Engineering Inspections
General Guidelines for Custom Lot Construction

Pre-Construction:

1. A preconstruction meeting shall be held on-site with the Engineering Inspector prior to any land clearing, disturbance or excavation activity is performed. The contractor shall notify the Engineering Inspector assigned to the permit 48 hours in advance of the meeting to schedule.
2. The Contractor shall contact Arizona 811 (formally Arizona Blue Stake, Inc.) and have all utilities located prior to any excavation. Utility location marking should be visible at the preconstruction meeting to assist in identifying any conflicts between existing utilities and proposed construction.
3. The Contractor must obtain all applicable Engineering permits (i.e. Grading, Drainage, Water, Sewer, Construction Stormwater, etc.) and keep copies on site.
4. Fill soil cannot be imported to the site without approved grading and stormwater pollution prevention plans and permits. Exceptions may be permitted for interim conditions, with prior approval from the Engineering Department.
5. Retaining walls on civil plans are typically shown for reference only. Walls that retain greater than 1' of soil and perimeter walls greater than 6' in height are reviewed and permitted through the Building Safety Division. A separate building permit is required for construction and inspection of these retaining walls. Location and elevation relating to retaining wall construction shall not deviate from the approved civil grading and drainage plan, unless amended by the design engineer and approved by the Engineering Department.
6. All stormwater pollution control devices (BMPs) are to be installed and inspected before any land disturbance activities. As an option and with issuance of a city issued Construction Stormwater Permit, BMPs only may be installed and verified at the preconstruction meeting prior to grading activities.
7. Permit holder should become familiar with all requirements as indicated in the City of Goodyear General Notes section of the plans. Any questions should be brought to the attention of the Engineering Inspector.
8. All work shall be constructed within the limits of construction or lot lines as identified on the approved civil grading plans. For lots requiring construction along neighboring property lines, it may be beneficial for the Homeowner/Contractor to meet with the impacted neighbors in the beginning and maintain communication throughout the project.

During Construction:

1. The Contractor must maintain stormwater BMP devices until final stabilization is complete. Extra emphasis should be given to protecting washes and downstream areas. Wherever possible, natural vegetation shall be maintained to assist in silt control. The Homeowner/Contractor shall contain, secure, or keep the site free of loose trash and other potentially airborne debris at all times.
2. Construction must take place in such a manner so that stormwater discharges do not cause any flooding or damage to adjacent properties, or flows of sediment onto public streets, channels, or rights-of-ways. All washes must enter and exit the lot in their historical locations unless otherwise approved on the approved engineered drawings.
3. Grading is to be per approved civil plans. Any deviations from the approved plans, such as grading changes for a pool addition or modification of retaining walls, shall be discussed with the Engineering Inspector and may require the submittal of the change to the Engineering Department for review and re-approval prior to constructing. Final as-built drawings shall be provided to the city with enough information to indicate site grading is per the tolerances outlined in the City General Notes.
4. City's Noise Ordinance permits general construction work from 7am to 7pm on any day of the week. From April 15 to October 15, general work may start at 5am Monday through Friday only. Concrete placement may start 1 hour prior the general construction work times.
5. Sealed certification(s) for pad elevation and compaction must be given to the Engineering Inspector before placement of concrete for the building slab. Elevation certification may be provided by a registered land surveyor or the engineer of record. This information shall be maintained onsite and available to the Building Safety Inspector at the pre-slab inspection. The building inspector may require top of form elevation certification prior to placing concrete for slabs.
6. No walls, of any kind shall be constructed in a wash or drainage way without the approval of the Engineering Department.

Final Restoration and Acceptance:

1. Engineering approval is required prior to building occupancy. It is highly recommended that a meeting is scheduled with the Engineering Inspector, when scheduling the Building Lath and Drywall inspection is scheduled, to perform a preliminary inspection of the civil improvements and discuss requirements for Engineering Final approval of the certificate of occupancy.
2. Once final grading is completed, and prior to final inspection, as-built plans, certified by the Engineer or a Registered Land Surveyor, must be submitted to the City Engineering Department for review and approval. Final as-built drawings shall be on a Compact Disk or Flash Drive in a 36" x 24" multipage PDF format.
3. At Engineering Final, the Engineering Inspector will conduct a walk-through with the Homeowner/Contractor to ensure the following:
    a. As-build drawings have been received and approved.
    b. All civil related site improvements completed to include final grading.
    c. All materials testing information has been received.
    d. Property pins are visible at the property corners.
    e. Water meter box undamaged and set to 1" above adjacent landscape grade.
    f. Any damage done to the City right-of-way is repaired and accepted.
    g. Any disturbance to neighboring properties restored to pre-existing conditions or better. This may involve neighbors' acceptance of the restored condition.
    h. Where applicable, BMP devices removed and the natural ground surface restored to previous conditions as much as possible.
4. After the Engineering final and after any deficient items have been corrected, the Engineering Inspector will sign the Certificate of Occupancy form, which the Homeowner/Contractor will then provide for Building Safety final sign-off.

NOTE: THESE GENERAL GUIDELINES ARE FOR THE ENGINEERING DEPARTMENT. THE BUILDING SAFETY DIVISION HAS ADDITIONAL REQUIREMENTS AND SOMETIMES OVERLAPPING INSPECTIONS. CONTACT YOUR BUILDING SAFETY INSPECTOR FOR A LIST OF THEIR REQUIREMENTS.