



Planning and Development Department



CARPORT ENCLOSURE BUILDING STANDARDS

CURRENT ADOPTED CODES:

- 2012 INTERNATIONAL BUILDING CODE (IBC)
- 2012 INTERNATIONAL RESIDENTIAL CODE (IRC)
- 2012 INTERNATIONAL MECHANICAL CODE (IMC)
- 2012 INTERNATIONAL PLUMBING CODE (IPC)
- 2012 INTERNATIONAL FUEL GAS CODE (IFGC)
- 2011 NATIONAL ELECTRICAL CODE (NEC)

MARICOPA COUNTY LOCAL ADDITION & ADDENDA

MARICOPA COUNTY ZONING ORDINANCE

In addition to the building or construction details, you need to know the property's zoning. The zoning classification will determine key items such as the required setbacks and maximum lot coverage allowed on your property. To find out more, you may call customer service at **602-506-3301**.

**Planning & Development Department
301 W. Jefferson St, Suite 170
Phoenix, AZ 85003**

www.maricopa.gov/planning

April 2014



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A building permit is required for the construction, alteration, or repair of a garage enclosure. Final inspection by the building safety department must be passed for the work to be considered completed by Maricopa County Planning & Development.

A. Definitions

1. A **garage** is the area of floor used for parking of automobiles or other vehicles shall be sloped to facilitate the movement of liquids to a drain or toward the main vehicle entry doorway.
2. A **carport** structure shall be open on at least two sides with a floor surface of approved non-combustible material. Carports not open on at least two sides shall be considered a garage and shall comply with the provisions of the garage section.

B. Building permit application

1. Building Application Packet
2. Contact Supplemental
3. Disclaimer Form

C. Prepare plans

1. Site/Plot Plans - Seven (7) copies (see sample for all requirements).
2. Construction Plans – Three (3) copies (see sample)

D. Construction Specifications

1. **Lumber:** All lumber must be grade-marked. Posts must be protected against decay and termites.
2. **Existing Beam Attachment:**
*(NOTE: This information does **NOT** apply to Manufactured Homes or Mobile Homes).*
Must be attached per code.
3. **Floor:** The minimum floor slope is ¼” in one foot. Specify floor slope when submitting plans. Floor must be approved non-combustible material.

E. Inspections - Inspections are required at the following times:

1. When footings are dug and before concrete is poured.
2. Framing of all members.
3. Electrical (if shown on approved plans).
4. Roof sheathing.
5. Drywall.
6. Drainage Final #970 (if required).
7. Building Final #900.

