

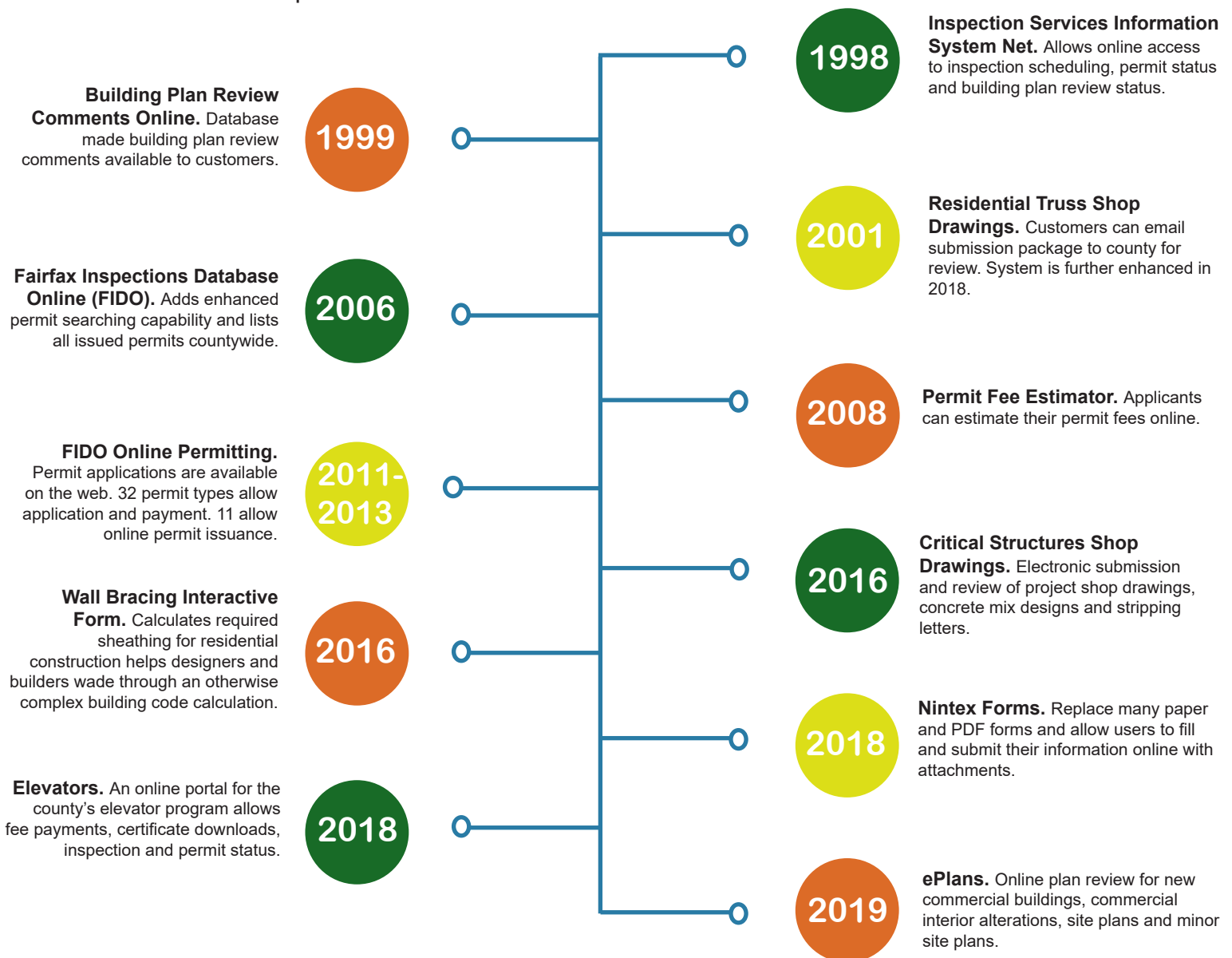
# DEVELOPING NEWS

Highlighting changes and improvements in Fairfax County's planning and development review process

