

**Amendments to Chapter 65 (Plumbing and Gas Provisions)
of
The Code of the County of Fairfax, Virginia**

1 **Amend Section 65-6-6 of The Code of Fairfax County, Virginia to read as follows,**
2 **where insertions are shown as underlined and deletions are shown as strikeouts:**

3
4 Section 65-6-6. Public sanitary sewer and water availability

5
6 (a) *Single-Family Attached or Detached Dwelling Units:* A public water supply system
7 and/or a public sewer system shall be deemed available to single-family attached or
8 detached dwelling units if such structures are located on lots that are within three hundred
9 (300) feet, measured along a street, alley or easement, of the public water supply or sewer
10 system, and a connection may be made lawfully thereto.

11
12 (b) *All Other Structures* A public water supply system and/or a public sewer system
13 shall be deemed available to all structures other than single-family attached or detached
14 dwelling units if such structures are located on lots that are within five hundred (500)
15 feet, measured along a street, alley or easement, of the public water supply or sewer
16 system, and a connection may be made lawfully thereto.

17
18 (c) Any extension of public sewer or water required hereby shall be made at the expense
19 of the owner of the structures to be served. (15-95-65; 18-98-65.)

20
21 **Amend Section 65-6-8 of The Code of Fairfax County, Virginia to read as follows,**
22 **where insertions are shown as underlined:**

23
24 Section 65-6-8. Connection to sanitary sewer and/or water system required.

25
26 (a) Every existing building and every building built hereafter, including single-family
27 attached or detached dwelling units, where there is no existing water well or the existing
28 water well has been deemed irreparable by the Director of Environmental Health
29 Division, Fairfax County Department of Health (Director of Environmental Health) shall
30 be connected to a public water supply system when it is deemed available in accordance
31 with Section 65-6-6 of this Chapter. An exception may be granted by the Director of
32 Environmental Health.

33
34 (b) Every existing building and every building built hereafter in an approved sewer
35 service area, including single-family attached or detached dwelling units, where
36 there is no existing individual sewage disposal system or the existing individual
37 sewage disposal system has been deemed irreparable by the Director of
38 Environmental Health shall be connected to a public sanitary sewer system when
39 it is deemed available in accordance with Section 65-6-6 of this Chapter. An
40 exception may be granted by the Director of Environmental Health.
41

1 (a**c**) Every building, whether residential or nonresidential, attached or detached, and
2 every business establishment having an outside entrance in a multiple-tenant building,
3 shall have an independent sewer and an independent water service connection with a
4 public or private sewer and/or water system. However, such sewer and/or water service
5 may be extended to another building or business establishment without requiring
6 independent connections upon written request to the Building Official and subject to his
7 approval after consultation with the appropriate water purveyor, when one (1) or more of
8 the following situations exist:

9
10 (1) A rear building stands on the same lot as a building with a sewer and/or
11 water service connection and no independent sewer and/or water service
12 connection is available nor can be constructed to the rear building through any
13 adjoining alley, court, yard or driveway.

14
15 (2) A nonresidential building contains several different business establishments
16 which are under one (1) roof and the same ownership, and the owner is
17 responsible for the maintenance and repair of all plumbing facilities.

18
19 (3) A separate building is accessory to the main building on the same lot and the
20 total drainage fixture units (dfus) in the accessory building will not exceed ten
21 (10) dfus. The extension of sewer and/or water service will be permitted to only
22 one accessory building per lot. The use of the building or business establishment
23 to which sewer and/or water service is to be extended must meet all applicable
24 codes, ordinances and other legal requirements.

25
26 (b**d**) Before sewer and/or water service can be extended without requiring an
27 independent connection in accordance with subsection (a), the owner of the property shall
28 enter into a residential or nonresidential sewer and/or water service connection agreement
29 with the County of Fairfax, whereby the property owner agrees that if the property or
30 building is subdivided, the property owner will provide separate sewer and/or water
31 service connections for the building or business establishment affected by the subdivision
32 and pay all fees required for the new connections. The agreement shall be recorded in the
33 land records of Fairfax County prior to the issuance of a permit.

34
35 (e**e**) Any extensions of sewer and/or water service made prior to October 26, 1993, and
36 which conform to [this] section 65-6-8 are hereby declared valid upon compliance with
37 the connection agreement requirement of [this] section 65-6-8, provided such extensions
38 are in conformance with all other applicable codes, ordinances and legal requirements.
39 (15-95-65; 18-98-65.)
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