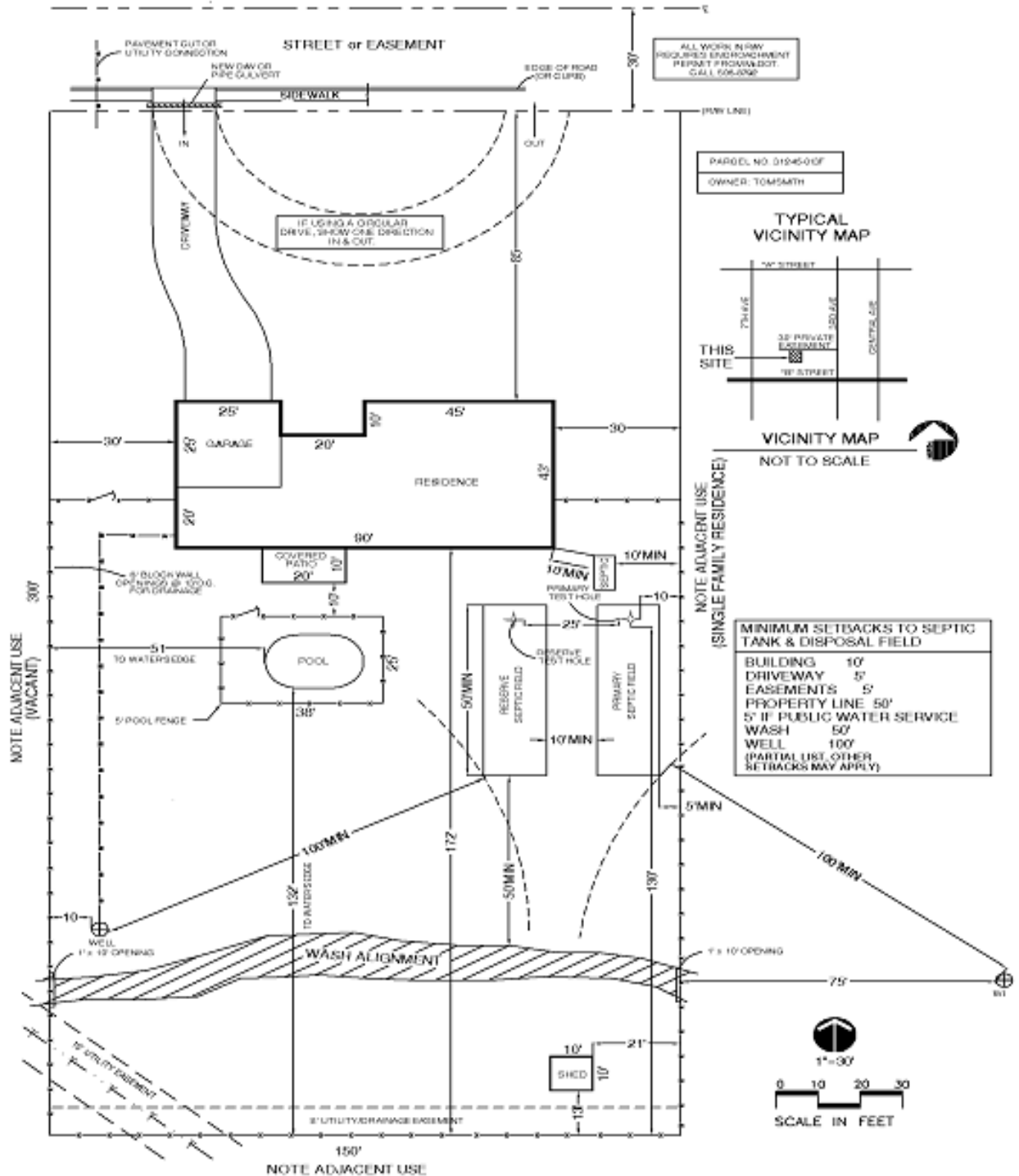
When work is complete and all required inspections have been completed / passed, the permit status will be changed to FINAL and considered complete by Maricopa County.

Phone Numbers for information:

