



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://acela.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.



301 W. Jefferson Street
Suite 170
Phoenix, AZ 85003
602-506-3301

Monday —Friday, 8:00 a.m. - 5:00 p.m.

◆ PLANNING & DEVELOPMENT

<https://www.maricopa.gov/797/Planning-Development> 602-506-3301
Inspection information and questions: 602-506-7170 Jared.Johnson@Maricopa.gov

◆ AIR QUALITY for dust permits
<https://www.maricopa.gov/1244/Air-Quality> 602-506-6010

◆ FLOOD CONTROL for floodplain clearances and elevation certificates
<https://www.maricopa.gov/3847/Flood-Control-District> 602-506-1501

◆ ENVIRONMENTAL SERVICES for septic and well permits
<https://www.maricopa.gov/631/Environmental-Services> 602-506-6824

◆ DEPARTMENT of TRANSPORTATION (MCDOT)
For right of way and easements
<https://www.maricopa.gov/156/MCDOT> 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 Stem inspection coded as a #110 or Post-Tension or Monolithic Foundation inspection, coded as #120.

A Final Drainage inspection, #970 must be passed prior to scheduling a Final Building

Getting started—

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
Under Floor Plumbing (if included in project)	205

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

Under Floor Plumbing (if included in project)	205
Without Plumbing, Strap and Sheer	370

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.

