



County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods, and diverse communities of Fairfax County

DATE: May 18, 2009

TO: All Architects, Builders, Contractors, Developers, Engineers and Surveyors

SUBJECT: **Letter #09-08** - New Fee Schedules for Land Development Services and New Cover Sheet for Major Plans

New Fee Schedules: The Board of Supervisors recently adopted amendments to Chapters 2, 61, 101, 104 and 112 of *The Code of County of Fairfax, Virginia*, regarding site and building related fees charged by the Department of Public Works and Environmental Services, Land Development Services. The recently adopted amendments are listed below:

- # 11-09-2 (Chapter 2, Property Under County Control)
- # 12-09-61 (Chapter 61, Building Provisions)
- # 13-09-101 (Chapter 101, Subdivision Ordinance)
- # 14-09-104 (Chapter 104, Erosion and Sedimentation Ordinance)
- # ZO-09-417 (Chapter 112, Zoning Ordinance)

Effective Date: The fee schedule amendments become effective on July 1, 2009, and the revised fees are applicable to any submission on or after the effective date.

New Cover Sheet for Major Plans: Copies of the new cover sheet, dated July 1, 2009, may be downloaded in pdf format and dwg (version 2000) format free of charge from the County's website at <http://www.fairfaxcounty.gov/dpwes/forms/#plancover>. The changes to the cover sheet are listed below.

Effective Date: All first submission Site Plans, Subdivision Plans and Public Improvement Plans submitted on or after July 1, 2009, will require the new cover sheet.

Cover Sheet Changes: The new cover sheet reflects the following changes:

- Fee schedules for Land Development Services. The coversheet block titled "Plan Review Fee Computation" has been updated with the recently adopted code amendments regarding site and building related fees (see above).
- Trash and Recycling. Editorial changes have been made to the coversheet block titled "Refuse and Recycling Collection Requirements" including renaming the block "Solid Waste and Recycling Requirements" to maintain consistency in the terms applicable to solid waste and recycling in Chapter 109.1 of the Fairfax County Code.

Department of Public Works and Environmental Services
Land Development Services
12055 Government Center Parkway, Suite 444
Fairfax, VA 22035
Phone: 703-324-1780, TTY: 703-324-1877, Fax: 703-324-1847
www.fairfaxcounty.gov/dpwes



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- **Dam Break Inundation Zones.** Under Plan Approval Information, Item 26 was added to address state regulations (Section 10.1-606.3 of the Code of Virginia) that pertain to development in dam break inundation zones below state regulated dams. These state regulations are effective July 1, 2009, and a separate letter to industry will be distributed prior to July 1, 2009, providing more details regarding these requirements.
- **Traffic Impact Studies.** Under Plan Approval Information, Item 30 was added to address the state requirements outlined in Letter to Industry 07-15.
- **Tree Banking and Tree Fund.** Under Plan Approval Information, Items 31 and 32 were added to determine if the 10-year tree canopy requirements are being provided through tree banking or the tree fund. Details regarding tree banking and the tree fund are provided in Section 12-0511 of the Public Facilities Manual.
- **Green Design Certification.** Under Plan Approval Information, Item 33 was added to address certification required for green design. A separate letter to industry will be distributed providing more details regarding green design certification and its effect on the plan review process.
- **Department Names.** Under the Approval Blocks, department names were updated.

If you have any questions on the fee schedule or cover sheet, please contact Plan and Document Control at **703-324-1730, TTY 711.**

Sincerely,

James W. Patteson, PE
Director

11-09-2

*(Also see Building Provisions Amendment 12-09-61,
Subdivision Ordinance Amendment 13-09-101,
Erosion and Sedimentation Control Amendment 14-09-104,
and Zoning Ordinance Amendment ZO-09-417
adopted simultaneously on April 27, 2009)*

ADOPTION OF AN AMENDMENT TO CHAPTER 2

(PROPERTY UNDER COUNTY CONTROL)

OF THE 1976 CODE OF THE COUNTY OF FAIRFAX, VIRGINIA

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium of the Government Center at Fairfax, Virginia, on Monday, April 27, 2009, the Board after having first given notice of its intention so to do, in the manner prescribed by law, adopted an amendment to Chapter 2 (Property Under County Control) of the 1976 Code of the County of Fairfax, Virginia, said amendment so adopted being in the words and figures following, to-wit:

***BE IT ORDAINED BY THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY,
VIRGINIA:***

Amend Chapter 2 (Property Under County Control), as follows:

**Proposed Amendments to Chapter 2
(Property Under County Control)
of
The Code of the County of Fairfax, Virginia**

Amend Article 1, County Property, by revising Section 2-1-4, Permit Fee Required For Work or Construction on Public Property, to read as follows:

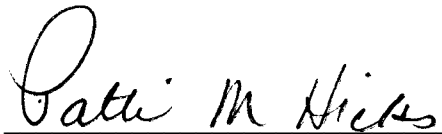
(a) Before a permit is issued for any work or construction on any land dedicated or proposed for dedication to public use, the Board of Supervisors or the County, the person, firm or corporation requesting the issuance of such permit shall pay to the County the fees noted below.

A separate utility permit is required for each of the following types of surface work, overhead installations or underground installations:

	FEE
(1) Surface work:	
Entrances	
Private entrances by homeowner	\$210 <u>\$292</u>
Private property being developed for sale by subdivision (i.e., land developer)	\$210 <u>\$292</u>
Drainage structures	\$210 <u>\$292</u>
Steps, sidewalks, curb and gutter, etc.	\$210 <u>\$292</u>
(2) Overhead installations:	
Crossings	\$210 <u>\$292</u>
Poles	\$210 <u>\$292</u>
Guys and anchors	\$210 <u>\$292</u>
Streetlights	\$210 <u>\$292</u>
(3) Underground installations:	
Crossings	\$320 <u>\$445</u>
Parallel installations, any length on one (1) permit	\$320 <u>\$445</u>
Emergency permits or permits for repairs of existing facilities	\$210 <u>\$292</u>
Valve boxes (adjust when on existing line)	\$210 <u>\$292</u>
Manholes (construction, reconstruction, adjust when on existing line)	\$210 <u>\$292</u>
Test holes	\$210 <u>\$292</u>
Fire hydrants (installed on existing line)	\$210 <u>\$292</u>
Service connections	\$210 <u>\$292</u>

This amendment shall become effective on July 1, 2009, at 12:01 a.m. and the revised fees shall be applicable to any submission on or after the effective date.

GIVEN under my hand this 27th day of April, 2009.



PATTI M. HICKS

Chief Deputy Clerk to the Board of Supervisors

12-09-61

*(Also see Property Under County Control Amendment 11-09-2,
Subdivision Ordinance Amendment 13-09-101,
Erosion and Sedimentation Control Amendment 14-09-104,
and Zoning Ordinance Amendment ZO-09-417
adopted simultaneously on April 27, 2009)*

ADOPTION OF AN AMENDMENT TO CHAPTER 61

(BUILDING PROVISIONS)

OF THE 1976 CODE OF THE COUNTY OF FAIRFAX, VIRGINIA

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium of the Government Center at Fairfax, Virginia, on Monday, April 27, 2009, the Board after having first given notice of its intention so to do, in the manner prescribed by law, adopted an amendment to Chapter 61 (Building Provisions) of the 1976 Code of the County of Fairfax, Virginia, said amendment so adopted being in the words and figures following, to-wit:

***BE IT ORDAINED BY THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY,
VIRGINIA:***

Amend Chapter 61 (Building Provisions), as follows:

**Proposed Amendments to Chapter 61 (Building Provisions)
of
The Code of the County of Fairfax, Virginia**

Amend Article 1 (Administration and Standards) to read as follows:

ARTICLE 1.

Administration and Standards.

Section 61-1-1. Purpose and Effect of Chapter.

(a) There is in effect in Virginia, and, therefore, also in Fairfax County, the Virginia Uniform Statewide Building Code (VUSBC), as it may be amended from time to time by the Virginia Board of Housing and Community Development (VBHCD), for the purpose of establishing rules and regulations for the design, construction, reconstruction, alteration, demolition, conversion, repair, maintenance, use and/or occupancy of buildings and structures and the installation and maintenance of associated equipment, pursuant to the Code of Virginia, Title 36, Chapter 6, Uniform Statewide Building Code, as amended.

(b) Pursuant to authority granted in the Code of Virginia, Section 36-105, as amended, it is hereby expressly provided that the property maintenance provisions of the VUSBC, as they may be amended from time to time by the VBHCD, are adopted and in effect in Fairfax County and, that, in accordance thereto, existing buildings and structures, permanent or temporary, whether occupied or not, and their associated equipment may be inspected after completion of construction to ensure that the buildings and structures are maintained in accordance with VUSBC regulations.

(c) There are in effect in Virginia and, therefore, also in Fairfax County, the Virginia Amusement Device Regulations, the Virginia Certification Standards, the Virginia Industrialized Building Safety Regulations and the Virginia Manufactured Home Safety Regulations pursuant to the Code of Virginia, and as they may be amended from time to time by the VBHCD.

(d) Nothing in this Chapter shall be held to preclude compliance with any zoning, health, safety sanitation or other provisions of the Code of the County of Fairfax heretofore or hereafter adopted.

Section 61-1-2. Definitions.

For the purposes of this Chapter and the VUSBC, as amended, unless the context shall otherwise clearly require, the following words and phrases shall have the meanings respectively ascribed to them by this Section:

Addition to Single Family Dwelling.

Addition shall include any new construction to an existing principal residential structure that neither exceeds 100% of the existing gross floor area of the above grade finished area nor includes the demolition of more than 50% of the existing above grade finished area as defined by the ANSI Z765-2003 standard. The ANSI Standard defines "Above Grade Finished Areas" as "[T]he sum of finished areas that are entirely above grade," excluding any finished area that is either wholly or partially below grade. Unless otherwise prohibited by the Virginia Uniform Statewide Building Code, construction that exceeds either of these parameters shall be deemed construction of a new house, and the entire structure shall be subject to all applicable codes and ordinances required for a new house, including utilities, and shall require the issuance of a new Residential Use Permit prior to occupancy.

Board shall mean the Fairfax County Board of Building Code Appeals, established pursuant to the Code of Virginia.

Board of Supervisors shall mean the Fairfax County Board of Supervisors.

Building Official shall mean that individual, or his duly appointed representative, appointed by the Director, Department of Public Works and Environmental Services, charged with the administration and enforcement of the ~~V~~USBC, as the Code Official, and the Code of the County of Fairfax, Building, Electrical, Mechanical, Plumbing and Gas Provisions.

Certificate of use and occupancy shall mean the permits described in the Zoning Ordinance of this Code, as amended, including but not limited to residential use permits and nonresidential use permits, and shall also mean, for residential use permits, final inspection approval(s) as described in the ~~V~~USBC. Unless a new residential or nonresidential use permit is otherwise required by the Zoning Ordinance, said final inspection approval(s) shall serve as the certificate of use and occupancy for any addition or alteration to a structure for which a certificate of use and occupancy has already been issued and no change of use has occurred.

Contractor shall mean home improvement contractor as defined in this Chapter.

Equipment shall include appliances.

Fire Official shall mean the Fairfax County Fire Marshal, as designated in the Code of the County of Fairfax, Chapter 62, Fire Prevention Code, or his duly authorized representative, charged with the administration and enforcement of the Virginia Statewide Fire Prevention Code (~~V~~SFPC), as the Code Official, and the Code of the County of Fairfax, Chapter 62, Fire Prevention Code.

Frost line shall be twenty-four (24) inches below the finished grade in Fairfax County.

Home improvement contract shall mean an agreement for the performance of home improvement work on residential property.

Home improvement contractor shall mean any person who engages in the business of home improvement work or any person who secures or attempts to secure a contract for home improvement work and/or accepts payment for same.

