocated

THE FOLLOWING ITEMS ALSO REQUIRE PERMITS:

- Swimming pools and spas
- Alteration of hillside topography and/or hillside vegetation
- Alteration of drainage conditions on your lot

THE FOLLOWING ITEMS DO NOT REQUIRE PERMITS:

- Paint
- Carpet and tile
- Drywall repair
- Replace existing plumbing fixtures
- Repair existing landscape irrigation piping
- Repair or replace existing air conditioners (without increasing the unit size, capacity or location)
- Minor repairs of non-structural items such as glass, trim work, hardware, kitchen cabinets
- Replacement of existing water heaters by a licensed contractor

For more information and requirements pertaining to your specific project, please contact Planning and Development at 602-262-7811 or visit www.phoenix.gov/development (click on Development Topics A-Z).