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Community Development
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Single-Family Residential Building Permit Packet Instructions

Design Criteria and Adopted Codes

- 2006 International Building Code
- 2006 International Residential Code
- 2006 International Plumbing Code
- 2006 International Mechanical Code
- 2006 International Fuel Gas Code
- 2005 National Electrical Code
- Roof Live Load – 25 PSF (ground snow)
- Wind Load – basic wind speed (3 second gust) is 90 mph.
- Wind Exposure B (unless a specific site is located in exposure C)
- IRC seismic design category: C (soils class D)
- IBC seismic category: C for groups I and II
- IBC seismic category: D for group III
- IBC: MCE map values:
 - o $S_s=32.2\%g$ (short period map value)
 - o $S_1=09.1\%g$ (1.0 sec period map value)
- Site class (w/o soils report): D
- Soil Bearing – 1500 PSF maximum unless a higher value is substantiated by soils testing.
- Rainfall: 2.5" per hour

Fire Sprinkler Systems

Fire sprinkler systems are required for all residences greater than 3600 square feet or constructed within gated communities. They may also be required if the home is more than 500' from a fire hydrant or if access to the home by the Fire Department is difficult. For questions regarding your specific fire sprinkler requirements, please contact the Sedona Fire District.

The system design and installation will be reviewed and approved by the Sedona Fire District located at 2860 Southwest Drive, Sedona. 928-282-6800.

Special Designations

- Special approvals are required if your property is:
- An area with a slope greater than 30% where construction will occur. A soil and geology report identifying areas of unstable slope may be required.
 - A historic building, or is located within a Historic District.

Subdivision Approval

Deed restrictions may require that each owner obtain subdivision architectural committee approval prior to beginning construction. It is the responsibility of the property owner to contact their subdivision's committee in order to comply with regulations.

Processing Times

Plans and permit applications are processed on a first come first serve basis. Review times vary with the complexity of the project, the current volume of permit applications, and the quality of the submittals received.

Subsequent submittals and additional time are sometimes required to address significant corrections or obtain other agency approvals before the permit can be issued.

Fees

■ BUILDING PERMIT

Plan review, building permit and grading fees are calculated upon review of the plans. Fees for new structures are based upon the combined areas of living space, garages, carports, decks and covered patios. Grading fees are established upon the quantity of cut or fill; whichever is larger.

Fees for remodels are most often based upon a percentage of those that are calculated for a new structure and vary with the extent and nature of the improvements. Remodel fees may also be established by calculating "unit fees" for each particular type of work involved.

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■ DEVELOPMENT IMPACT FEES

Impact fees are a one-time fee paid by residential and non-residential developers to offset the demand of new development on municipal infrastructure. Fees will be paid when a building permit is issued.

For information regarding impact fee amounts, please refer to the table included in this packet.

■ SEWER CAPACITY FEE

The sewer capacity fee is due and payable at the time the building permit is issued for those properties authorized to connect to city sewer. Capacity fees, as well as monthly user fees, are established by the Base Sewer User Rates table.

Public Works staff can determine if a particular property may connect to the City Wastewater System and at what capacity fees will be assessed. Contact Public