Home improvement work shall mean any construction, improvement, repair, restoration, alteration, or enlargement, regulated by the current edition of the VUSBC, of any existing or new building or accessory structure on residential property. Home improvement work shall further include the application of paint or coating material to pavement, paving with asphalt or concrete, roof repair, and basement waterproofing on any residential property. It shall not include work performed by persons licensed or certified pursuant to the *Virginia Code* as electrical, plumbing, gas fitting, or heating, ventilation and air conditioning contractors or tradesmen when the work is limited to that normally performed pursuant to their license or certification.

Payment shall mean the transfer, directly or indirectly, of any valuable consideration, and shall include, but not be limited to, the delivery of cash, promissory note, installment contract, other written promise to pay, money, chattel mortgage or deed of trust; provided, that the term "payment" shall not include the promise to pay embodied in the contract itself.

Person shall mean any individual, firm, corporation, association, partnership, joint venture or other legal entity.

Property Maintenance Code Official for existing residential buildings and structures shall mean the Director of the Department of Planning and Zoning, or his duly authorized representative; and, for non-residential existing buildings and structures, shall mean the Building Official, or his duly authorized representative, each being charged with the administration and enforcement of the property maintenance provisions of the VUSBC for such properties. *(Please note that the revisions to this paragraph referencing the Department of Planning and Zoning become effective January 1, 2007; the Director of the Fairfax County Health Department remains the property maintenance official for residential properties until that date. The Building Official is and will remain responsible for the administration and enforcement of the property maintenance provisions of the VUSBC for non-residential buildings.)*

Residential building or structure shall mean any building or structure classified as a residential use group under the VUSBC, including but not limited to use groups R-3, R-4, and R-5.

Residential property shall mean any property containing a single-family attached or detached one- or two-family-dwelling or accessory structure.

Smoke detectors shall mean alarm-initiating devices that detect visible or invisible particles of combustion.

Snow load (ground) shall be 25 pounds per square foot in Fairfax County.

Virginia Class A contractor shall mean any person licensed by the State as a Class A contractor pursuant to the *Virginia Code*.

Virginia Class B contractor shall mean any person licensed by the State as a Class B contractor pursuant to the *Virginia Code*.

Virginia Class C contractor shall mean any person certified by the State as a Class C contractor pursuant to the *Virginia Code*.

Section 61-1-3. Fees.

(a) No permit to begin work for new construction, alteration, removal, replacement, demolition or installation of any building, structure or equipment, or any other building operations which are regulated by the \forall USBC, shall be issued until the fees prescribed in paragraph (d) of this section have been paid; nor shall an amendment to a permit necessitating an additional fee because of an increase in the size of the building, an increase in the estimated cost of the work involved, or the installation of any additional equipment be approved until the additional fees have been paid.

(b) All fees for permits required under the provisions of the \forall USBC shall be paid prior to issuance of the permit and prior to initiation of the work covered by such permits or as required by the Building Official.

(c) A building permit shall be issued to construct, improve or alter the following:

1. Each single-family attached or detached dwelling.
2. Dwelling units and common interior areas in a multiple-family dwelling.
3. Each space within a strip shopping center, and each warehouse bay in a strip warehouse.
4. Each unit and interior common area in a condominium office building.
5. Each commercial or residential structure not addressed above.

Separate electrical, mechanical, plumbing, fire alarm, fire suppression and fire lane permits are required to install or alter electrical, mechanical, plumbing, fire alarm, fire suppression and fire lane equipment in dwelling units, structures or areas of a structure for which a separate building permit has been issued.

(d) The following fees to cover the cost of reviewing plans, issuing permits, performing inspections, licensing home improvement contractors and other expenses incidental to the enforcement of the \forall USBC and Chapters 61, 64, 65 and 66 of the Code of the County of Fairfax are hereby adopted:

(1) Standard fees and administrative provisions:

(A) Standard Fees (fees apply to building, electrical, mechanical, plumbing, fire alarm, fire suppression and fire lane permits):

1. *Base fee:* ~~\$65.00~~\$85.00. The base fee shall apply to any permit for which the fee charged would otherwise be less than ~~\$65.00~~\$85.00. A reduced permit fee shall apply as noted below.

2. *Reduced fees (do not apply to Fire Prevention Division fees for fire alarm, fire suppression and fire lane permits):*

a. *Multiple permits:* A fee of ~~\$25.00~~\$30.00 per unit shall apply provided all of the following conditions are met:

(1) The permit application is one of a group of ten or more applications or a single application for ten or more units to be issued for the installation of the same or similar fixtures, appliances, or minimal alterations in existing dwellings on adjacent lots, in an existing multiple-family building or an existing commercial structure; and

(2) Plan review is required by only one plan review discipline, i.e., building, electrical, mechanical or plumbing, prior to permit issuance; and

(3) Only one inspection per permit is required; and

(4) Inspections are scheduled for no fewer than ten permits or units on the same day; and

(5) The request for the multiple permit fee shall be made in writing, and

(6) The fee for the permit would otherwise be the base fee.

A re-inspection fee of ~~\$65.00~~\$83.00 may be assessed for each unit for which an inspection is rejected and a re-inspection performed.

b. *Fee for permits requiring no inspections:* A fee of ~~\$25.00~~\$30.00 per permit shall apply to those permits for which no individual inspections are required to be performed pursuant to policies and guidelines issued by the Building Official.

c. *Casualty Permits:* The fee for permits to repair, replace, or otherwise reconstruct a residential, commercial, or industrial structure damaged as the result of a catastrophic event shall be \$0.00, subject to the following provisions:

(1) The declaration of a catastrophic event must have been proposed by the County Executive and must have been approved by the Board. Such

declaration shall be subject to the notice and hearing requirements of Va. Code Ann. § 15.2-2204 and any amendments thereto.

(2) The scope of the event shall be clearly delineated by means of the affected geographic area and/or a range of dates during which the disaster occurred;

(3) For purposes of this section, catastrophic events are limited to those resulting from natural causes such as floods, hurricanes, earthquakes, or other such "Acts of God," damage that results from an act or acts of terrorism, war, riot, or other such civil disturbance, and may also include situations where the destruction or damage from such causes was exacerbated by human agency, such as, for example, the construction of bridges, dams, or other such public works projects, but shall not include situations caused by the intentional acts or negligence of the owner or his agent.

(4) Destroyed or damaged structures must have been lawfully established pursuant to a valid building permit, Residential Use Permit, or Non-Residential Use Permit, and compliant with applicable County ordinances and State codes;

(5) Destroyed or damaged structures must have been in a habitable condition or otherwise lawfully used or occupied immediately prior to the casualty;

(6) The casualty permit shall be limited to the reconstruction of or repair to the property that is damaged by the event and shall not be transferable to another property impacted by the event and further shall only be used to reconstruct the structure to its condition prior to the casualty event rather than used to construct an expansion, addition, or substantial renovation;

(7) The permit for the reconstruction or repair must be obtained within six months of the declaration of the catastrophic event. In the event that the scope of the catastrophe is of such a scope that the issuance of permits to all affected structures is impractical in such a time frame, the Board may, with approval from the County Executive, extend this period for an additional six months.

3. All fees for permits issued on a base fee or reduced fee basis shall be paid in full at the time of permit application.

4. *After-hours inspection fee:* A fee of ~~\$150.00~~\$190.00 shall be charged for each thirty minute period, or fraction thereof, of inspection time requested to take place after regular working hours. Any such inspection(s) shall be authorized by the

County and the fee paid prior to the inspection. This fee shall be in addition to the fee for the required permit which authorizes performance of the work.

5. *Amendment of permit:* The fee to amend a permit application after creation of the permit record shall be ~~\$25.00~~\$30.00, the fee for any equipment added or the fee for any additional work involved, whichever fee is greater. Before a final inspection is approved, the appropriate fee shall be paid and a permit must be issued for all work performed which is not authorized by the original permit.

6. *Annual permit fee:*

a. The fee for an annual permit which authorizes the performance of specified work for a 12-month period shall be the base fee.

b. The fees for any separate permits required pursuant to the policies and guidelines of an annual permit shall be as required by the fee schedule. The policies and guidelines for an annual permit may provide for the issuance of specific separate permits at the reduced fee.

7. *Asbestos removal/abatement:* The fee for a permit to remove or abate asbestos from a structure shall be the base fee.

8. *Re-inspection fee (does not apply to Fire Prevention Division fees for fire alarm, fire suppression and fire lane permits):* A re-inspection fee of ~~\$65.00~~\$83.00 may be assessed for each additional inspection that is required to be made because a scheduled inspection is rejected for one or more of the following reasons: 1) the work is not installed in accordance with applicable codes; 2) the work is not ready for inspection; or 3) access to the work to be inspected is not provided. A re-inspection fee may also be assessed for each inspection performed pursuant to a stop work order.

9. *Team inspections:* A fee shall be paid for each inspection involving an application for a change in use, change in occupant or other special request which requires inspection by one or more of the following disciplines: Building, Electrical, Plumbing, Mechanical and/or the Fire Marshal. If all disciplines mentioned above are involved in inspections, the fee shall be ~~\$325.00~~\$400.00. Should the inspections not involve all disciplines, a fee of ~~\$65.00~~\$83.00 shall be paid for each discipline taking part in the inspection. These fees are not credited toward the cost of permits. If the inspection is canceled 24 hours in advance by the applicant, and not conducted, the fee is refundable upon application in writing to the Building Official within three months of the date of payment.

(B) *Administrative provisions:*

1. *Expiration of permit applications:* An application for a permit for any proposed work shall be deemed to have been abandoned and expired six months after the

date of filing, unless the applicant has diligently sought to resolve any problems that are delaying issuance of the permit or the permit has been issued. The burden of proof that the applicant has diligently sought to resolve any problems that are delaying issuance of a permit shall be on the permit applicant, owner of the property or other person affected by such determination of the Building Official. Filing fees for expired permit applications are not refundable.

The Building Official shall grant one or more extensions of time for additional periods if there is reasonable justification.

- 2. *Fee payment credits:* All permit fees paid at the time of permit application shall be credited toward the full cost of the permit when the permit is issued.
- 3. *Fee transfers:* Permit fees are not transferable.
- 4. *Modular residential units, including manufactured homes:* Fifty percent of the regular permit fee shall be imposed on residential units constructed and installed under the Virginia Industrialized Building Safety Regulations or the Virginia Manufactured Home Safety Regulations.

5. *Non-permitted work:*

~~*Amendment to original permit:* Before a final inspection is approved, the appropriate fee shall be paid and a permit must be issued for all work performed which is not authorized by the original permit.~~

~~*Failure to obtain a permit prior to beginning work:* An additional fee of \$65.00\$85.00 shall be assessed for those permits obtained pursuant to a written directive or order from the Building Official or designee ~~notice of violation issued~~ for failure to obtain a permit required by the VUSBC. This fee shall be in addition to any permit fees normally required and shall be assessed to defray the costs associated with administration and enforcement of the USBC.~~

6. *Permit extensions:* Upon written application of the permittee prior to the expiration of the permit, the Building Official or his designee may extend the permit for up to one year from the date of expiration of the permit. No fees shall be charged for the first permit extension allowed by the VUSBC and the Code of the County of Fairfax. Additional requests for permit extensions must be accompanied by the processing fees noted below.

Permit authorizing construction of:

interior alteration to an existing building ~~\$ 25.00~~ \$ 30.00

an addition(s) or exterior alteration(s) to an existing residential structure (R-3, R-4, and R-5)	\$ 25.00 <u>\$ 30.00</u>
an accessory structure(s) on a residential property (R-3, R-4, and R-5)	\$ 25.00 <u>\$ 30.00</u>
a new structure (other than noted above)	\$150.00 <u>\$190.00</u>
an addition(s) to a non-residential structure	\$150.00 <u>\$190.00</u>

Separate fees shall not be charged for extending mechanical, plumbing, electrical, fire alarm, fire suppression or fire lane permits associated with a request for the extension of a building permit.