Fall  
2019

## FAIRFAX PERMITTING, PLAN REVIEW AND INSPECTIONS: ONLINE FROM THE START

Fairfax County has consistently leveraged online technology to streamline and expedite the development process. As far back as 1998, Land Development Services provided inspection scheduling and permit and plan review status online. In 2011, online permitting launched; **currently 56% of LDS's permits are issued online – without any trips to the Herry Building**. Earlier this year, ePlans debuted, which modernizes plan review for site plans, minor site plans, new commercial buildings and commercial interior alterations. The timeline below highlights LDS's use of online technology to transform the customer experience.



Visit [www.fairfaxcounty.gov/buildingpermits](http://www.fairfaxcounty.gov/buildingpermits)



## FAIRFAX FOCUSES ON RAINWATER HARVESTING

With a growing focus on sustainability comes a growing push to incorporate sustainable practices into building projects. However, Fairfax County's adopted 2015 building codes limited some practices essential to rainwater harvesting projects.

Richard Grace, a code specialist in Fairfax County's Building Code Research & Development Branch of the Land Development Services (LDS), decided to face the problem head-on. He was confronted with the issue when he had to turn down a project proposal for a rooftop rainwater harvesting system from "The Boro," a development in Tysons. Grace decided it was time to take a closer look at possible alternative solutions.

In his research, he learned that the American National Standards Institute had just approved a new standard developed by the International Code Council (ICC) and the CSA Group (formerly the Canadian Standards Association). Grace noticed that this new standard could be seamlessly utilized alongside the County's mandated sustainability requirements. With this discovery, Grace was able to approve the previously rejected project, after working through some necessary tweaks with the registered design professional.



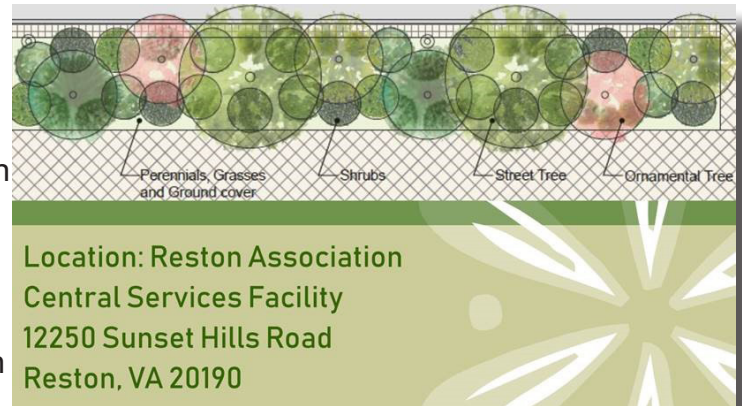
Catching wind of what Grace accomplished in Fairfax County, Shawn Martin, the Vice President of Technical Services at the Solar Rating and Certification Corp (ICC-SRCC), was excited to hear of someone else paving the way for more sustainable practices. Martin had reached out to the CSA Group five years ago to create a common standard to be used alongside existing codes in the U.S. and Canada. This effort culminated in the 18 member ICC/CSA Consensus Committee on Rainwater Collection System Design and Installation (IS-RCSDI). The committee developed a new standard, which was approved in 2018. The new ICC/CSA B805-2018 Rainwater Harvesting Systems Standard has since been approved for inclusion in the 2021 International Plumbing Code and the 2021 International Residential Code for non-potable applications only. The new standard allows for the increased demand for these sustainable practices to be met more effectively.

When properly harvested, treated and compliant with local regulations, rainwater can be used in many ways, including fire protection, cooling towers, toilet flushing, landscape irrigation and more. With these developments in Rainwater Harvesting System ordinances, Fairfax County is positioned to meet customer demand for sustainable practices and serve as a leader in the expansion and implementation of these sustainable technologies.

