



How do I schedule an inspection?

To schedule by telephone, call 602-506-3692. Have your permit tracking number and the inspection code / number ready. Don't forget to schedule inspections for related or "Go To" permits.

To schedule online, visit <https://aca.maricopa.gov/CitizenAccessMCOSS/> Enter your permit tracking number and select the appropriate inspection.

If you call or schedule **BEFORE** 2:30 p.m., an inspector will be onsite the following business day.

If scheduled on Friday before 2:30 p.m., it will be a Monday inspection, if Monday is not a recognized holiday.

If you call to schedule on a Friday after 2:30 p.m. or at any point over the weekend, the inspection will be set for Tuesday. If Monday is a holiday, then the inspection will be Wednesday.

Our focus is to provide safe and timely services for the citizens of unincorporated Maricopa County so they may responsibly develop and enjoy real property.



501 N. 44th Street
2nd Floor
Phoenix, AZ 85008
602-506-3301

Monday —Friday, 8:00 a.m. - 5:00 p.m.

◆ **PLANNING & DEVELOPMENT**
www.maricopa.gov/planning 602-506-3301

◆ **AIR QUALITY** for dust permits
www.maricopa.gov/aq 602-506-6010

◆ **FLOOD CONTROL** for floodplain clearances and elevation certificates
www.fcd.maricopa.gov 602-506-1501

◆ **ENVIRONMENTAL SERVICES** for septic and well permits
www.maricopa.gov/envsvc 602-506-6824

◆ **DEPARTMENT of TRANSPORTATION (MCDOT)** For right of way and easements
www.mcdot.maricopa.gov 602-506-8600



Inspection Information



General information concerning Drainage and Building Safety inspection process.



Maricopa County
Planning & Development
(602) 506-3301



IMPORTANT:

- Permit **expires 180 days** from the date issued or the last approved inspection.
- The permit is to be **posted & visible** from the street.
- A Zoning Clearance is for the sole purpose of the subject construction listed on the permit and does **NOT** convey the approval of any construction of structures that are not the subject of the issued permit.
- Failure to secure the required final inspections is a violation of the Maricopa County Zoning Ordinance & Drainage Regulations.

Many projects require **BOTH** inspection disciplines—Drainage & Building Safety:

Required **DRAINAGE** inspections are listed on the permit.

Required Drainage inspections must be approved / passed prior to scheduling the next Building Safety inspection.

Examples:

A Finish Floor Elevation, coded as #155, is required before a Post-Tension or Monolithic Foundation inspection, coded as #120.

A Final Drainage inspection, #970 must be passed prior to scheduling a Final Building Safety inspection, coded as #900.

Getting started— What is the **FIRST** inspection?

Inspections are specific to the project / permit type.
Common **FIRST** inspections are:

| Description | Inspection Code |
|---------------------------------------|-----------------|
| Drainage Finished Floor Elevation | 155 |
| Footing—Conventional Foundation | 105 |
| Fence Footing | 150 |
| Post-Tension or Monolithic Foundation | 120 |
| Under Floor Plumbing | 205 |

Below are a few examples of permit types and related **FIRST** inspections:

Manufactured Home

| | |
|---|-----|
| Finish Floor Elevation (if required—see permit) | 155 |
| Setback Verification | 610 |

In Ground Pool

| | |
|-----------------------|-----|
| Pre-Gunite Inspection | 710 |
|-----------------------|-----|

Pool Barrier or Block Wall over 6' ht.

| | |
|---------------|-----|
| Fence Footing | 150 |
|---------------|-----|

Retaining wall less than 4' or drainage fence 6' ht or less

| | |
|---|-----|
| Only requires Final Drainage Inspection | 970 |
|---|-----|

New construction, Additions, Accessories, the type of foundation will dictate the first inspection

| | |
|---|-----|
| Finish Floor Elevation (if required—see permit) | 155 |
| Footing—Conventional Foundation | 105 |
| Post-Tension or Monolithic Pour | 120 |

Interior Remodel (residential or commercial) with no change to foundation

| | |
|---|-----|
| Under Floor Plumbing (if included in project) | 205 |
| Without Plumbing, Rough Framing | 350 |

Some **MINOR** permit types require **ONE** inspection—
Final Building Safety 900

- Water Heater / Softener
- Roof-Mounted Solar PV system
- Wall Mounted Sign
- Minor Electrical (*upgrade or replacement*)
- Gas Line Repair (*if a yard line, schedule 819 first before covering/filling line*)

Re-Inspection Fees



To avoid re-inspection fees, please be sure of the following:

- Have the permit **POSTED** in a conspicuous location for the inspector and visible from the street
- Have the **APPROVED** plans onsite
 - Ensure **ACCESS**
 - Secure pets
- Be ready—have that portion of the work complete for the inspection scheduled.

Inspections are conducted between 8:00 AM and 2:00 PM.
Inspection times cannot be guaranteed.