7. *Refunds*: In the case of a suspension, revocation or expiration of a permit or the expiration of a permit application, the permittee, upon written request within 6 months after such suspension, revocation or expiration, may receive a refund for the amount of work the County has not performed. The amount of the refund shall be determined as follows:

- All plan examination and permit processing fees shall be deducted from the original permit fee.
- All costs that may have been imposed on the permit holder under the requirements of the VUSBC and the Code of the County of Fairfax shall be deducted from the original permit fee.
- The amount of work that has received an approved inspection by the County shall be determined and a proportionate share shall be deducted from the original permit fee. Any excess fee for the uncompleted work shall be returned to the permit holder. No refunds will be issued for base or reduced fee permits.

8. *Replacement of defective sprinkler heads*: No fee shall be charged for a fire suppression permit to replace sprinkler heads determined to be defective by the Fairfax County Fire Marshal pursuant to the Virginia Statewide Fire Prevention Code.

9. *Shelters*: No fee shall be charged for a building permit for a radiation fallout or blast shelter constructed on land occupied for residential purposes by not more than two families, for use as shelter only and constructed in accordance with one of the shelter types or designs approved by the Federal Emergency Management Agency.

10. *Solar energy*: No permit fee shall be charged to install solar energy equipment, although a permit is required for such installations and the permit holder is subject to the re-inspection fee.

(2) *Other fees*:

(A) *New buildings, additions or enlargements*: The fee for the construction of a new building, or an addition or an enlargement to an existing building shall be based on the following:

1. Except as noted in Subsection 2 below, the fee for the construction of a new building, an addition or an enlargement shall be based on the area (as determined by the exterior dimensions) of all floors, including basements or cellars and horizontally projected roof areas, for the following types of construction as defined in the VUSBC in effect, and specified in Table I below.

TABLE I

	Commercial Fee	Residential Fee
Type IA, and IB, per square foot	\$ 1330.17	\$ 1330.17
Type IIA, IIIA and IV, per square foot	.105 \$0.133	.105 \$0.133
Type IIB, IIIB and VA, per square foot	.105 \$0.133	.06 \$0.09
Type VB, per square foot	.105 \$0.133	.06 \$0.09

2. New single family detached dwellings and townhouses: The fee for the construction of a new single family detached dwelling or townhouse shall be based on Table I, or as determined by the permit applicant, on Table IIA for a new single family detached dwelling or Table IIB for a new townhouse. The square footage area reflected in Table IIA and Table IIB is to be calculated pursuant to American National Standard Institute, Inc. (ANSI) Standard Z765-2003 or its equivalent and based on the total area of the building's finished floor areas.

TABLE II A – Single Family Detached Dwelling

	Fee
SFD A: 1 to 3,849 square feet	\$ 295.00 <u>\$445.00</u>
SFD B: 3,850 to 5,949 square feet	\$ 445.00 <u>\$670.00</u>
SFD C: 5,950 to 8,399 square feet	\$ 620.00 <u>\$930.00</u>
SFD D: 8,400 to 13,999 square feet	\$ 905.00 <u>\$1,360.00</u>
SFD E: 14,000 to 20,000 square feet	\$ 1530.00 <u>\$2,300.00</u>
Above 20,000 square feet	Use TABLE I

TABLE II B – Townhouse

	Fee
TH A: 1 to 2,249 square feet	\$155.00 <u>\$230.00</u>
TH B: 2,250 to 3,749 square feet	\$245.00 <u>\$365.00</u>
TH C: 3,750 + <u>square feet</u>	\$395.00 <u>\$595.00</u>

(B) *Plan resubmissions*: A fee of ~~\$125.00~~\$160.00 per plan review discipline, i.e., building, electrical, mechanical or plumbing, may be assessed for each resubmission of plans for all new commercial buildings and additions to existing commercial buildings. A fee of ~~\$65.00~~\$85.00 per plan review discipline may be assessed for each resubmission of plans for all new residential buildings and additions to existing residential buildings.

(C) *New structure*: The fee for the erection or installation of structures other than buildings (e.g., signs, retaining walls, canopies), shall be calculated at the rate of ~~1.5~~1.9% of the estimated cost of the work for structures accessory to R-3, R-4, and R-5 construction and ~~2.5~~3.2% of the estimated cost of the work for other structures. The Building Official or his designee may require the submission of verifiable cost data in support of estimated costs prior to permit issuance.

(D) *Basement finishing, R-3, R-4, and R-5 construction*: The fee for a building permit to finish a basement in R-3, R-4, or R-5 construction shall be the base fee. The Building Official or his designee may require the submission of verifiable cost data in support of estimated costs prior to permit issuance.

(E) *Demolition*:

1. Entire Structure: The fee for a permit to demolish a structure shall be the base fee.

~~12. Entire structure, or~~ Partial, for renovation: The fee for a permit to partially or ~~entirely~~ demolish a structure in preparation for renovation shall be calculated at the rate of ~~1.5~~1.9% of the estimated cost of demolition.

~~23.~~ In the case of demolition of an entire structure, a signature bond in the amount of \$1000.00 for residential structures and \$5000.00 for commercial structures shall be posted. The bond shall remain in effect until the demolition permit has received an approved final inspection.

(F) *Filing fees for permit application processing and plans examination (do not apply to Fire Prevention Division fees for fire alarm, fire suppression and fire lane permits)*: To allow for permit application processing and plan examination in the event a building permit is not issued, the following fees shall be paid prior to plan review for such a permit:

- 50% of the permit fee for non-walk-through single-family residential projects.
- 35% of the permit fee for all commercial work, apartment buildings, garden apartments, and high rise residential buildings.
- 100% of the permit fee for walk-through residential projects.

(G) *Home improvements:* See applicable fees for new buildings, additions, enlargements, repairs and alterations.

(H) *Modular furniture:* The fee for the installation of modular furniture shall be ~~\$250~~\$320.00 per floor or portion thereof when the estimated cost of construction is \$10,000 or more. When the estimated cost of construction is less than \$10,000 per floor or portion thereof, the fee for the installation of modular furniture shall be ~~2.5%~~3.2% of the estimated cost of construction with a minimum fee of ~~\$112~~\$140.00.

(I) *Partitions:* The permit fee for the erection of partitions (studs) in unoccupied space in a previously unoccupied commercial structure, pending approval of tenant-layout plans, shall be the base fee.

(J) *Removal and relocation:* The permit fee for the removal of a building or structure from one lot to another or to a new location in the County shall be calculated at the rate of ~~1.5%~~1.9% of the cost of moving plus ~~1.5%~~1.9% of the cost of all work necessary to place the building or structure in its ~~completed~~ condition in the new location. In addition to a building permit to construct the foundation at the new location, a separate building permit is required to demolish any foundation at the original location.

(K) *Repairs and alterations:* The fee for repairs and alterations of any building or structure where there is no addition or enlargement shall be calculated at the rate of ~~2.5%~~3.2% of the estimated cost of commercial work and ~~1.5%~~1.9% of the estimated cost for residential (R-3, R-4, and R-5) work. The Building Official or his designee may require the submission of verifiable cost data in support of estimated costs prior to permit issuance.

(L) *Roof repairs, new roof structures, re-siding:* Fees for repairs and alterations apply.

(M) *Swimming pool:* The fee for a building permit to construct a swimming pool shall be ~~\$100.00~~\$125.00.

(N) *Temporary structures:* The fee for temporary structures including, but not limited to, tents, produce stands and sales office trailers, shall be the base fee. Sheeting and shoring are not considered temporary structures for the purpose of determining fees.

(O) *Tenant layouts:* Except for those tenant layouts shown on the originally approved plans for a new building, separate building permits shall be required for each tenant layout, at a fee of ~~2.5%~~3.2% of the estimated cost of the work. A minimum construction cost of \$15,000.00 shall be used to determine the permit fee. If the permittee is able to prove through verifiable cost data that the cost of construction is less than \$15,000.00, the permit fee shall be prorated accordingly. In no case shall the permit fee be less than ~~\$250.00~~\$320.00. The Building Official or his designee may

require the submission of verifiable cost data in support of estimated costs prior to permit issuance. A fee of ~~\$65.00~~ \$83.00 per plan review discipline, i.e., building, electrical, mechanical or plumbing, may be assessed for each resubmission of plans for alterations to existing commercial buildings.

(P) *Home improvement contractor license fees:* All contractor application and license fees are charged per individual for a sole proprietorship, per general partner for a partnership, or per corporate officer for a corporation.

Application processing fee:	\$ 84.00
Fee for license issuance:	52.00
Fee to renew expired license, in addition to license renewal fee.*	50.00
Fee to renew license	69.00
Fee to maintain license in inactive status	25.00

*Fee to renew expired license: The Building Official or his designee has the authority to waive the penalty fee when the failure to renew a license is due to circumstances beyond the control of the licensee.

(3) *Fire Prevention Division (Fire Official) fees:*

(A) *Plan Review Fees:* Fees for all plan review are based on an hourly charge of \$128.00 per hour calculated on the quarter hour or part thereof, per reviewer. Fees are due upon completion of the plan review process.

(B) *Acceptance Testing and Inspection Fees:* Fees are based on an hourly charge of \$128.00 per hour calculated on the quarter hour or part thereof, per inspector. Fees for fire protection equipment and systems performance tests and inspections, other equipment and systems performance tests and inspections, occupancy or preoccupancy inspections, fire lanes and required retesting or reinspections shall be imposed at the rate of \$128.00 per hour calculated on the quarter hour or part thereof, per required inspector.

(C) *Reinspection Fees:* Reinspection fees shall be based on the hours reserved to perform the test and will be charged at the rate of \$128.00 per hour calculated on the quarter hour or part thereof, per required inspector. The following matrix is to serve as a guideline in determining when a reinspection fee is required for acceptance testing and retesting. A minimum notice of 24 hours (one full business day) for test cancellation is required. The fee is charged when an inspection is not cancelled in time to save an unnecessary trip by inspectors.

REINSPECTION FEES

<u>CIRCUMSTANCE</u>	<u>CONDITION</u>	<u>INSPECTED</u>	<u>REINSPECTION FEE</u>
Cancelled or rescheduled off site more than 24 hours prior to appointment	N/A	No	No
Cancelled or rescheduled off site less than 24 hours prior to appointment	N/A	No	Yes
Contractor shows, others do not or inspectors arrive, no one on site	Cannot Test	No	Yes
Cancelled while inspectors on site; test not started	Not Ready	No	Yes
Regular inspection, test started, test not completed	Not Ready or Failure due to fault of contractor	Yes	Yes
Regular inspection, test started, test not completed	Failed, but not due to fault of contractor	Yes	No
Regular inspection, test completed	Substantially ready with minor deficiencies	Yes	No
Regular inspection, test completed	No punch list, sticker issued	Yes	No
Final Inspection	Deficient	Yes	Yes

(4) *Other fees pertaining to mechanical permits, periodic inspections and licenses:*

(A) *Mechanical equipment installation fees:* The permit fee for installation, repair, or replacement of all mechanical equipment installed in buildings other than within individual residences shall include a charge which shall be calculated at the rate of ~~1.5%~~1.9% of the contract value less the value of the listed equipment. This fee is in addition to the equipment fees listed in this section.

