

TOWN

Of

PARADISE VALLEY



Building Safety Department

6401 E Lincoln Dr
Paradise Valley, AZ 85253

(480) 348-3692

CONSTRUCTION & ZONING REGULATIONS

The purpose of these regulations is to protect residents, personal and public properties, streets, common areas, and the natural desert during building construction.

1. All permittees must post a 6 square foot (2'x3') identification sign, made of durable material, in the front yard of subject property and not in the Town right-of-way. The sign may not exceed a maximum of 6 feet in height from grade to top of the sign. The sign must include the permittee or company name, contact phone number, type of work, address of project and phone number of the Building Safety Dept ((480) 348-3692).
2. A 6-foot high security fence must be installed around the construction area to prevent any potential safety hazard for the public. The fence shall be setback at least 10 feet from all rights-of-way and have a 50-foot street corner site triangle where applicable.
3. Clear access for resident of neighboring properties and emergency vehicles must be maintained at all times. Construction related vehicles must be legally parked only on one side of the street.
4. Construction debris and equipment must be contained on site at all times. The Contractor must maintain a job site free of litter and unsightly materials at all times. Construction materials are prohibited in the Town right-of-way.
5. Building construction must not start sooner than 7 AM and must stop no later than 5 PM on Monday through Friday and 9 AM to 5 PM on Saturdays, Sundays (75 dB at the property line) and legal holidays. Operation of Heavy Equipment is unlawful on Saturdays, Sundays and legal holidays. Deliveries are lawful between 7 AM and 5 PM on Monday through Saturday. Summer (May through September) hours start one hour earlier.
6. The use and operation of fuel-fired generators on any construction site is prohibited.
7. The contractor and property owner is liable for any damage done to any public property as a result of any construction. No Certificate of Occupancy will be issued until all affected rights-of-way are cleaned and/or repaired to their original condition.
8. The natural flow of rainwater and other surface drainage from the property may not be altered in any way.
9. A key switch shall be required on all new and existing electric entry control gates. The key switch shall be installed in a location on the gate control panel that is readily visible and accessible. Knox Box order forms are available at the Paradise Valley Building Safety Department.
10. All equipment of all trades on or affecting the job must be cleaned only in a pre-determined and designated area. Debris and runoff from said area may not extend beyond the building area.
11. Property owner, builder, or general contractor will be responsible for controlling dust from the site at all times. All means necessary shall be used by the builder or general contractor to control the existence of dust caused by any earthwork, spray application of materials, or other dust-causing practices required by the construction process.
12. For the demolition of two or more buildings on one lot, the owner or permittee shall notify Maricopa County's Asbestos NESHAP program Supervisor at (602) 506-6708.

**BUILDING & ZONING DEPARTMENT
TOWN OF PARADISE VALLEY**

**BUILDING PERMIT POLICY #34, REVISED
Construction Trailers, Dumpsters, Storage Containers, and Portable Toilets**

Dear applicant:

Please be aware of the following requirements:

Construction Trailer – Prior to the placement of a construction trailer on a property, a request must be submitted to the Town stating the purpose of the trailer and the length of time it will remain at the construction site. Additionally, a photo of the trailer and a site plan, showing location of the trailer with a minimum setback of 20 feet from all property lines, must accompany the request.

Construction trailers will be limited to one unit per lot or per subdivision and will have no sewer hook-up or cooking appliances. If the trailer is for a subdivision under one ownership, the trailer may be placed on any lot in the subdivision for no more than one year from the date it was installed. Request for a time extension must be submitted to the Town at least 30 days prior to the expiration date.

Dumpsters, Portable Toilets, & Storage Containers – Dumpsters, portable toilets, and storage containers used during construction must have a minimum 10-foot setback from all property lines and, to the extent possible, must be placed in the least visible location from neighboring properties.

In case the construction site is not secured by a fence, the on-site portable toilet must be locked and secured every day after the working hours.

Penalty – Please be informed that a stop-work-order may be issued and construction inspections may be postponed for violation of any provision of this Town Building Permit Policy.

EC-5

Stabilized Construction Entrance Drawing

