COPC HOA Architectural Information – Ken Davis

This short study was conducted to answer some questions that may arise as you plan a project.

Maricopa County Planning and Development (MCPD): (602) 506-3301

Website: “Maricopa.gov/planning” or

<https://www.maricopa.gov/797/Planning-Development>

First, I emailed SCW CC&R Department [Susan.Gebauer@suncitywest.com](mailto:Susan.Gebauer@suncitywest.com) to determine when a licensed contractor is recommended, rather than an unlicensed contractor (i.e., handyman). Her first reply was any project over $1000 requires a building permit. When I asked for a link to the governing document where that figure could be found, she called MCPD for clarification.

She called Maricopa County Planning and Development at 602-506-3301.  **There is no longer a dollar amount threshold for a permit.**  Permits required for residential work include decks, garages, ALL types of fences, culvert, water heaters, fireplaces, pools, patio enclosures, etc.  I have included a copy of a brochure they forwarded to me.  Given this information, I suggest calling Maricopa County Planning and Development to determine when a licensed contractor is needed.

The MCPD website provides more details but does not address projects that our homeowners typically do. I called Planning and Development with the following questions:

1. When do I need a Licensed Contractor? Answer: We do not care if your contractor is licensed or unlicensed so long as you have a permit. However, if he is unlicensed, the homeowner takes full responsibility that the work is done to code. To obtain a permit, the contractor must be licensed.
2. Does pouring a small patio slab or adding a knee wall to an existing slab require a permit? Answer: Yes
3. A permit is required for a short knee wall? Answer: Yes all fences and walls require a permit.
4. How long does it take to obtain a permit from start (online is OK) to approval and initial fees are paid. Answer: Currently six weeks
5. What is the difference between Bonded and Insured? Answer: A Bond is a dollar amount posted vs an Insurance Policy. Ninety nine (99%) percent of licensed contractors post a bond.
6. How about Workman’s Compensation Insurance with AZ State? Answers: Workman’s Comp is required to protect employees injured on the job.

Your signature on the COPC HOA Architectural Submission/Application form V4 (available on our website) confirms that “All proposed improvements on my property must comply with applicable building codes. I understand that applications for all required building permits are my responsibility. Nothing herein shall be construed as a waiver or modification of any code requirements”.

The application also states to the effect that the Architectural Committee and the HOA assume no liability by reason of approval or disapproval of any plans submitted.