

TOWN OF PARADISE VALLEY

BUILDING PAD HEIGHT

January 23, 2020



AGENDA

One of the most frequently asked questions associated with new residential construction is in regards to how the building pad heights are determined and what affects it has in the overall allowable height of a structure.

In anticipation of the January 30, 2020 Town Council Retreat staff wanted to provide an overview of how building pad heights and overall heights of structures are determined and answer any questions that the Town Council may have.

Agenda

1. Town Code Overview
2. Staff Interpretation
3. Example Building Pad
4. Example Project



TOWN CODE OVERVIEW

Town Code Section 5: Building & Construction

Town Code Section 5-10-5: Grading & Dust Control Regulations

Town Code Section 5-10-5, B: Grading Permits Required For Land Disturbance

- *“Filling” means dumping or depositing earthen material resulting in raising of the grade at that location.*
- *“Earthen Material” means any rock, natural soil or any combination thereof.*

Town Code Section 5-10-5, B,2, a: Grading Plans prepared by a Civil Engineer

- *The grading plan shall contain the preparing engineers certification of the 100 year water surface elevation and finished floor elevation.*
- *The building pad shall not exceed two (2) feet in height except where required to protect the building against flooding, in which case the pad shall be one (1) foot above the water surface elevation of the 100 year event*



STAFF INTERPRETATION

The building pad shall not exceed two (2) feet in height except where required to protect the building against flooding...

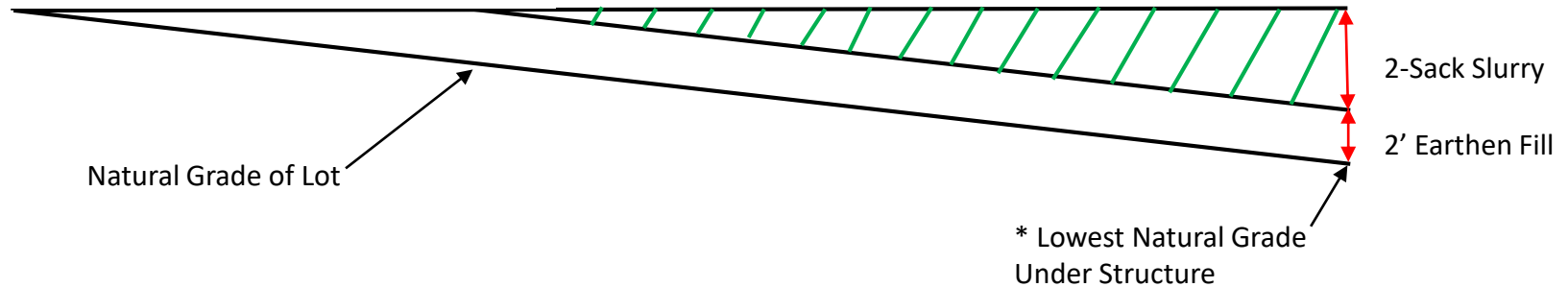
- Engineering staff interprets this section of the Town Code to mean that no more than 2 feet of earthen material may be placed following the natural contour of a property to raise up the building pad unless it is needed to protect the home from flooding.
- Developers and/or property owners desiring a single level home may achieve a level building pad by:
 - a. Addition of non-earthen material such as 2-sack slurry
 - b. Use stem walls and framed floor with crawl space
 - c. Thickened concrete slab



EXAMPLE (BUILDING PAD)



EXAMPLE (BUILDING PAD)