~~Amusement devices, see Carnival rides.~~

Automotive lift \$ ~~75.00~~ \$ 95.00

Boilers:

Hot water heating to 200 MBH \$ ~~71.50~~ \$ 91.00

For each additional 100 MBH or fraction thereof \$ ~~11.00~~ \$ 14.00

Hot water storage tank	\$ 71.50	\$ 91.00
Hot water supply to 500 MBH	\$ 71.50	\$ 91.00
For each additional 500 MBH or fraction thereof	\$ 11.00	\$ 14.00
Low-pressure steam to 200 MBH	\$ 71.50	\$ 91.00
For each additional 100 MBH	\$ 11.00	\$ 14.00
Indirect hot water heater	\$ 71.50	\$ 91.00
Miniature	\$ 90.00	\$ 114.00
Power	\$ 90.00	\$ 114.00
Plus, per boiler hp	\$ 1.35	\$ 1.70

~~Carnival rides: The permit fee for each carnival ride shall be as follows:~~

~~Kiddie ride, per inspection _____ \$ 15.00~~

~~Kiddie ride—An amusement ride designed primarily for use by children up to twelve (12) years of age which requires simple reassembly procedures prior to operation and does not require complex inspections prior to operation. Kiddie rides include, but are not limited to: kiddie cars, mini bumper cars, airplane swings, river canoes, and small merry go rounds.~~

~~Major ride, per inspection _____ \$ 25.00~~

~~Major ride—A flat or circular ride not classified as a spectacular ride or a kiddie ride, that may be inspected principally from the ground, i.e., within a height not greater than twenty (20) feet off the ground or loading platform. Major rides include, but are not limited to: "dark rides" (enclosed rides), astroliners, bumper cars, scramblers, spiders and tilt a whirls.~~

~~Spectacular ride, per inspections _____ \$ 45.00~~

~~Spectacular ride—A high ride, a flat ride, or a circular ride which, because of height, size, length, capacity, or complexity of assembly and operation, requires a greater amount of inspection effort than for kiddie rides and major rides. Spectacular rides include, but are not limited to: ferris wheels, flying bobs, himilayas, sky divers and roller coasters.~~

Crematorium \$109.00 \$138.00

Dumbwaiters, See Vertical Transportation Equipment

Elevators, See Vertical Transportation Equipment

Ductwork: The fee for ductwork is ~~4.5%~~ 1.9% of the total contract value.

Expansion tank \$ 71.50 \$ 91.00

Escalator, See Vertical Transportation Equipment

Furnaces:

Central heating up to 200 MBH	\$ 29.00 \$ 37.00
Each additional 100 MBH or fraction thereof	\$ 8.00 \$ 10.15
Duct-furnace up to 200 MBH input	\$ 18.10 \$ 23.00
Each additional 100 MBH or fraction thereof	\$ 8.00 \$ 10.15
Oil and solid fuel furnace up to 220 MBH input	\$ 29.00 \$ 37.00
Each additional 100 MBH or fraction thereof	\$ 8.00 \$ 10.15
Electric furnace up to 30 KW	\$ 29.00 \$ 37.00
Each additional 30 KWS or fraction thereof	\$ 4.15 \$ 5.25
Halon System	Base Fee
Heat Pump up to 5 ton	\$ 36.10 \$ 46.00
Each additional ton	\$ 1.35 \$ 1.70
Auxiliary heat up to 100 MBH	\$ 29.00 \$ 37.00
Each additional 100 MBH	\$ 4.15 \$ 5.25
Incremental heating and air conditioning units, per unit	\$ 8.40 \$ 10.65
This fee applies to incremental heating and air conditioning units installed with boilers, chillers and water towers in a building.	
Incinerator:	
Per 100 lbs. per hour burning rate or fraction thereof	\$ 36.10 \$ 46.00
Manlift, See Vertical Transportation Equipment	
Oil burner:	
Conversion to or replacement of oil burner:	
Light oils - No. 1, 2 or 4	\$ 36.10 \$ 46.00
Heavy oils - No. 5 or 6	\$ 44.00 \$ 56.00
Piping of equipment: The fee for piping of equipment is 1.5% <u>1.9%</u> of the total contract value (for use groups other than R-3, R-4, and R-5).	
Porch lift, handicapped/wheel chair lift, hand elevator, See Vertical Transportation Equipment	
Prefab chimney	\$ 18.10 \$ 23.00
Prefab fireplace, with or without prefab chimney	\$ 18.10 \$ 23.00
Pump, circulating: The fee for a circulating pump is 1% of the total contract value.	\$ 46.00
Range hood fire protection system	Base Fee
Range hood only is charged as ductwork.	
Refrigeration: Including, but not limited to, chillers, air conditioning units, and cooling towers.	
Refrigeration and refrigeration cycle of air conditioning system up to 5 tons	\$ 36.10 \$ 46.00
Each additional refrigeration ton or fraction thereof	\$ 1.35 \$ 1.70
Sidewalk elevators, See Vertical Transportation Equipment	
Space heater: See Unit Heater.	
Tanks:	
Above ground or underground tanks for hazardous or nonhazardous liquids (oil, gasoline and propane)	
Commercial	Base Fee
Residential (R-3, R-4, and R-5 occupancies)	Base Fee

Unfired pressure vessel (Air compressor receiving tank)	\$ 71.50 \$ <u>91.00</u>
Unit heater:	
Gas and oil up to 500 MBH input	\$ 18.10 \$ <u>23.00</u>
For each additional 100 MBH input or fraction thereof	\$ 4.20 \$ <u>5.35</u>
Electric up to 147 KW	\$ 18.10 \$ <u>23.00</u>
Each additional 30 KW or fraction thereof	\$ 4.20 \$ <u>5.35</u>
Woodstove, with or without prefab chimney	\$ 8.10 \$ <u>10.30</u>
Vertical Transportation Equipment:	
Commercial: (new or replacement)	
Chair/platform lifts	\$142.00
Dumbwaiters/conveyors/material lifts	
Hand-operated	\$142.00
Power-driven	\$142.00
Elevators	
Construction	\$306.00
Freight, plus floor charge	\$289.00
Passenger, plus floor charge	\$289.00
Escalators, per floor/moving walks	\$497.00
Manlifts, power-driven	\$146.00
Sidewalk elevators:	
Hand-driven	\$113.00
Power-driven	\$150.00

Floor charge: A fee of \$47.00 per floor shall be charged for each floor in the building where a passenger or freight elevator is installed. This charge shall be computed and added to the cost of the first piece of equipment only.

Alterations or repairs shall be charged at a rate of 1.5% of the estimated cost of repairs, with a minimum fee of \$135.00.

Residential: (new or replacement)	
Chair/platform lifts	\$142.00
Dumbwaiters	
Hand-operated	\$142.00
Power-driven	\$142.00
Private residence elevators	\$306.00

(B) *Periodic mechanical inspection fee:* All vertical transportation equipment, other than that which is installed within individual residences, and other than conveyors, requires an annual certificate of compliance. For an annual certificate of compliance, the annual fee payable by the owner of the building to the County of Fairfax on or before the expiration of the certificate shall be as follows:

Elevators: See Vertical Transportation Equipment
Sidewalk elevators, See Vertical Transportation Equipment

Dumbwaiters, See Vertical Transportation Equipment	
Escalator, See Vertical Transportation Equipment	\$146.00
Manlift, See Vertical Transportation Equipment	\$146.00
Boilers:	
Hot water heating:	
0-1000 MBH	\$ 71.50 <u>\$ 91.00</u>
1001-2000 MBH	\$ 90.00 <u>\$114.00</u>
Over 2000 MBH	\$109.00 <u>\$138.00</u>
Hot water supply	\$ 71.50 <u>\$ 91.00</u>
Miniature	\$ 90.00 <u>\$114.00</u>
Power:	
0-100 HP	\$109.00 <u>\$138.00</u>
101-500 HP	\$126.00 <u>\$160.00</u>
501-1000 HP	\$145.00 <u>\$185.00</u>
Over 1000 HP	\$161.00 <u>\$205.00</u>
Steam:	
0-1000 P/H	\$ 95.40 <u>\$121.00</u>
1001-2000 P/H	\$109.00 <u>\$138.00</u>
2001-4000 P/H	\$126.00 <u>\$160.00</u>
Over 4000 P/H	\$145.00 <u>\$185.00</u>
Hydrostatic test	\$128.00 <u>\$163.00</u>
Incinerator:	
Up to 100 Pounds	\$ 75.00 <u>\$ 95.00</u>
Over 100 Pounds	\$115.00 <u>\$146.00</u>
Range hood fire protection system	\$ 71.50 <u>\$ 91.00</u>
Range hood only is charged as ductwork	
Halon system	\$ 71.50 <u>\$ 91.00</u>
Refrigeration system	\$109.00 <u>\$138.00</u>
Unfired pressure vessel:	
With manhole	\$109.00 <u>\$138.00</u>
Without manhole	\$ 71.50 <u>\$ 91.00</u>
Vertical Transportation Equipment (except for equipment installed within private residences):	
Chair/platform lifts	\$146.00
Dumbwaiters/material lifts	
Hand-operated	\$122.00
Power-driven	\$134.00
Elevators	
Construction	\$266.00
Freight, plus floor charge	\$266.00
Passenger, plus floor charge	\$266.00
Escalators, per floor/moving walks	\$146.00
Manlifts, power-driven	\$146.00
Sidewalk elevators:	
Hand-driven	\$113.00

Power-driven \$150.00

Floor charge: A fee of \$47.00 per floor shall be charged for each floor in the building where a passenger or freight elevator is installed. This charge shall be computed and added to the cost of the first piece of equipment only.

The following fees apply to freight and passenger elevator tests which are not performed in conjunction with regularly scheduled periodic inspections:

Temporary inspection	\$246.00
Temporary inspection (extension)	\$115.00
Governor test	\$296.00
Load test	\$445.00
Speed test	\$296.00
Static pressure/hydraulic	\$296.00
Fire and smoke test	\$213.00

(5) *Other fees pertaining to plumbing permits:*

Plumbing and gasfitting equipment installation fees:

New plumbing systems in new buildings, existing unplumbed buildings, or portions thereof, changes in existing systems	\$ 36.10 <u>\$ 46.00</u>
Plus for each fixture, each appliance, each appurtenance, including sill cock, and for each area-way drain, floor drain and roof drain	\$ 5.40 <u>\$ 6.85</u>
Setting or replacing fixtures without changes in existing system	\$ 36.10 <u>\$ 46.00</u>
Plus, for each fixture	\$ 4.20 <u>\$ 5.35</u>
Sewer, new, replacement or repair	\$ 36.10 <u>\$ 46.00</u>
Sewer tapping	\$ 36.10 <u>\$ 46.00</u>
Sewage ejector pump	\$ 5.40 <u>\$ 6.85</u>
Sump pump	\$ 5.40 <u>\$ 6.85</u>
Swimming pool, public and semipublic: Fixture, appliance and appurtenance fee apply.	
Water service, new, replacement or repair	\$ 36.10 <u>\$ 46.00</u>
Sprinkler system for fire suppression . . .	Base Fee

(6) *Other fees pertaining to electrical permits:*

(A) *Electrical equipment installation fees for initial construction of new dwelling units in R-2, R-3, R-4, and R-5 use groups:*

Electrical service size:	
0-149 amps	\$150.00 <u>\$190.00</u>
159-399 amps	\$157.00 <u>\$200.00</u>
400 amps	\$216.00 <u>\$275.00</u>

More than 400 amps

Use Itemized fees in (B)

These fees include the initial installation of equipment listed on the electrical permit application that includes the main electrical service for the dwelling. The fee for a permit amendment for additional equipment shall be ~~\$25.00~~\$30.00. Any equipment installed pursuant to other electrical permit applications shall be charged in accordance with the fees prescribed in paragraph (B) of this section (Electrical equipment installation fees) below.

(B) *Electrical equipment installation fees:*

Appliances, residential: Includes direct-wired appliances installed in dwelling units such as air cleaners, attic fans, central vacuums, dishwashers, disposals, clothes dryers, ovens, ranges or stoves, trash compactors and water heaters:

First	\$ 8.00 <u>\$ 10.15</u>
Each additional	\$ 4.20 <u>\$ 5.35</u>

Receptacles for individual appliances installed in lieu of the appliance shall be charged at the same rate as if the appliance were installed.

