

City Talk for May 10, 2023
Community Development Department
Brian Armstrong, senior code enforcement officer

Common code enforcement violations

The city of Sedona Code Enforcement Division is responsible for the enforcement of city codes regulating land use matters; public nuisances; public health, safety, and welfare issues; building standards; and other City ordinances and ensuring compliance in a timely manner. Code enforcement is important for accomplishing community goals such as protecting property values and the natural environment and providing a good quality of life for residents.

The goal of the code enforcement team is to first work with property owners to gain compliance for violations rather than resort to initiating enforcement action and issuing citations, which is done only after other efforts to remedy the problem have failed. Sedona has a beautiful natural environment and the city codes are intended to protect that for everyone to enjoy.

The following are some of the common violations encountered and some tips to help homeowners.

Several typical improvements to a home or property require owners to obtain a building permit, such as hot tubs, which all require a permit to install. In the case of spas and hot tubs, electricity and water don't mix well and could lead to some shocking results for those wanting to enjoy a soak in the hot tub if the electrical connections were not made properly. One purpose of a permit for a spa or hot tub is to ensure the electrical connection is done in compliance with the building code and an inspection is performed for safety. You can imagine the results, and liability, if a faulty electrical connection was made or the wiring was not correct. The fee for a spa or hot tub permit is only \$50, which is worth the peace of mind of knowing it was installed safely as you are experiencing a relaxing dip in the water.

All fences require a permit to build on properties within the city limits of Sedona. Whether it is for privacy, to keep your pet in your yard, or to keep curious wildlife out of your yard, all fences require a permit. The permits are reviewed to see that the materials and colors of the fence blend with the natural environment, it does not block or impede a wash or water drainage that might cause flooding for you or a neighbor, meets the height and setback requirements, as well as checks that visibility is not blocked when trying to pull out of a driveway and oncoming cars or pedestrians can't be seen. The fee for a fence permit is \$50.

Storage sheds are common to store all that extra stuff you have and keep it out of sight and the weather. Detached sheds, gazebos or structures larger than 120 square feet or taller than seven feet require a building permit. Sheds, gazebos or structures less than 120 square feet and less than seven feet tall do not need a permit, but zoning regulations, such as setbacks, do apply and zoning approval is required, which is just a visit to the Community Development Department to talk with one of the city planners at the counter. A shed permit is also just \$50.

Repainting your home is a way to spruce up your curb appeal and protect it from the intense Arizona sun and elements of Sedona. The good news is that no permit is needed to repaint a home! However, the city does have color requirements for the purpose of reducing the visual impacts of buildings and trying to blend them with our beautiful, natural environment. Building color requirements include meeting the Light Reflective Value (LRV) along with Chroma and other color standards that most paint stores

understand and can help you select a compliant color. The easiest way to ensure you have selected a color that conforms to the code is to drop by the Community Development Department where you can get a free color evaluation. And yes, I did say free. It is worth the trip to avoid having to repaint a home that was painted a non-compliant color.

Please feel free to contact the Community Development Department at (928) 282-1154 for any questions that you might have regarding the building permit application process. Applications can be obtained in person at the Community Development Department or online at www.sedonaaz.gov/cd.