



Maricopa County

Planning & Development Department

BUILDING ELEVATION PLAN REQUIREMENTS

Due to smaller lots and tighter building conditions; Effective Sept 1, 2008 the Planning and Development Department will require that all front, rear and side building elevation drawings must reflect the ground clearance and height above finish grade requirements; in accordance with Sections R401.3 and 404.1.6 of the International Residential Code (IRC Current Adoption) and General Provisions Section 603.6 of the Drainage Regulations for Maricopa County.

MINIMUM REQUIREMENT

R401.3 / Drainage.

Surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection so as to not create a hazard. Lots shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6 inches (152 mm) within the first 10 feet (3048 mm).

Exception: Where lot lines, walls, slopes or other physical barriers prohibit 6 inches (152 mm) of fall within 10 feet (3048 mm), the final grade shall slope away from the foundation at a minimum slope of 5 percent and the water shall be directed to drains or swales to ensure drainage away from the structure. Swales shall be sloped a minimum of 2 percent when located within 10 feet (3048 mm) of the building foundation. Impervious surfaces within 10 feet (3048 mm) of the building foundation shall be sloped a minimum of 2 percent away from the building.

R404.1.6 / Height above finished grade.

Concrete and masonry foundation walls shall extend above the finished grade adjacent to the foundation at all points a minimum of 4 inches (102 mm) where masonry veneer is used and a minimum of 6 inches (152 mm) elsewhere.

General Provisions Section 603.6 / Drainage Regulations for Maricopa County:

Finished floors of building shall be elevated a minimum of one foot above the highest grade point within ten feet of the foundation of the building

Maricopa County Zoning Ordinance Sec 201

The lowest point of elevation of the surface of the ground, paving or sidewalks at any point adjacent structure or fence/wall. For purposes of calculating structure, building or fence/wall heights, existing established grade shall be utilized on subdivision land and natural, undisturbed grade shall be utilized on un-subdivided land