

An Important Update and Change in the ALC Permit Process!

The ALC Guidelines state that IronOaks Homeowners have the responsibility to obtain authorization from the ALC prior to making any changes or exterior alterations to their property. Structural additions, including walls, Casitas, patio enclosures, etc. also require a Maricopa County building permit, or a City of Chandler permit in the case of homes in Unit 33. The ALC has also required a copy of the approved permits be attached to the ALC Permit before we approve the ALC Permit Request where the project requires these permits.

Several instances have recently occurred that has caused us to amend our procedure. Did you know that you, the Homeowner, has the responsibility for requesting and assuring that a Final Inspection of your construction be performed and signed off? Both Maricopa County and the City of Chandler do not consider the construction complete or the file closed until the Final Inspection is performed and signed off. So what's the big deal? For starters, it will undoubtedly cost you some money in fines and possibly some additional work or even removal of the your project. Don't assume that your contractor requested the inspection or that the work met all the required building codes.

Here are just a couple of examples that have just come to our attention:

- A Homeowner wanted to have a new wall constructed. Drawings were prepared and submitted to Maricopa County. The request for a permit was rejected. Previous work on a patio cover had not had the Final Inspection. A fine was assessed, the work was re-inspected and found not to meet current County Code. The patio cover may require partial tear down and at a minimum a number of items replaced. The work must be completed and approved before the new requested permit will be issued. By the way the permit was opened in 2003.
- Another similar situation is this case where according to the plan submitted by the original owner and approved by the County, a side property line wall was shown to curve to meet the middle of the side wall of the house. However, it was extended to the front of the house instead. The original plan submitted was not updated. The house was sold and the new Homeowner wanted to have columns removed from the rear patio. This submission was also rejected and a fine assessed. New drawings are being prepared and updated for submission.

Neither Maricopa County nor Chandler send reminders for the inspections. The ALC does not have access to the status of ongoing or open permits. It is also our understanding that if a permit is still open after some time, it is sent to an "inactive" file and is retrieved only when the current Homeowner (not necessarily the one who opened the permit) applies for a new permit. The County also uses satellite pictures to determine if any construction or change has occurred since the last time a permit was issued to be sure approved permits are on file.

To help protect our Homeowners from the mistaken assumption that when the construction is finished, the project is complete, I have added the following to the ALC Permit procedure to all ALC Permit Requests requiring a Maricopa County or City of Chandler Permit:

- Homeowners will be required to sign and acknowledge that a Final Inspection Report is necessary to close and complete an ALC Permit Request.
- The ALC will keep all "open" ALC Permits in a separate folder and a reminder system will be used to contact the Homeowner to determine the status of the project.
- The Homeowner will be required to submit a copy of the Final Inspection Report to the ALC, so a copy will be available in the event a problem arises at some future date and the ALC Permit is closed.
- Homeowners should delay final payment until the Final Inspection Report is obtained.

If you have any questions, call our office at 480-802-2776

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