Circuits, new (extensions are counted as circuits):

Each	\$ 1.35 <u>\$ 1.70</u>
Dental chairs	\$ 8.00 <u>\$ 10.15</u>

Electrical equipment rated by kilowatts (KW) to include space, baseboard and central heat, and commercial cooking units, water heaters, dishwasher, dryers, etc.:

0 to 4 KW	\$ 11.00 <u>\$ 14.00</u>
Each additional unit in this range	\$ 4.20 <u>\$ 5.35</u>
4 to 6 KW	\$ 13.40 <u>\$ 17.00</u>
Each additional unit in this range	\$ 8.00 <u>\$ 10.15</u>
6 to 8 KW	\$ 16.80 <u>\$ 21.35</u>
Each additional unit in this range	\$ 11.00 <u>\$ 14.00</u>
8 to 10 KW	\$ 21.00 <u>\$ 26.70</u>
Each additional unit in this range	\$ 13.40 <u>\$ 17.00</u>
10 to 14 KW	\$ 24.40 <u>\$ 31.00</u>
Each additional unit in this range	\$ 16.80 <u>\$ 21.35</u>
14 to 20 KW	\$ 27.30 <u>\$ 34.70</u>
Each additional unit in this range	\$ 21.00 <u>\$ 26.70</u>
20 to 25 KW	\$ 30.70 <u>\$ 39.00</u>
Each additional unit in this range	\$ 24.40 <u>\$ 31.00</u>
Over 25 KW	\$ 33.80 <u>\$ 42.90</u>
Each additional unit in this range	\$ 27.30 <u>\$ 34.70</u>

Control wiring: Wiring less than 50 volts when penetrating fire rated assemblies, smoke barriers and non-combustible plenums

(e.g., telephone wiring, cable television wiring, burglary/security systems, fire alarm systems, etc.) Base fee

Fan coil units ~~\$ 4.20~~ \$ 5.35

Fixtures, switches and receptacles, etc.:

 First 10 or fraction thereof ~~\$ 8.00~~ \$ 10.15

 Each additional 10 or fraction thereof ~~\$ 5.40~~ \$ 6.85

Gasoline pumps: Submerged: Fee same as for motors

Gasoline island pumps or dispensers:

 First ~~\$ 8.00~~ \$ 10.15

 Each additional, each ~~\$ 4.20~~ \$ 5.35

Generators:

 0 to 5 KW ~~\$ 18.10~~ \$ 23.00

 Over 5 to 25 KW ~~\$ 22.25~~ \$ 28.25

 Over 25 to 35 KW ~~\$ 29.10~~ \$ 37.00

 Over 35 to 50 KW ~~\$ 35.35~~ \$ 45.00

 Over 50 KW ~~\$ 54.35~~ \$ 69.00

Heating and air conditioning--gas/oil:

 Residential furnace--gas/oil or air conditioning:

 First unit ~~\$ 11.00~~ \$ 14.00

 Each additional unit ~~\$ 4.20~~ \$ 5.35

 Commercial furnace--see motors

Motors and electrical equipment rated by horsepower (HP) to include commercial heating, cooling, and ventilating equipment. On package equipment, such as pumps and commercial air handlers, fans, compressors and disposals, each motor shall be charged for separately:

 1/8 horsepower or less Charged as fixtures

 Over 1/8 to 1 hp:

 First ~~\$ 11.00~~ \$ 14.00

 Each additional motor ~~\$ 4.20~~ \$ 5.35

 Over 1 to 5 hp:

 First ~~\$ 13.40~~ \$ 17.00

 Each additional motor ~~\$ 4.20~~ \$ 5.35

 Over 5 to 10 hp:

 First ~~\$ 18.20~~ \$ 23.10

 Each additional motor ~~\$ 8.00~~ \$ 10.15

 Over 10 to 20 hp:

 First ~~\$ 22.25~~ \$ 28.25

 Each additional motor ~~\$ 11.00~~ \$ 14.00

 Over 20 to 30 hp:

 First ~~\$ 25.60~~ \$ 32.50

 Each additional motor ~~\$ 13.40~~ \$ 17.00

 Over 30 to 40 hp:

 First ~~\$ 33.30~~ \$ 42.30

 Each additional motor ~~\$ 22.25~~ \$ 28.25

Over 40 to 50 hp:	
First	\$ 39.50 <u>\$ 50.15</u>
Each additional motor	\$ 28.60 <u>\$ 36.30</u>
Over 50 hp:	
First	\$ 47.30 <u>\$ 60.10</u>
Each additional motor	\$ 36.10 <u>\$ 46.00</u>
Parking lot lighting:	
First pole	\$ 8.00 <u>\$ 10.15</u>
Each additional	\$ 4.20 <u>\$ 5.35</u>
Services (new or replacement, subservices, subpanels, submeters or meters for separate occupancies):	
0 to 800 amp	\$ 37.20 <u>\$ 47.25</u>
Over 800 amp	\$ 54.30 <u>\$ 69.00</u>
Temporary service on structures for construction of temporary or permanent service:	
0 to 800 amp	\$ 37.20 <u>\$ 47.25</u>
Over 800 amp	\$ 54.30 <u>\$ 69.00</u>
Circuits, fixtures, receptacles and equipment to be charged for under the circuit fixture and motor schedule:	
Sign:	
Fluorescent, each sign:	
1 to 4 tubes	\$ 11.00 <u>\$ 14.00</u>
Each additional 4 tubes or fraction thereof	\$ 8.00 <u>\$ 10.15</u>
Incandescent, each sign	\$ 11.00 <u>\$ 14.00</u>
Neon, each sign:	
First transformer	\$ 11.00 <u>\$ 14.00</u>
Each additional transformer	\$ 4.20 <u>\$ 5.35</u>
Swimming pools, annual inspection fees:	
Includes 2 inspections	\$100.00 <u>\$125.00</u>
Fee must be paid before inspections will be performed.	
Additional inspections will require payment of re-inspection fee.	
Temporary wiring:	
Tree sales, produce stands, fireworks stands, tent sales and other temporary non-amusement activities	Base Fee
Carnivals, fairs, circuses, and other temporary amusement activities	\$126.00 <u>\$160.00</u>
Transformers and step down transformers:	
0 to 10 KVA	\$ 11.00 <u>\$ 14.00</u>
Each additional transformer within this range	\$ 8.00 <u>\$ 10.15</u>
Over 10 to 50 KVA	\$ 13.40 <u>\$ 17.00</u>
Each additional transformer within this range	\$ 11.00 <u>\$ 14.00</u>
Over 50 to 75 KVA	\$ 22.25 <u>\$ 28.25</u>
Each additional transformer within this range	\$ 18.10 <u>\$ 23.00</u>
Over 75 to 200 KVA	\$ 33.30 <u>\$ 42.30</u>

Each additional transformer within this range		\$ 25.60	\$ 32.50
Over 200 KVA		\$ 42.40	\$ 53.85
Each additional transformer within this range		\$ 35.90	\$ 45.60
Unit heaters		\$ 4.20	\$ 5.35
UPS System:	Fee shall be the same as transformers	by KVA rating.	
Welders		\$ 4.70	\$ 6.00
X-ray machines		\$ 4.70	\$ 6.00

(7) *Household appliance permits:*

(A) *Household appliance fees:* Permanently wired or plumbed appliances may be installed in an existing dwelling using a household appliance permit, provided the capacity of the electrical panel or gas service is not exceeded and the electric circuitry, gas piping and plumbing is existing. A household appliance permit may also be used when a permit is required for the replacement of a listed appliance provided the above criteria are met.

PERMIT REQUIRED FOR NEW INSTALLATIONS ONLY

- Air cleaner/filter
- Air conditioning condensing unit
- Bathtub
- Clothes dryer, gas/electric
- Dehumidifier
- Dishwasher
- Disposal
- Fan, attic
- Fan, ceiling
- Fan, exhaust
- Furnace, electric
- Heat pump
- Hose bib
- Humidifier
- Ice maker
- Laundry tub
- Lighting fixtures
- Oven, gas/electric
- Pressure reducing valve
- Shower
- Sink
- Smoke detector (wired-in) - no fee
- Solar energy equipment - no fee
- Stove, gas/electric
- Sump pump
- Toilet

Trash compactor
 Water heater, electric/gas/oil
 Water treatment equipment

Permits are required for the replacement of the fixtures and appliances listed above if the installation requires a change to: 1) duct systems; 2) plumbing supply, drain, waste, or vent piping; 3) electrical circuits; 4) appliance vent systems; or 5) gas piping.

PERMITS REQUIRED FOR BOTH NEW AND REPLACEMENT INSTALLATIONS

Centralized air-conditioning systems
 Clothes dryers, gas
 Furnace, gas/oil
 Gas logs
 Gas/oil
 Gas stove/heater
 Oven, gas
 Prefabricated chimney
 Prefabricated fireplace
 Water heater, gas/oil
 Wood stove/heater

The base fee for a household appliance permit shall be ~~\$40.00~~\$50.00, which includes the first appliance. Additional appliances may be added on the same permit for ~~\$9.25~~\$11.75 each.

(B) *Contractors authorized to take out permits to install or replace appliances:* The following table indicates which contractors shall be authorized to obtain household appliance permits for the installation or replacement of appliances in the program:

Type of Equipment	Electrical	HVAC	Plumbing	Gas	HIC**
Air cleaner/filter, electrostatic	X	X			X
Air conditioning (central AC system)	X	X			
Air conditioning condensing unit	X	X			
Bathtub			X		
Clothes dryer, gas				X	
Dehumidifier	X	X			X
Dishwasher	X*		X		X
Disposal	X*		X		X
Fan, Attic	X	X			X
Fan, Ceiling	X				X
Fan, Exhaust	X	X			X
Furnace, electric	X	X			
Furnace, gas		X		X	
Furnace, oil		X		X	
Gas log				X	

Heat pump	X	X		X	
Hose bib, (outside faucet)			X		
Humidifier	X	X	X		
Ice maker			X		X
Laundry tub			X		X
Lighting fixtures	X				
Oven, electric	X				X
Oven, gas				X	X
Prefabricated chimney		X		X	
Prefabricated fireplace		X			
Pressure reducing valve			X		X
Shower			X		
Sink / lavatory			X		
Smoke detector (wired-in) - no fee	X				
Solar energy equipment - no fee	X	X	X		X
Stove, electric	X				X
Stove, gas				X	X
Sump pump	X*		X	X	
Trash compactor	X				X
Water closet (toilet)			X		X
Water heater, electric	X*	X	X		
Water heater, gas		X	X	X	
Water heater, oil		X	X*	X	
Water treatment equipment	X*		X		
Wood stove/heater		X			X
Other	<i>Manual Check By Technician</i>				

X* Authorized for replacement only

HIC** State HIC classification (Not allowed by FFXHIC)

(8) Amusement Devices: The permit fee for each amusement device or carnival ride shall be as follows:

Kiddie ride, per inspection \$ 25.00

Kiddie ride--An amusement ride designed primarily for use by children up to twelve (12) years of age which requires simple reassembly procedures prior to operation and does not require complex inspections prior to operation. Kiddie rides include, but are not limited to: kiddie cars, mini-bumper cars, airplane swings, river canoes, and small merry-go-rounds.

Major ride, per inspection \$ 35.00

Major ride--A flat or circular ride not classified as a spectacular

ride or a kiddie ride, that may be inspected principally from the ground, i.e., within a height not greater than twenty (20) feet off the ground or loading platform. Major rides include, but are not limited to: "dark rides" (enclosed rides), astroliners, bumper cars, scramblers, spiders and tilt-a-whirls.

Spectacular ride, per inspection \$ 55.00

Spectacular ride--A high ride, a flat ride, or a circular ride which, because of height, size, length, capacity, or complexity of assembly and operation, requires a greater amount of inspection effort than for kiddie rides and major rides. Spectacular rides include, but are not limited to: ferris wheels, flying bobs, himilayas, sky divers and roller coasters.

Roller coasters which exceed 30 feet in height \$150.00

Section 61-1-4. General provisions.