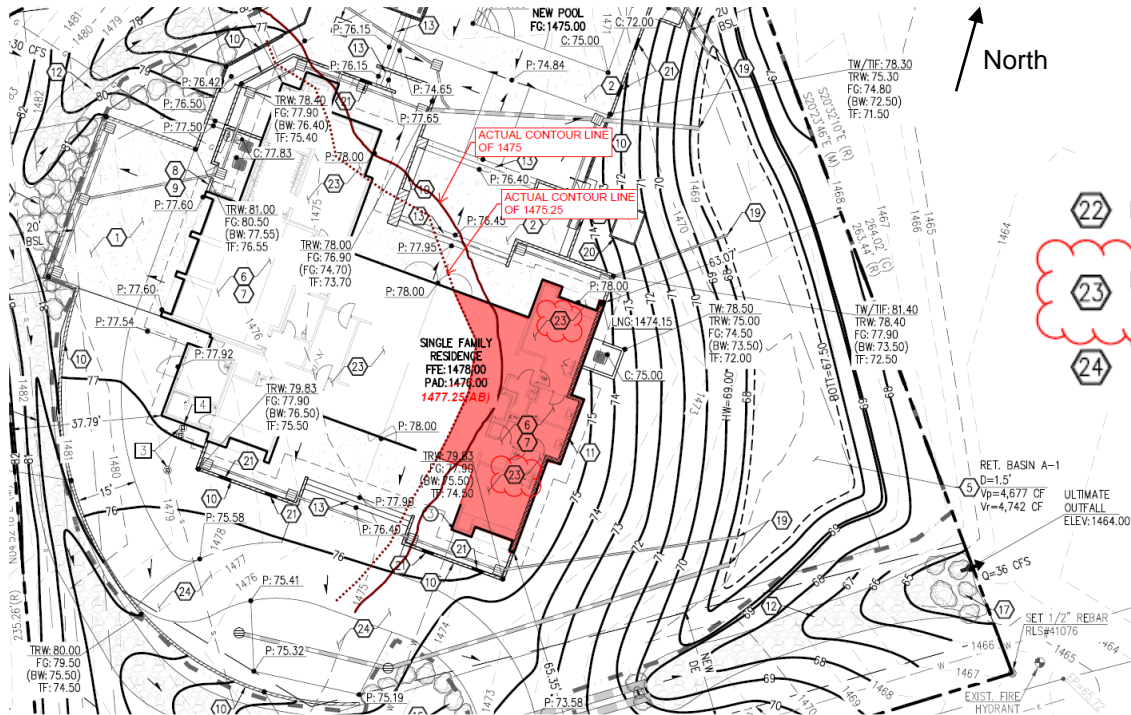


* Building height is measured from Lowest Natural Grade Under Structure

Not To Scale



EXAMPLE (1 ACRE LOT)

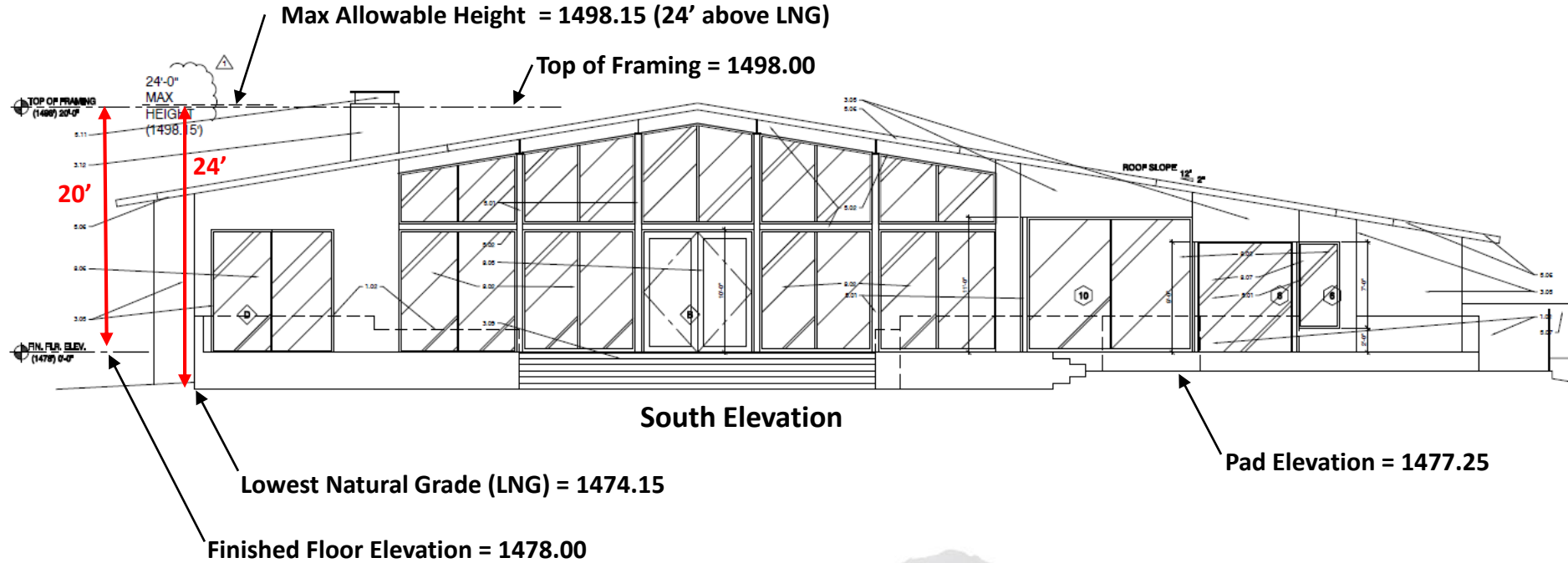


- 22 INSTALL ANGULAR RIP-RAP D50=8", 1.5' THICK PLACED ON NONWOVEN GEOTEXTILE FABRIC (MIRAFI N-SERIES OR APPROVED EQUAL). SEE GRADATION TABLE ON THIS SHEET.
- 23 POUR 2-SACK SLURRY MIX UP TO 8" BELOW FINISH FLOOR ELEVATION TO LIMIT EARTH FILL UNDER SLAB TO 2 FEET MAX.
- 24 CONSTRUCT STABILIZED DG PAVEMENT ON COMPACTED SUBGRADE PER LANDSCAPE AND ARCHITECTURAL PLANS AND SPECIFICATIONS.

Shaded area indicates use of 2-sack slurry to limit earthen fill under slab to a maximum of 2 feet.



EXAMPLE (1 ACRE LOT)



EXAMPLE (1 ACRE LOT)



South Elevation



EXAMPLE (1 ACRE LOT)



North Elevation



QUESTIONS?