For more information, contact Richard Grace at 703-324-1687.

## DEMONSTRATION STREETScape BRINGS RESTON GUIDELINES TO LIFE

Developing in Reston's Transit Station Areas? Get an in-person look at streetscapes designed using the county's guidelines. County and Reston Association staff and volunteers worked together to install a demonstration project, located at the Reston Association's Central Services Facility, which uses natural landscaping techniques in concert with the three Reston Specific Streetscape Expressions, which are described in Chapter 6 of the [Reston Guidelines for Development in TSAs](#) (Transit Station Areas).



The Reston Guidelines read in part, “The streetscape should be designed to support public activities and interactions by allowing space for casual interaction along the sidewalk, viewing storefronts or stopping to rest.”

Principles on which the guidelines were developed:

- Streets and their adjacent streetscape are vital parts of the public realm
- Streetscapes should be places for social interaction, economic activity, civic activity and public gatherings
- Streetscapes should be designed from the perspective of the pedestrian
- Landscaping should be used to buffer the pedestrian from the road
- Low impact development techniques should be incorporated

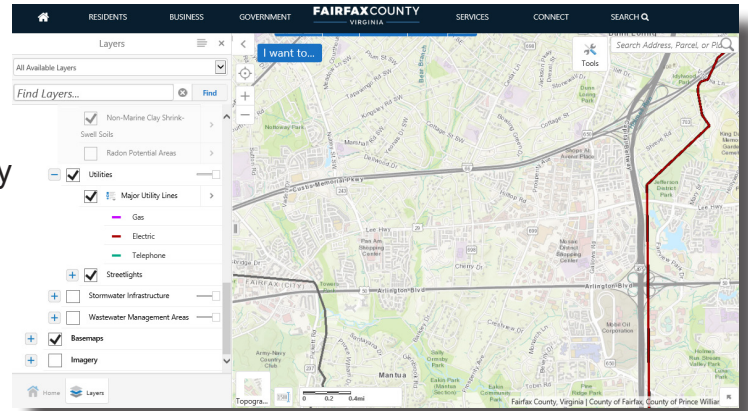
Opened in May of this year, the landscape demonstration project is designed to depict potential urban landscapes in the Reston Transit Station Areas that embody the environment and character of Reston while mitigating air pollution, the heat island effect and stormwater runoff. Each landscape expression contributes to continuing Reston's unique sense of place and environmental health. The project was funded with support from the Tree Preservation and Planting Fund, the Reston Association and Friends of Reston.



## NEW MAPPING APP OFFERS DEEP DIVE FOR LAND USE PROFESSIONALS

Fairfax County has released Jade, a new interactive map application, available on any device, with over 170 layers to view, combine and analyze. Jade was designed to provide the public with never-before released map layers, reports, exclusive aerial imagery and analytical tools to explore county data and business processes.

Detailed property reports describing legal and environmental conditions are especially useful for land development activities. To meet this need, Jade users will be able to create reports for every property in Fairfax County:



- A general parcel report uses the most current County data to display information on a property's description, zoning, structures, ownership and tax/assessments.
- A separate environmental parcel report includes information on watersheds, floodplains, resource protection areas and soil details.

Users can then capture their efforts in the Jade by exporting created images and maps. They may also share their work via email and social media.

To access Jade, as well as a tutorial, visit [www.fairfaxcounty.gov](http://www.fairfaxcounty.gov) and search "Jade."

## HERRITY BUILDING PARKING CHANGES DURING CONSTRUCTION

A project to replace the Herrity Building fountain will start Monday, October 21. Parking along the fountain side of the road will be closed from 6:30 a.m. to 4 p.m. on weekdays. Much of the sidewalk on the fountain side will also be blocked. Customers may still park across the street and in the Herrity garage. The project is expected to be completed by mid-August 2020.

The area in red in the picture is generally where the construction will take place. The area in yellow is the no parking zone.

We apologize for the inconvenience.