(a) Any person applying for a permit must be eligible to apply for the permit in accordance with the VUSBC and pursuant to the *Virginia Code*. The applicant is required to furnish the Building Official either satisfactory proof that he is duly licensed or certified as a Virginia Class A, B, or C contractor, or evidence that he is not subject to licensure as a contractor. The applicant shall also furnish satisfactory proof that the taxes or license fees required by Fairfax County have been paid.

(b) *Emergency work:* Repairs to structures or buildings and their electrical, mechanical and plumbing systems when damaged by storms, fire, accident or any other emergency, may be commenced immediately in cases where a delay would likely result in further damage or injury to persons or property. Any such repairs shall be in compliance with all applicable codes and ordinances. The required permit shall be applied for on the next working day after such work is commenced.

(c) *Suspension of permit:* Any permit issued shall become invalid if the authorized work is not commenced within six months after issuance of the permit, or if the authorized work on the site is suspended or abandoned for a period of six months after the time of commencing the work. The burden of proof that the authorized work on the site has not been suspended or abandoned shall be on the permit holder, owner of the property or other person affected by such determination of the Building Official. Upon written request, the Building Official may grant one or more extensions of time not to exceed one year per extension.

(d) Where required by law or where determined necessary by the Building Official, all construction documents required for a building permit application shall be prepared, signed and sealed by a registered design professional licensed in this Commonwealth.

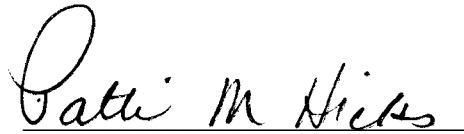
Section 61-1-5. Inspections and Occupancy.

It shall be the responsibility of the permit holder or his representative to notify the Building Official or his designated agent when the stages of construction are reached that require inspection and to obtain approval of such construction.

No occupancy shall be permitted prior to final inspection. Upon completion of the building, and before issuance of the certificate of use and occupancy, a final inspection shall be made to ensure that any violations have been corrected and all work conforms to the ~~V~~USBC.

This amendment shall become effective on July 1, 2009, at 12:01 a.m. and the revised fees shall be applicable to any submission on or after the effective date.

GIVEN under my hand this 27th day of April, 2009.

A handwritten signature in cursive script that reads "Patti M. Hicks". The signature is written in black ink and is positioned above a horizontal line.

PATTI M. HICKS

Chief Deputy Clerk to the Board of Supervisors

13-09-101

*(Also see Property Under County Control Amendment 11-09-2,
Building Provisions Amendment 12-09-61,
Erosion and Sedimentation Control Amendment 14-09-104,
and Zoning Ordinance Amendment ZO-09-417
adopted simultaneously on April 27, 2009)*

ADOPTION OF AN AMENDMENT TO CHAPTER 101

(SUBDIVISION ORDINANCE)

OF THE 1976 CODE OF THE COUNTY OF FAIRFAX, VIRGINIA

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium of the Government Center at Fairfax, Virginia, on Monday, April 27, 2009, the Board after having first given notice of its intention so to do, in the manner prescribed by law, adopted an amendment to Chapter 101 (Subdivision Ordinance) of the 1976 Code of the County of Fairfax, Virginia, said amendment so adopted being in the words and figures following, to-wit:

***BE IT ORDAINED BY THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY,
VIRGINIA:***

Amend Chapter 101 (Subdivision Ordinance), as follows:

**Proposed Amendments to Chapter 101
(Subdivision Ordinance)
of
The Code of the County of Fairfax, Virginia**

Amend Article 2, Subdivision Application Procedures and Approval Process, by revising Section 101-2-9, Fees, to read as follows:

(a) The subdivider shall pay to the County the following fees. The applicable fees for those plats, plans, studies and reports submitted in English measurements shall be based on a conversion from English to metric units as defined in the Metric Conversion Table contained in the Public Facilities Manual.

(1) Plats:

(A) Preliminary subdivision plats: The following fees shall be paid at the time of submission of the plat to the County:

Preliminary subdivision plat with less than 10 lots ...	\$2,380 <u>\$3,300</u>
Plus, per lot or division of land.....	\$45 <u>\$62</u>

Preliminary subdivision plat with 10 lots or more.....	\$3,865 <u>\$5,370</u>
Plus, per lot or division of land.....	\$45 <u>\$62</u>

(B) Preliminary subdivision plat revisions and resubmissions: A fee equal to twenty-five percent (25%) of the original preliminary plat fee will be paid upon submission of the revised preliminary plat to the County.

(C) Fire Prevention Division (Fire Official) Plan Review Fees: Fees for all plat review are based on an hourly charge of \$128 per hour calculated on the quarter hour or part thereof, per reviewer. Fees are due upon completion of the plat review process and shall be paid prior to plat approval or within 120 days of plan submission, whichever comes first.

(D) Preliminary plat reapprovals: A fee of ~~\$485~~ \$670 will be paid upon submission of a previously approved preliminary plat submitted to the County for reapproval during the validity period of the preliminary plat.

(E) Final subdivision plats: A fee of ~~\$415~~ \$575 plus ~~\$21.00~~ \$29 per lot or division of land will be paid upon the initial submission of such plats, and ~~\$210~~ \$290 per resubmission of such plats to the County. A fee of ~~\$360~~ \$500 will be

paid upon submission for reapproval of a previously approved final plat (subdivision plat redate) that has expired.

(F) Easement plats: A fee of ~~\$245~~ \$340 will be paid upon each submission of such plats to the County.

(2) Construction Plans: The following schedule shall be used to tabulate the fees for review and inspections attributable to the subdivision site:

(A) Department of Public Works and Environmental Services review fee: The following fees shall be paid upon submission to the County:

1. Base fee:

Construction plan for a subdivision proposing less than 10 lots ~~\$5,935~~ \$8,250

Construction plan for a subdivision proposing 10 lots or more ~~\$8,005~~ \$11,130

Construction plans for public improvements only including sanitary sewer, trail, sidewalk, storm sewer, channel improvements, waterline, and/or road construction pursuant to Chapter 2 of the Code ~~\$2385~~ \$3,320
Plus, per meter (3.3 feet), or fraction thereof, of each improvement ~~\$2.70~~ \$3.75

2. Fees in addition to the base fee:

a. Additional plan review as a result of an approved zoning action to include rezoning, special exception, special permit, and/or variance application associated with proposed construction, with a maximum cumulative fee of ~~\$2,350~~ \$3,270:

Sites subject to rezoning ~~\$1,380~~ \$1,920
Sites subject to special exception ~~\$970~~ \$1,350
Sites subject to special permit ~~\$970~~ \$1,350
Sites subject to variance ~~\$720~~ \$1,000

b. Review resulting from site conditions and proposed improvements:

Problem soils (Area with soils types A or B, per the official map adopted by the Board or as deemed by the Director) ~~\$720~~ \$1,000

Floodplain ~~\$485~~ \$674
 Natural drainageway (non-floodplain watersheds).. ~~\$485~~ \$674
 Stormwater management facility, for each facility
 serving the site (On-site or off-site)..... ~~\$595~~ \$830

Best management practices (BMP) facility, for each
 facility serving the site (On-site or off-site)..... ~~\$1,590~~ \$2,210

c. Second submission of a construction plan: A fee in accordance with paragraphs 1, 2a and 2b above shall be paid for a second submission of a construction plan for changes in the number of lots, zoning action, site conditions, and/or proposed improvements from that indicated on the first submission.

d. Resubmissions of a construction plan after second
 submission, per submission ~~\$3,175~~ \$4,410

e. Resubmission of a construction plan with public improvements only [as defined in paragraph (1)] after second submission: A fee equal to 50% of the fees charged in accordance with paragraphs 1, 2a and 2b shall be paid upon each subsequent submission of a construction plan with public improvements only.

f. Sheet substitution (insert) in submissions after the
 first submission (to be paid prior to plan approval),
 per sheet \$85

g. Construction plan revisions..... ~~\$720~~ \$1,000

Plus additional fees for changes in the number of lots,
 zoning action and/or site changes and/or newly
 proposed improvements in accordance with
 paragraphs 1, 2a and 2b

h. Construction plan extensions, per request ~~\$970~~ \$1,350

i. Sanitary sewer as-built, per submission..... ~~\$360~~ \$500

j. Subdivision as-built, per submission ~~\$245~~ \$340

(B) Inspection fee: The following fees shall be paid at the time of bonding, or prior to issuance of a construction permit for land disturbing activity, whichever occurs first:

1. Base fee: ~~\$65~~ \$90 per disturbed hectare (2.5 acre), per agreement month with a minimum of ~~\$910~~ \$1,265 and a maximum of ~~\$16,380~~ \$22,770

2. Fees in addition to the base fee:

a. Public utility fee(s):

Storm drainage, for the first 30 meters (100 feet) ~~\$1050~~ \$1,460
Plus, ~~\$7.50~~ \$10.40 each additional meter (3.3 feet) or fraction thereof

Stormwater management facilities:

Detention ponds with an embankment less than or equal to 1.8 meters (6 feet) high ~~\$1,050~~ \$1,460

Detention ponds with an embankment greater than 1.8 meters (6 feet) high ~~\$2,095~~ \$2,910

Dedicated streets, for the first 30 meters (100 feet) ~~\$1,460~~ \$2,030
Plus, ~~\$20.00~~ \$28.00 for each additional meter (3.3 feet) or fraction thereof.

Private streets, for the first 30 meters (100 feet)..... ~~\$1,185~~ \$1,650
Plus, for each additional meter (3.3 feet) or fraction thereof ~~\$16.10~~ \$22.40

Other paved area, per square meter (10 square feet) or fraction thereof ~~\$1.30~~ \$1.80

Driveway entrances, each ~~\$110~~ \$153

Pedestrian walkways/trails, for the first 30 meters (100 feet)..... ~~\$250~~ \$348

Plus, for each additional meter (3.3 feet) or fraction thereof ~~\$4.10~~ \$5.70

Sanitary sewer systems, for the first 30 meters (100 feet) of main ~~\$1,460~~ \$2,030

Plus, for each additional meter (3.3 feet) or fraction thereof ~~\$15.50~~ \$21.60

b. Other bonded and proffered work based on a percentage of the bonded amount as follows:

Cast-in-place culverts, percentage of the bonded amount up to \$50,000	10.45% — <u>14.50%</u>
Plus, percentage of the bonded amount greater than \$100,000 \$50,000 but less than or equal to \$200,000	5.15% <u>7.15%</u>
Plus, percentage of the bonded amount greater than \$200,000.....	2.15% — <u>2.99%</u>
All other work, percentage of the bonded amount up to \$50,000	10.45% — <u>14.50%</u>
Plus, percentage of the bonded amount greater than \$50,000.....	2.15% <u>2.99%</u>
c. Construction plan inspection extension, per disturbed hectare (2.5 acre), per agreement month.....	\$65 — <u>\$90</u>
d. Inspection following a stop work order, each, payable at next bonding action.....	\$420 — <u>\$584</u>
e. Inspection following a violation, each, payable at next bonding action.....	\$210 — <u>\$292</u>

(C) Fire Prevention Division (Fire Official) Fees for plan review and inspections shall be charged for the following plans and studies:

- Construction plans;
- Construction plan revisions;
- Construction plan reapprovals;
- Rough grading plans;
- Subdivision as-built plans.

1. Plan Review Fees: Fees for all plan review are based on an hourly charge of \$128 per hour calculated on the quarter hour or part thereof, per reviewer. Fees are due upon completion of the plan review process.

2. Inspection Fees: Fees are based on an hourly charge of \$128 per hour calculated on the quarter hour or part thereof, per inspector. Fees are due upon completion of the inspection.

(3) Processing of subdivision plan agreements:

(A) Agreement package processing fees: A processing fee of \$1,935 per agreement package shall be paid upon submission to the County of any

agreement package with a security value exceeding \$10,000. A processing fee of \$265 per agreement package shall be paid upon submission to the County of any agreement package with a security value of \$10,000 or less.

