

## When a Building Permit Is Required

for Single Family Homes, Duplexes, and  
Accessory Buildings



City of Sedona

Community Development Department

102 Roadrunner Drive

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### **Jobs requiring a building permit include, but are not limited to the following:**

- Construction of new homes and buildings, including room additions, patio covers, porch enclosures, carports, and garages.
- Construction of detached sheds, gazebos, or structures larger than 120 square feet or tall that 7 feet.
- Construction of fences or walls greater than 30 inches high.
- Replacement of a wood or asphalt shingle roof with a tile roof.
- Remodel or build additions to an existing structure that involve structural, plumbing, electrical, or mechanical changes such as:
  - Removal, relocation and/or construction of walls and/or partitions greater than 5'-9" high.
  - Change the size or location of windows and/or exterior doors.
  - Installation or replacement of water, gas, and/or sewer lines.
  - Installation or relocation of new sinks, toilets, tubs, and/or showers.
  - Installation or relocation of water heaters, furnaces, evaporative coolers, and/or air conditioners.
  - Relocation or installation of electrical outlets, lighting, wiring, panels, and/or services.

*Though a building permit may not be required, zoning regulations apply to the following improvements and zoning approval is required:*

- Detached sheds, gazebos, or structures less than 120 square feet and less than 7 feet high.
- Exterior painting and re-roofing (using the same materials) of existing structures must meet City color requirements for light reflective value (LRV) and chroma, as described in SLDC 5.7 (5) and shown in the Munsell Book of Color, available for review in the Community Development Department.

### **Jobs not requiring a residential building permit include but are not limited to the following:**

- Paint interior walls and/or install drywall, plasterboard, paneling, or similar finish work.
- Repair or replace non-structural components such as glass, doors, hardware, kitchen cabinets, carpeting, flooring, or trim work.
- Install portable shelves, cases, and partitions less than 5'-9" high.
- Construction of freestanding fences and walls not supporting a structure, not over 30 inches high, and not located within flood hazard areas as determined by the City or County flood hazard administrative authority.
- Construction of one story detached buildings, used as tool and storage sheds, playhouses or similar uses, provided the projected roof area does not exceed 120 Sq Ft, the building does not exceed 7 feet high at the highest point of the roof or wall, and it has no electrical or plumbing installations.
- Retaining walls not over 30 inches in height, measured from top of footing to the top of wall, unless supporting a surcharge or impounding Class I, II or IIIA liquids.
- Prefabricated swimming pools accessory to Group R-3 occupancies, which are less than 18 inches in depth and less than 8 feet in all dimensions and constructed entirely above grade.
- Swings or other playground equipment.
- Install concrete slabs, patios, and walkways on existing grade.
- Install insulation.
- Install or repair landscape irrigation piping.
- Install low-voltage landscape accent lighting.
- Repair or replace existing plumbing fixtures in the same location.
- Replace existing electrical switches, outlets, light fixtures, or circuit breakers in the same location.
- Repair or replace existing evaporative coolers, air conditioners, water heaters, and furnaces without increasing the unit size, capacity, or location.

**Suggestions:**

- If you are not certain whether a permit is required, contact Community Development staff for assistance.
- If a permit is required, obtain a copy of the “Single Family Residential Checklist”.
- If a permit is required, make an appointment with zoning staff to verify that the proposed improvement will comply with setback, building coverage, and height regulations before completing your construction drawings.