1. Building/Zoning Plan Review 602-506-3301
2. Automated Inspection request 602-506-3692



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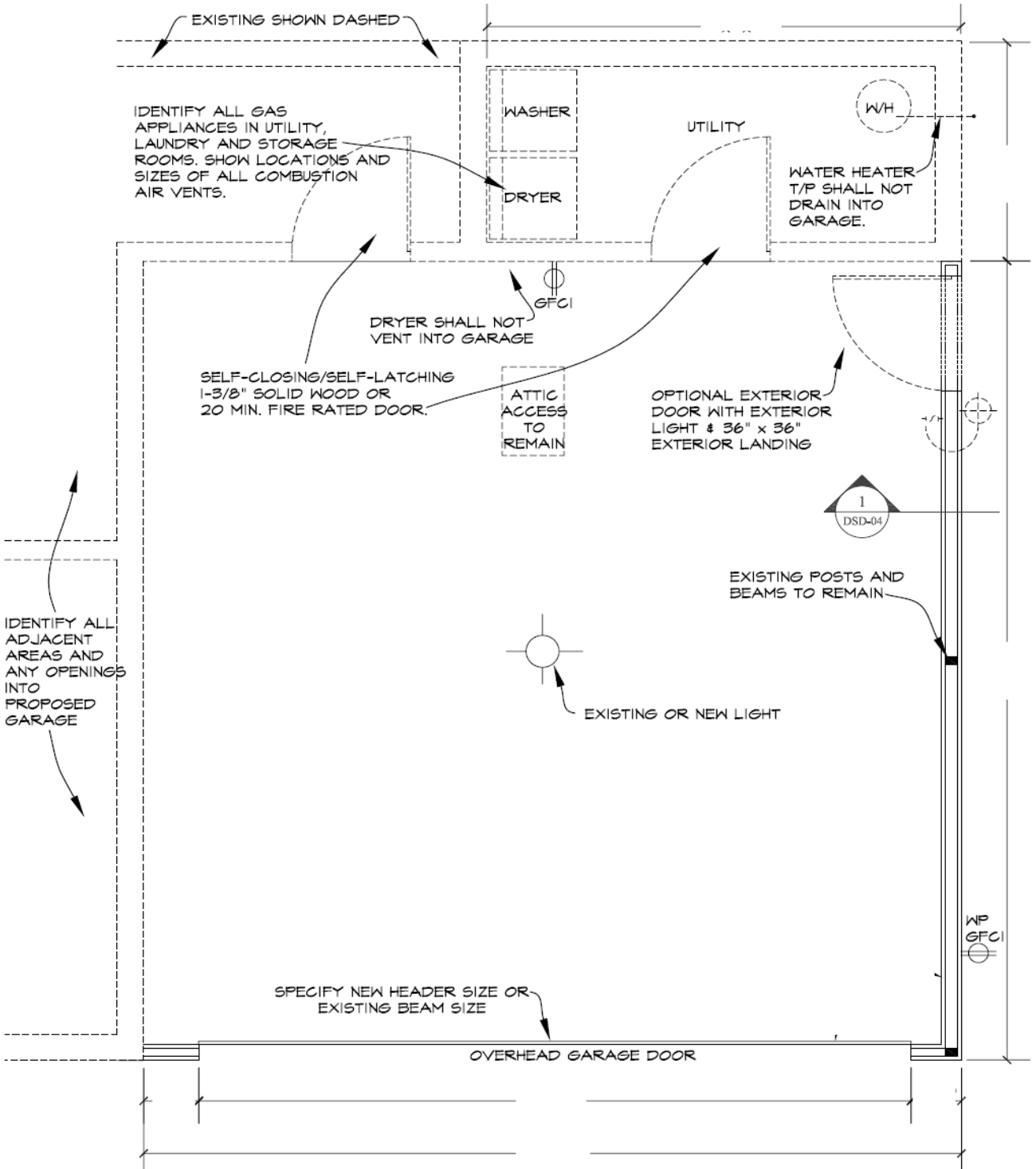


SAMPLE ONLY (DRAWING SHOWN IS NOT TO SCALE)
ADDITIONAL DETAILED PLANS MAY BE REQUIRED.