(B) Agreement extensions: A fee of \$775 shall be paid upon submission to the County of any request for an agreement extension.

In the event that an agreement extension and an agreement security reduction are submitted simultaneously, only one fee shall be required and such fee shall be the fee for the agreement security reduction.

(C) Replacement agreement: A fee of \$1,380 shall be paid upon submission to the County of any request for a replacement agreement.

(D) Agreement security reductions: A fee of \$1,315 shall be paid upon submission to the County of any request for a reduction in security in support of an agreement.

(4) Waivers, exceptions, and modifications. A fee of \$690 shall be paid upon submission to the County of any request for a waiver, exception or modification of the County ordinances, including but not limited to the Subdivision Ordinance, the Chesapeake Bay Preservation Ordinance, and the Public Facilities Manual, except in the following cases. In no instance shall the total fee for all waivers, exceptions, and modifications associated with a construction plan exceed \$2,760.

(A) A fee of \$245 shall be paid for each request for a waiver associated with the minor adjustment of property lines.

(B) A fee shall not be assessed for the review of a waiver request submitted pursuant to Section 118-5-1 (b) of the Chesapeake Bay Preservation Ordinance.

(C) An additional fee of \$345 shall be paid with the submission of any exception request when a public hearing is required under Article 6 of the Chesapeake Bay Preservation Ordinance.

(D) A fee of \$1935 shall be paid upon submission to the County of a public street frontage waiver request.

(E) Combined Stormwater Detention and Best Management Practices waivers submitted simultaneously, the fee shall be \$810.

(5) Processing of other studies, reports or plans. Applicable fees, as stated below, shall be paid upon submission to the County of any study, report or plan.

(A) Floodplain studies: A fee of ~~\$5.20~~ \$7.20 per meter (3.3 feet) of base line plus \$345 ~~\$480~~ per road crossing and per dam, not to exceed a total fee of

~~\$6,350~~ \$8,830, shall be paid prior to the submission of a floodplain study to the County.

(B) Drainage studies (for non-floodplain watersheds): A fee of ~~\$1,105~~ \$1,540 shall be paid prior to the submission of a drainage study to the County.

(C) Soil reports: A fee of ~~\$1,935~~ \$2,690 shall be paid prior to the initial submission of a soil report to the County. A fee of ~~\$635~~ \$880 shall be paid upon each subsequent submission and revision of a soil report.

(D) Rough grading plans: A fee of ~~\$555~~ \$770 per division of land or disturbed 0.5 hectare (1.25 acre), whichever amount is greater, not to exceed ~~\$8,280~~ \$11,500, shall be paid prior to the submission of a rough grading plan to the County. A fee equal to 25% of the original rough grading plan fee shall be paid upon each subsequent submission of or revision to a rough grading plan.

(E) Water quality fees: The fees listed below shall be paid upon submission of each study to the County.

1. Water Quality Impact Assessments: A fee of ~~\$935~~ \$1,300 shall be paid prior to the submission of a Water Quality Impact Assessment to the County.

2. Resource Protection Area Boundary Delineations and Resource Management Area Boundary Delineations:

a. For projects with 50 meters (165 feet) or less of baseline, the fee shall be ~~\$245~~ \$340.

b. For projects with greater than 50 meters (165 feet) of baseline, the fee shall be ~~\$245~~ \$340 plus ~~\$1.80~~ \$2.50 per meter (3.3 feet) of baseline in excess of 50 meters (165 feet).

In the event that a Resource Protection Area and Resource Management Area Boundary Delineation and a Water Quality Impact Assessment are submitted simultaneously, the higher fee shall serve as the fee for both.

(F) Lot Validation Application fee: ~~\$250~~ \$348

(G) Environmental Site Assessment Plan:

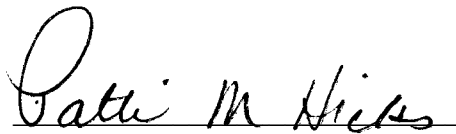
A fee of ~~\$1,800~~ \$2,500 shall be paid upon the initial submission of an environmental site assessment plan, and a fee of ~~\$635~~ \$880 shall be paid upon each subsequent submissions and revision to an environmental assessment plan

(6) Sheet substitution (insert) fee: A fee of \$85 per sheet shall be paid prior to submission of any insert to a study, report or plan.

(7) Case Review of Fees: In the event that, prior to plan approval for review fees or prior to bond release for inspection fees, the payer disputes the fee charged, he may request in writing to the Director a case review of costs incurred by the County. In the case where the review reveals that the fees paid exceed 100% of costs, then a refund of the difference shall be made. If the case review reveals that 100% of the costs incurred by the County exceed the fees paid, then the developer shall pay the difference to the County prior to plan approval for review fees, or prior to bond release for inspections fees.

This amendment shall become effective on July 1, 2009, at 12:01 a.m. and the revised fees shall be applicable to any submission on or after the effective date.

GIVEN under my hand this 27th day of April, 2009.

A handwritten signature in cursive script that reads "Patti M. Hicks". The signature is written in black ink and is positioned above a horizontal line.

PATTI M. HICKS

Chief Deputy Clerk to the Board of Supervisors

14-09-104

*(Also see Property Under County Control Amendment 11-09-2,
Building Provisions Amendment 12-09-61,
Subdivision Ordinance Amendment 13-09-101,
and Zoning Ordinance Amendment ZO-09-417
adopted simultaneously on April 27, 2009)*

ADOPTION OF AN AMENDMENT TO CHAPTER 104

(EROSION AND SEDIMENTATION CONTROL)

OF THE 1976 CODE OF THE COUNTY OF FAIRFAX, VIRGINIA

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium of the Government Center at Fairfax, Virginia, on Monday, April 27, 2009, the Board after having first given notice of its intention so to do, in the manner prescribed by law, adopted an amendment to Chapter 104 (Erosion and Sedimentation Control) of the 1976 Code of the County of Fairfax, Virginia, said amendment so adopted being in the words and figures following, to-wit:

***BE IT ORDAINED BY THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY,
VIRGINIA:***

Amend Chapter 104 (Erosion and Sedimentation Control), as follows:

**Proposed Amendments to Chapter 104
(Erosion and Sedimentation Control Ordinance)
of
The Code of the County of Fairfax, Virginia**

Amend Article 1, Purpose and Administration, Section 104-1-3, Plan review and approval, by revising paragraph 104-1-3 (d) to read as follows:

(d) No permit to engage in any land-disturbing activity shall be issued nor shall any conservation plan for such land-disturbing activity be approved until the following fees have been paid to the County:

(1) *Grading plans:*

Grading plans for building permits on existing lots within a subdivision currently bonded with the County: A fee of ~~\$720~~ \$1,000 for the first lot, and ~~\$595~~ \$830 for each additional lot within the same subdivision submitted within the same plan set will be paid to the County.

Grading plan revisions and resubmissions for building permits on existing lots within a subdivision currently bonded with the County: A fee of ~~\$245~~ \$340 for the first lot and ~~\$125~~ \$174 for each additional lot within the same subdivision submitted within the same plan set shall be paid upon each submission of a revision to a previously approved plan, or resubmission of a plan.

Grading plans for building permits on existing lots that are not within a subdivision currently bonded with the County and parcels with lots of 5 acres or more: A fee of ~~\$795~~ \$1,590 per lot shall be paid to the County.

Grading plan revisions and resubmissions for building permits on existing lots that are not within a subdivision currently bonded with the County and parcels with lots of 5 acres or more: A fee of ~~\$320~~ \$640 per lot shall be paid upon each submission of a revision to a previously approved plan or resubmission of a plan.

Rough grading and filling parcels: A fee of ~~\$555~~ \$770 per division of land or disturbed 0.5 hectare (1.25 acre), whichever is greater, not to exceed ~~\$8,280~~ \$11,500 will be paid prior to submission to the County.

Rough grading and filling parcels (resubmissions and revisions): A fee equal to 25% of the original rough grading plan fee shall be paid upon each subsequent submission or revision to the County.

(2) *Debris landfill design plans:*

A fee of ~~\$760~~ \$1,055, plus ~~\$125~~ \$174 per hectare (2.5 acre), will be paid for the review of debris landfill design plans. This fee will be paid with the submission of the plans.

(3) *Debris landfill permit:*

A semi-annual fee of ~~\$1,660~~ \$2,310 will be charged for each such permit.

(4) *Tree removal permits:*

Prior to the submission of a plan for the removal of trees, a fee of ~~\$125~~ \$174 shall be paid to the County.

(5) *Floodplain studies:*

A fee of ~~\$5.20~~ \$7.20 per meter (3.3 feet) of baseline plus ~~\$345~~ \$480 per road crossing and per dam, not to exceed a total fee of ~~\$6,350~~ \$8,830, shall be paid prior to the submission to the County of a floodplain study for existing lots and acreage, rough grading and filling parcels, and parcels with lots of 5 acres or more used for single-family residences separately built, not in conjunction with multiple construction in a subdivision development.

(6) *Drainage studies (for non-floodplain watersheds):*

A fee of ~~\$1,105~~ \$1,540 shall be paid prior to the submission to the County of a drainage study for existing lots and acreage, rough grading and filling parcels, and parcels with lots of 5 acres or more used for single-family residences separately built, not in conjunction with multiple construction in a subdivision development.

(7) *Soil reports:*

A fee of ~~\$1,245~~ \$1,730 per lot, not to exceed ~~\$2,485~~ \$3,450 shall be paid prior to the submission to the County of a soil report for existing lots and parcels, rough grading and filling parcels, and parcels with lots of 5 acres or more used for single-family residences separately built, not in conjunction with multiple construction in a subdivision development. A fee of ~~\$635~~ \$880 shall be paid upon each subsequent submission and each revision of a soil report.

(8) *Water quality fees:*

(A) *Water Quality Impact Assessments:* A fee of ~~\$245~~ \$340 shall be paid prior to each submission of a Water Quality Impact Assessment to the County.

(B) *Resource Protection Area Boundary Delineations and Resource Management Area Boundary Delineations:* A fee of ~~\$245~~ \$340 shall be paid prior to each submission of a Resource Protection Area Boundary Delineation and Resource Management Area Boundary Delineation to the County.

(C) *Chesapeake Bay Preservation Ordinance Exceptions:* A fee of \$160 per lot, not to exceed \$690 shall be paid prior to the submission of a request for an exception or waiver under the Chesapeake Bay Preservation Ordinance to the County. An additional fee of \$345 shall be paid prior to the submission of any request for an exception when a public hearing is required under Article 6 of the Chesapeake Bay Preservation Ordinance.

(D) Water Quality Fees are not required for plans and permits reviewed under this Article for which fees have been paid in connection with the review and approval of Water Quality Impact Assessments, Resource Protection Area Boundary Delineations and Resource Management Area Boundary Delineations, and Chesapeake Bay Preservation Ordinance exceptions under Chapter 101 (Subdivision Provisions) of the County Code or Article 17 (Site Plans) of the Zoning Ordinance.

(9) *Sheet substitution (insert):*

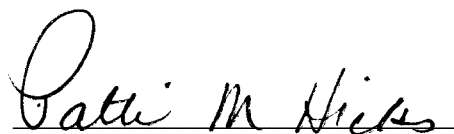
A fee of \$85 per sheet shall be paid upon submission of any insert to a study, report, or plan submitted pursuant to paragraph (d).

(10) *Inspection following a violation:*

A fee of ~~\$210~~ \$292 shall be paid for each inspection following a violation of this Chapter.

This amendment shall become effective on July 1, 2009, at 12:01 a.m. and the revised fees shall be applicable to any submission on or after the effective date.

GIVEN under my hand this 27th day of April, 2009.



