



Land Development Services

# Technical Bulletin

**Subject: LDS Accepting Plats for Residential Standalone Deck Permits Associated with Bonded Development**

**Date: 02/09/24**

**No.: 24-1**

**Summary:** Land Development Services (LDS) will now accept house location plats for standalone deck permit applications for residential projects associated with Subdivision Grading Plans or Infill Lot Grading Plans.

**Effective Date:** Effective immediately

**Background:** Previously, if a property was associated with an active bonded subdivision plan and bonded lot grading plan (SD or SDGP, respectively) or an infill lot grading plan (INF), any modifications to the originally issued new home building permit required a revision to the approved site-related plan.

**Policy (Requirement or Guidelines):** When an applicant proposes an uncovered deck improvement while the bond or conservation escrow remains posted with the county, LDS will process a building permit application accompanied by a house location plat in lieu of a grading plan revision, if there are:

- No impervious features proposed with the deck application (landings, patio, roof, under-deck waterproofing systems, etc.).
- No impacts or changes to grade, utilities, easements, tree preservation areas.
- No stormwater/BMP facilities within the vicinity that could be adversely affected by the construction.

This policy does not relieve you of the responsibility for complying with all other applicable requirements. These include floodplain regulations (Chapter 112.2.5105), the Chesapeake Bay Preservation Ordinance (Chapter 118), setback requirements (Chapter 112.2), open space requirements, or conditions of any prior approvals.

Staff from the LDS Site Application Center will perform a site technician review of the deck permit and ensure the above criteria are met. Upon approval, staff will apply the following stamp to the plat to ensure the conditions of approval are enforced:

SITE APPROVAL IS LIMITED TO THE SCOPE SHOWN HEREIN AND DOES NOT PERMIT CHANGES IN GRADE, DRAINAGE, OR THE INSTALLATION OF ANY IMPERVIOUS FEATURES (I.E. LANDINGS, PATIOS, ROOFED IMPROVEMENTS). ANY MODIFICATIONS BEYOND WHAT IS SHOWN ON THE PLAT MAY VIOLATE THE APPROVED GRADING PLAN AND A VIOLATION MAY BE ISSUED TO THE PROPERTY OWNER.

If you have any questions, please contact the Site Application Center in the Permitting and Code Administration Division at [LDSSAC@fairfaxcounty.gov](mailto:LDSSAC@fairfaxcounty.gov) or by phone at **703-222-0801, TTY 711**

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