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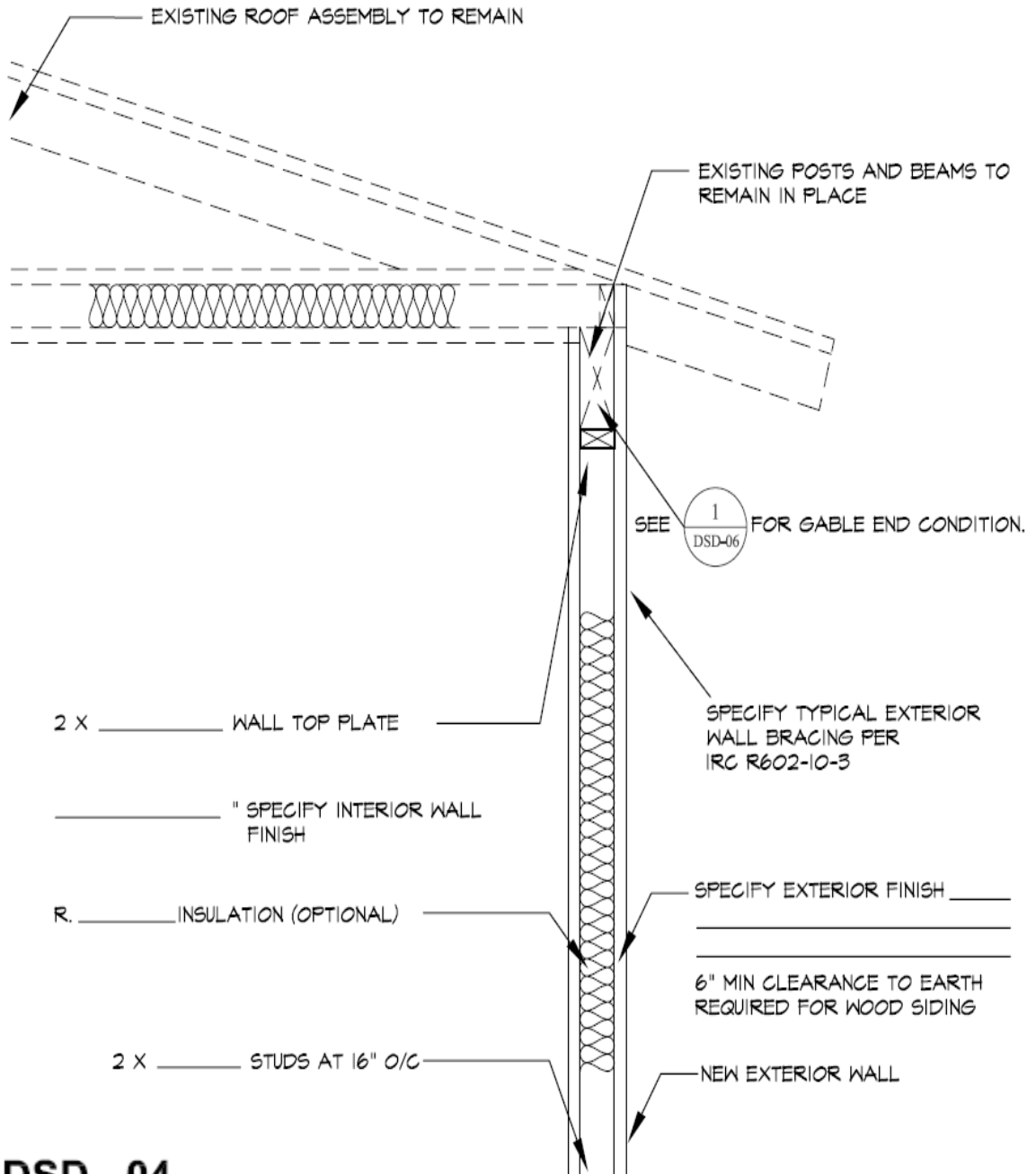


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NOTE: All wood members must be a minimum of Douglas Fir #2 grade or better

