



REGULATIONS GOVERNING
BUILDING SITE GRADING

PINAL COUNTY BUILDING SAFETY DEPARTMENT
P.O. BOX 1610, FLORENCE, AZ. 85232
31 N. PINAL STREET, BLDG. F
(520) 866-6405 FAX (520) 866-6517

INFORMATION
BULLETIN

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March 7, 2007

This Bulletin is written to help inform permit applicants concerned with changing the grade or slope of their building site as well as other locations, such as; access from road ways, subdivision grading, R.V. and Manufactured Home Parks or Industrial Buildings. This bulletin does not cover all aspects of the regulations, but is intended as a guide for the applicant with general information and which departments to contact prior to disturbing any plants or soil.

SOILS COMPACTION/ DENSITY TEST REPORTS

Foundations for buildings must be supported by soil that meets design minimum density. When a proposed building is to be constructed on a site that has been altered from natural grade by filling in soil to create a level or raised pad, compaction tests of the fill must be performed in an approved manner. Those required tests must be performed by an approved testing agency. Reports approved and stamped by a professional engineer registered with the State of Arizona of the test results must be made available to the Building Safety Department. The reports must verify and must address the following minimum requirements:

1. All fill placed to support a building must reach the minimum test density to comply with design requirements.
2. Soil must be compacted in lifts not to exceed 12" or according to engineering design.
3. Test locations, depth and percentage of compaction must be indicated.
4. Reports must contain a statement that the fill will support the proposed structure design.

GRADING PERMITS:

1. Lot for Single Family Residence: A grading permit from Building Safety is not required for grading a lot for a single family residence, provided:
 - a). Rainwater runoff from the graded lot, or any structure on the lot, does not detrimentally affect adjoining public or private property; and
 - b). unusual circumstances do not exist, such as unstable slopes or sensitive runoff problems.
2. Commercial Buildings: A grading permit from the Building Safety Department is required unless waived by the Building Official.
3. Subdivisions, R.V. and Manufactured Home Parks and Industrial Buildings. A grading permit is required for these developments. Drainage plans must be submitted and approved by the Department of Public Works to obtain such permit prior to any change to the site.

RIGHT of WAY PERMITS:

If the parcel you are developing will be accessed directly from a county road, a right of way permit is required. Applications are reviewed and, upon approval, permits are issued by the Department of Public Works.

NATIVE PLANTS:

Although Pinal County has no ordinances pertaining to the removal, destruction or handling of native plants, the Arizona Department of Agriculture enforces the Arizona Native Plant Law (ARS §3-903). Upon request, we will provide you with a copy of the statute and an application to the Arizona Department of Agriculture.

INFORMATION:

NOTE: *Dust Control permits may be required from the Department of Air Quality for all the above conditions*

The following departments are located at Development Services, 31 North Pinal Street, Building F, Florence, 85232.

Building Safety Department	520	866-6405
Department of Public Works		866-6411
Department of Air Quality.....		866-6929
Department of Environmental Health.....		866-6864