PATTI M. HICKS

Chief Deputy Clerk to the Board of Supervisors

ZO-09-417

*(Also see Property Under County Control Amendment 11-09-2,
Building Provisions Amendment 12-09-61,
Subdivision Ordinance Amendment 13-09-101.
Erosion and Sedimentation Control Amendment 14-09-104
Adopted Simultaneously on April 27, 2009)*

ADOPTION OF AN AMENDMENT TO CHAPTER 112

(ZONING) OF THE 1976 CODE OF THE COUNTY OF FAIRFAX, VIRGINIA

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium, Lobby Level, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia, on Monday, April 27, 2009, the Board after having first given notice of its intention so to do, in the manner prescribed by law, adopted an amendment to Chapter 112 (Zoning) of the 1976 Code of the County of Fairfax, Virginia, said amendment so adopted being in the words and figures following, to-wit:

**BE IT ORDAINED BY THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY,
VIRGINIA:**

Amend Chapter 112 (Zoning Ordinance), as follows:

Amend Article 17, Site Plans, Part 1, General Requirements, Sect. 17-109, Fees, by revising Paragraphs 1, 3, 4, 5, 6 and 7 to read as follows:

Applicable fees, at such times and amounts as stated below, shall be paid to the County for the examination and approval of site plans, minor site plans, and other required studies and reports, the inspection of all required improvements shown on such plans, and the processing of site plan or minor site plan agreements. The applicable fees for those site plans, studies and reports submitted in English measurements shall be based on a conversion from English units to metric as defined in the Metric Conversion Table contained in the Public Facilities Manual.

1. DPWES Fees for Site Plans:

- A. The base fee for the submission of a site plan shall be as follows, plus all applicable additional fees as set forth below.

Site plans: \$9,210 plus \$4,230 per disturbed hectare (2.5 acres) or any fraction thereof greater than one hectare (2.5 acres), with a maximum base fee of \$46,040

Site plans with public improvements only, including sanitary sewer, trail, sidewalk, storm sewer, channel improvements, water line, and/or road construction pursuant to Chapter 2 of The Code: \$3,320 plus \$3.75 per meter (3.3 feet), or fraction thereof, of each improvement

- B. Additional plan review as a result of an approved zoning action to include rezoning, special exception, special permit and/or variance application associated with proposed construction, with a maximum cumulative fee of \$3,270:

Sites subject to rezoning: \$1,920

Sites subject to special exception: \$1,350

Sites subject to special permit: \$1,350

Sites subject to variance: \$1,000

- C. Review resulting from site conditions and proposed improvements:

Problem soils (area with soil types A or B per the official map adopted by the Board or as deemed by the Director): \$1,000

Floodplain: \$674 (existing and proposed)

Natural drainageway (non-floodplain watersheds): \$674

Stormwater management facility: \$830 for each facility serving the site (on-site or off-site)

Best management practices facility (BMP): \$2,210 for each facility serving the site (on-site or off-site)

- D. Second submission of a site plan: A fee in accordance with Paragraphs 1A, 1B and 1C above shall be paid for a second submission of a site plan for changes in disturbed area, zoning actions, site conditions and/or proposed improvements from that indicated on the first submission
 - E. Resubmissions of a site plan after second submission: \$4,410 per submission
 - F. Resubmissions of a site plan with public improvements only as defined in Paragraph 1A after second submission: A fee equal to fifty (50) percent of fees charged in accordance with Paragraphs 1A, 1B and 1C shall be paid upon each subsequent submission of a site plan with public improvements only
 - G. Sheet substitution (insert) in submissions after the first submission (to be paid prior to site plan approval): \$85 per sheet
 - H. Site plan revisions: \$1,000 per revision submission and resubmission plus additional fees for changes in disturbed area, zoning action and/or site changes and/or newly proposed improvements in accordance with Paragraphs 1A, 1B and 1C above
 - I. Site plan extensions: \$1,350 per request
 - J. Sanitary sewer as-built: \$500 per submission
 - K. Site plan as-built: \$340 per submission
3. Minor Site Plans, Modifications and Waivers:

Minor site plans: \$2,690 per submission

Except as provided for in Paragraphs 4 and 5 below, a fee of \$690 shall be paid with the submission of any request for a modification or waiver of County ordinances, including but not limited to the Zoning Ordinance and the Public Facilities Manual; provided, however, the cumulative fee for any modification(s) or waiver(s) requested for the portion of a development in which affordable dwelling units are located and which relate to typical street sections, sidewalks and/or curb and gutter shall not exceed \$690

Combined stormwater detention and Best Management Practices waiver submitted simultaneously: \$810

In no instance shall the total fee for all modifications and waivers associated with a site plan or minor site plan exceed \$2,760

4. Water Quality Fees:

The fees listed below shall be paid upon each submission of each study to the County.

A. Water Quality Impact Assessments: \$1,300

B. Resource Protection Area and Resource Management Area Boundary Delineations:

For projects with 50 meters (165 feet) or less of baseline: \$340

For projects with greater than 50 meters (165 feet) of baseline: \$340 plus \$2.50 per meter (3.3 feet) of baseline in excess of 50 meters (165 feet)

C. Chesapeake Bay Preservation Ordinance Exceptions and Waivers:

A fee of \$690 shall be paid with the submission of a request for an exception or waiver under Chapter 118 of The Code; provided however, that no fee shall be required for a waiver request filed pursuant to Section 118-5-1 Par. (b) and an additional fee of \$345 shall be paid with the submission of any exception request when a public hearing is required under Article 6 of Chapter 118 of The Code.

In the event that a Resource Protection Area and Resource Management Area Boundary Delineation and a Water Quality Impact Assessment are submitted simultaneously, only one fee shall be required and such fee shall be the higher of the fees required for the individual studies

5. Processing of Other Studies, Reports or Plans:

Applicable fees, as stated below, shall be paid upon each submission to the County of any study, report or plan.

A. Floodplain Studies:

A fee of \$7.20 per meter (3.3 feet) of base line plus \$480 per road crossing and per dam, not to exceed a total fee of \$8,830

B. Drainage Studies (for non-floodplain watersheds): \$1,540

C. Soil Reports:

A fee of \$2,690 shall be paid upon the initial submission of a soil report for review. A fee of \$880 shall be paid upon each subsequent submission and revision of a soil report

D. Rough Grading Plans:

A fee of \$770 per division of land or disturbed 0.5 hectare (1.25 acre), whichever is greater, not to exceed \$11,500, shall be paid upon the submission of a rough grading plan for review. A fee equal to twenty-five (25) percent of the original rough grading plan fee shall be paid upon each subsequent submission or revision to a rough grading plan

E. Parking redesignation plan or parking tabulation for a change in use and administrative parking reduction for churches, chapels, temples, synagogues and other such places of worship with a child care center, nursery school, or private school of general or special education: \$770

F. Parking Reduction:

The following fees shall be paid upon each submission for review of a request for a reduction in the number of parking spaces required pursuant to Article 11 when such required spaces are:

- under 125 spaces: \$2,210
- 125 to 250 spaces: \$3,840
- 251 to 499 spaces: \$6,140
- 500 spaces or more: \$12,860

G. Recycling Study:

When a plan or study is submitted to the County for the sole purpose of placing recycling containers on a commercial or industrial site, as required by the Fairfax County Business Implementation Recycling Plan, there shall be no fee for review and processing of such a plan or study

H. Easement plats:

A fee of \$340 will be paid upon each submission of such plats to the County

I. Sheet substitution (insert) fee:

A fee of \$85 per sheet shall be paid upon submission of any insert to a study, report, or plan submitted pursuant to this paragraph

J. Photometric Plan or Sports Illumination Plan:

A fee of \$695 shall be paid upon the initial submission of a photometric plan or sports illumination plan, as required by Part 8 of Article 14, when such plan is not submitted as part of a required site plan submission

K. Environmental Site Assessment Plan:

A fee of \$2,500 shall be paid upon the initial submission of an environmental site assessment plan, a fee of \$880 shall be paid upon each subsequent submission and revision to an environmental assessment plan

6. Inspection Fees: The following fees, except for those requiring an inspection following a stop work order, shall be paid at the time of bonding or prior to issuance of a construction permit for land disturbing activity, whichever occurs first:

A. Base fee: \$90 per disturbed hectare (2.5 acres) per agreement month, with a minimum of \$1,265 and a maximum of \$22,770

B. Public utility fee(s):

Storm drainage: \$1,460 for the first 30 meters (100 feet), plus \$10.40 for each additional meter (3.3 feet) or fraction thereof

Stormwater management facilities:

Detention ponds with an embankment less than or equal to 1.8 meters (6 feet) high: \$1,460

Detention ponds with an embankment greater than 1.8 meters high (6 feet): \$2,910

Dedicated streets: \$2,030 for the first 30 meters (100 feet) plus \$28 for each additional meter (3.3 feet) or fraction thereof

Private streets: \$1,650 for the first 30 meters (100 feet) plus \$22.40 for each additional meter (3.3 feet) or fraction thereof

Other paved area: \$1.80 per square meter (10 square feet) or fraction thereof

Driveway entrances: \$153 for each entrance

Pedestrian walkways/trails: \$348 for the first 30 meters (100 meters) plus \$5.70 for each additional meter (3.3 feet) or fraction thereof

Sanitary sewer systems: \$2,030 for the first 30 meters (100 feet) of main plus \$21.60 for each additional meter (3.3 feet) or fraction thereof

C. Other bonded and proffered work:

Based on a percentage of the bonded amount as follows:

Cast in place culverts: 14.50% of the bonded amount up to \$50,000 plus 7.15% of the bonded amount greater than \$50,000 but less than or equal to \$200,000 plus 2.99% of the bonded amount greater than \$200,000

All other work: 14.50% of the bonded amount up to \$50,000 plus 2.99% of the bonded amount greater than \$50,000

D. Construction plan inspection extension: \$90 per disturbed hectare (2.5 acres) per agreement month

E. Inspection following a stop work order: \$584 each, payable at next bonding action

F. Inspection following a violation: \$292 each, payable at next bonding action

7. Processing of Site Plan and Minor Site Plan Agreements:

A. Agreement package processing fees:

A processing fee of \$1,935 per agreement package shall be paid upon submission to the County of any agreement package with a security value exceeding \$10,000. A processing fee of \$265 per agreement package will be paid upon submission of any agreement package with a security value of \$10,000 or less

B. Agreement extensions:

A fee of \$775 shall be paid upon submission of any request for an agreement extension

In the event that an agreement extension and an agreement security reduction are submitted simultaneously, only one fee shall be required and such fee shall be the fee for the agreement security reduction.

C. Replacement agreement:

A fee of \$1,380 shall be paid upon submission of any request for a replacement agreement. There shall be no replacement agreement fee if the rating for the corporate surety has fallen to a "B" level according to the A.M. Best Key Rating Guide and the replacement request is submitted to and approved by the Director prior to the expiration date of the agreement.

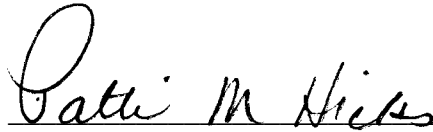
D. Agreement security reductions:

A fee of \$1,315 shall be paid upon submission of any request for a reduction in security in support of an agreement

In the event that, prior to plan approval for review fees or prior to bond release for inspection fees, the payor disputes the fee charged, a case review of costs incurred by the County may be requested in writing to the Director. In the case where the review reveals that the fees paid exceed 100 percent of costs, then a refund of the difference shall be made. If the case review reveals that 100 percent of the costs incurred by the County exceed the fees paid, then the payor shall pay the difference to the County prior to plan approval for review fees, or prior to bond release for inspection fees.

This amendment shall become effective on July 1, 2009 at 12:01 a.m. and the revised fees shall be applicable to any submission on or after the effective date.

GIVEN under my hand this 27th day of April, 2009.

A handwritten signature in cursive script that reads "Patti M. Hicks". The signature is written in black ink and is positioned above a horizontal line.

PATTI M. HICKS

Chief Deputy Clerk to the Board of Supervisors