



REGULATIONS GOVERNING

**PERMITTING UTILITIES TO EXEMPT  
DETACHED ACCESSORY USE  
BUILDINGS**

PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT  
BUILDING SAFETY DIVISION  
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INFORMATION  
BULLETIN

**024**

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This bulletin is not intended to cover every aspect of the construction codes, only to give direction for typical RV Park installations. Individual Parks may have special or additional requirements.

## I. Building Permits

**Exemptions:** A building permit is not required for one single story detached accessory building used as a tool or storage shed; playhouse and similar non-habitable use, provided the gross floor area does not exceed 200 square feet and wall height shall not exceed 10 feet above finish grade. Any additional structures less than 200 square feet will require a building permit.

A building where a golf cart, motorcycle or similar motorized vehicles are parked is a garage and is not exempt from building permits. Any type of utility work performed requires a mechanical, plumbing or electrical permit (MPE). However, you would have to contact the Pinal County Community Development Zoning Division (520)866-6442 for their approval requirements prior to submittal.

**Note:** Exemption from permit requirements shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of the building code.

## II. MP&E (Mechanical, Plumbing, & Electrical) Permits

### Submittal Requirements:

Application for an MPE Permit shall include:

- Completed Mechanical, Plumbing, Electrical application.
- The name, address, and license number of the contractor doing the work, unless the owner is doing their own work.
- Two sets of drawings of the proposed work (8 1/2 x 11 is acceptable).
- All work shall comply with the current adopted codes: **2017 NEC, 2018 IMC, 2018 IPC and 2018 IFGC**
- When supplying utilities to an exempt structure, the structure must now be secured to either a continuous perimeter footing, spread footings or with earth / auger type anchors.

## III. Electrical Installations

**Lighting (210.70):** One wall switch-controlled lighting fixture shall be installed for the interior and one for the exterior side of outdoor entrance.

**Receptacles (210.52G):** Only one general use, 15 amp or 20 amp receptacle outlet may be installed and shall be ground-fault circuit-interrupter protected (GFCI). A clothes washer circuit and a clothes dryer circuit may be include.

**Exposed Wiring (334.15):** Exposed romex in walls may be run in open framing providing that the romex is run parallel to the studs, fastened securely and positioned in the center of the framing member up to the point of top of wall. Perpendicular runs will need additional 2X blocking, or by other means, for protection of romex between framing members. Exposed wires not allowed in playhouses and similar structures designed for children.

## IV. Trenching

**Table 300.5:** Direct burial cable (type UF) is not permitted as service-entrance cable. Utility underground installations minimum cover requirements are as follows:

### Electric:

- 6" depth for rigid metal conduit. (EMT conduit is not allowed to be buried)
- 18" depth for nonmetallic conduit (sch. 40 PVC).

- 24" depth for direct burial cable (type USE) listed for use.

**Water:**

- 12" depth – Blue tracer wire #18 required for plastic pipe.

**Gas:**

- 12" for coated black iron
- 18" for approved plastic – Yellow tracer wire #18 required.

**Sewer:**

- Protected from physical damage and maintain a minimum fall of 1/4" per foot – Green tracer wire #18 required.

**Note:** Electrical and water lines may be run in same trench providing a horizontal separation of 12" can be maintained.