WALL SECTION CONDITION



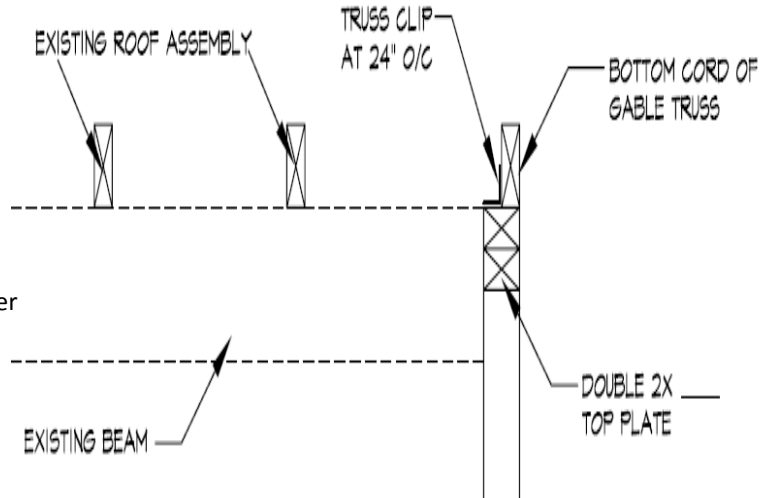
DSD - 04



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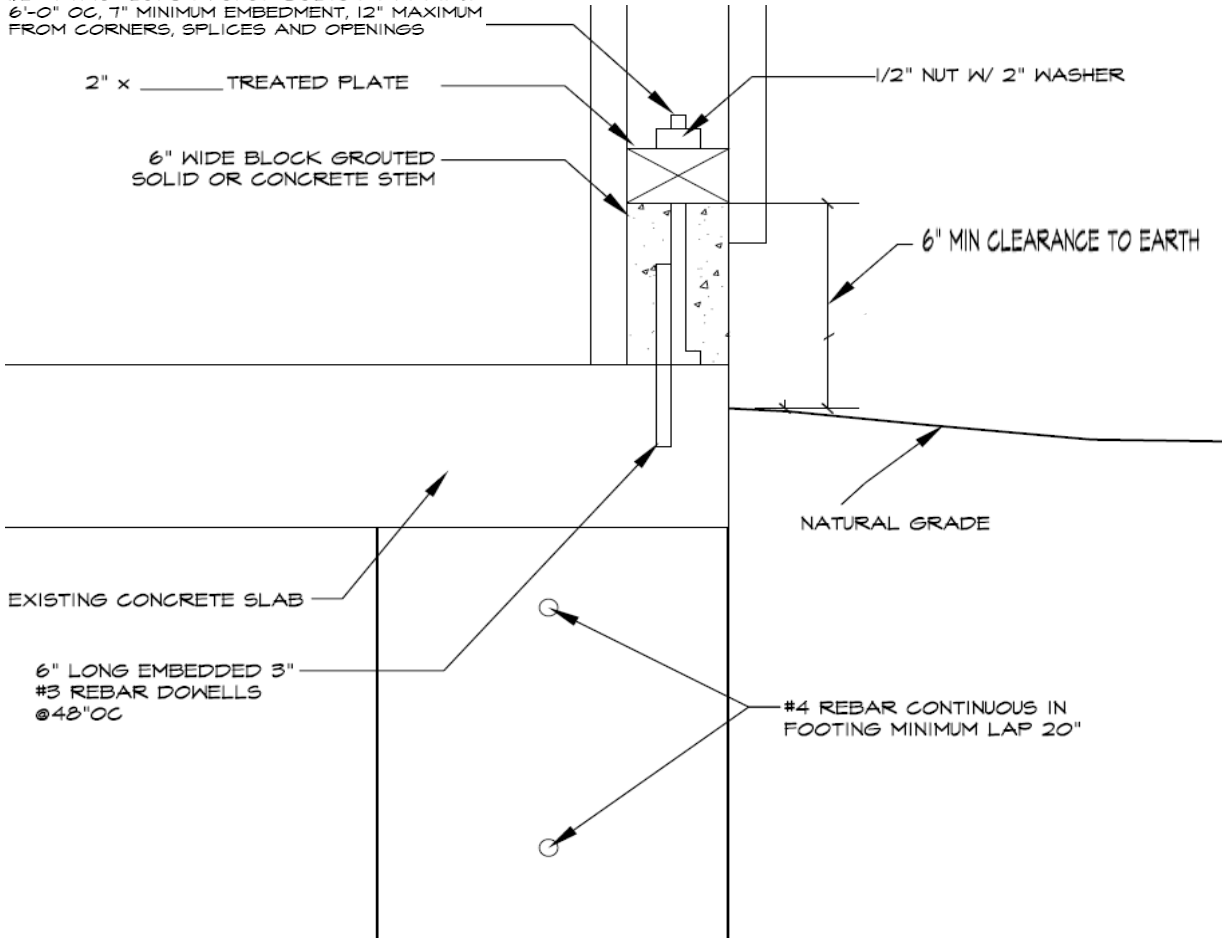
GABLE END CONDITION



NOTE: All wood members must be a minimum of Douglas Fir #2 grade or better

DSD - 06

1/2" ϕ x 10" LONG ANCHOR BOLTS AT MAXIMUM 6'-0" OC, 7" MINIMUM EMBEDMENT, 12" MAXIMUM FROM CORNERS, SPLICES AND OPENINGS



FOUNDATION CONDITION

DSD - 05