

ENGINEERING INSPECTIONS DIVISION
BASIC HOUSING REQUIREMENTS DURING PARCEL CONSTRUCTION
Effective 8-15-19

Construction of Building Footing/Pad

Pad construction needs to be complete and letters of certification on both pad elevation and soil compaction need to be submitted by the developer to the Engineering Inspector and approved. Construction and emergency access to all areas of construction shall be established and maintained. Development Services approves issuance of building permits.

Issuance of Water Meters

Within the City of Goodyear service area, water infrastructure must be completed per the approved plans and in accordance with the City's Engineering and Water Departments' requirements, with meter boxes set to the required grade after curb and gutter is complete. Liberty Utilities approval is required prior to meter installations within their utility service area.

Connection of Sewer Services

Within the City of Goodyear service area, the sewer service line to the structure from the main line in the street shall remain hard-capped until a final inspection on the city sewer system is completed and the city approves the sewer system for use. This typically occurs after paving has been completed, all sewer manhole adjustments have been made, any required coatings and testing of manholes are complete, and the Approval of Construct issued by Maricopa County Environmental Services Department is received by the city. Liberty Utilities approval is required prior to sewer main connections within their utility area.

Issuance of Certificate of Occupancy

All infrastructure improvements related to grading, water, sewer, concrete, paving, signing, striping, street lighting, and landscaping must be complete, along with any development agreement stipulations with the city satisfied. A final inspection for acceptance of these items must be performed and all life-safety issues resolved and approved prior to an occupancy being considered.

Special Circumstances for Models

For consideration of opening a model complex, all of the civil construction improvements with associated material testing submittals and health permit approvals must be completed and approved from the model complex outbound to the existing city facilities. The roadway to the model complex may be considered acceptable for access by the public with a minimum 3" base-course of asphalt pavement in place, and any water valves and sewer manholes temporarily raised flush with base pavement surface. A barricade permit may be required if determined there is a need to isolate the models from improvements not accepted or to facilitate safe movement of traffic to the model complex.