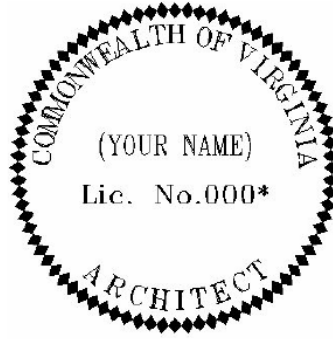


The information herein, based on Section 54.1 402 of the Code of Virginia, determines if the construction drawings for your new building, addition or remodeling project are required to be sealed by a registered design professional licensed in the commonwealth of Virginia.



Contact and locate us...

Building Development Agencies

- The Herrity Building
12055 Government Center Pkwy
Fairfax, VA 22035
- ▶ Permit Application Center
2nd floor, 703-222-0801
 - ▶ Site & Addressing Center
2nd floor, 703-222-0801
 - ▶ Building Plan Review
3rd floor, 703-222-0114
 - ▶ Zoning Review
2nd floor, 703-222-1082
 - ▶ Residential Inspections
6th floor, 703-631-5101

Hours of Operation

Monday–Thursday: 8 a.m.–4 p.m.
Friday: 9:15 a.m.–4 p.m.

Health Department

10777 Main Street
Fairfax, VA 22030
703-246-2201

All telephone numbers are accessible in TTY by calling 711.

This document is available in alternative formats and languages. Please call 703-324-5033, TTY 711 for more information.



A Fairfax County, Virginia Publication

REGULATIONS

- ▶ Use the proceeding tables to determine if your general design or trade plans are required to be sealed.
- ▶ The Building Official is permitted to require sealed drawings regardless of the requirements herein.
- ▶ The term “registered design professional” or “RDP” is defined as Virginia licensed architects or professional engineers.
- ▶ If you are a Virginia RDP, you must sign and seal your drawings regardless of the requirements herein.
- ▶ Standard design drawings certified by out of state RDPs are permitted provided a Virginia licensed RDP certifies the design has been altered to meet local criteria.
- ▶ Unique designs of structural members require an RDP seal, regardless of the requirements herein.
- ▶ When no RDP seal is required, the drawings must list the name, occupation and address of the designer.
- ▶ To determine if an RDP has a current license, go to dpor.virginia.gov.
- ▶ When sealing a set of drawings, each page must be sealed, signed and dated. However, similarly certifying a coversheet containing a full table of contents may substitute.

Publications, forms and other useful information can be found online at www.fairfaxcounty.gov/buildingpermits

BUILDING, STRUCTURAL, FIRE PROTECTION

Based on group, area and number of stories of the proposed construction, where indicated with a “✓” requires an RDP seal as outline above.

Group	Description	Area, sf			Stories	
		≤5,000	>5,000-15,000	>15,000	≤3	>3
A ¹	assembly	✓	✓	✓	✓	✓
B	business		✓	✓		✓
E	schools, day care centers	✓	✓	✓	✓	✓
F	factory, industrial			✓		✓
H	high hazard	✓	✓	✓	✓	✓
I	institutional	✓	✓	✓	✓	✓
M	mercantile		✓	✓		✓
R-1	hotel, motel, dormitory	✓	✓	✓	✓	✓
R-2	multifamily residential			✓	✓	✓
R-3	one family attached			✓		✓
R-4	residential assisted living			✓		✓
R-5	one & two family dwellings			✓		✓
S	storage (nonfarm)			✓		✓
U	utility, miscellaneous			✓		✓

¹ Churches are exempt if area ≤ 5,000 sf or stories ≤ 3, and occupant load ≤ 100.

ELECTRICAL

Based on group, number of stories, occupant load and system ratings of the proposed construction, where indicated with a “✓” requires an RDP seal as outlined on Page 1. However, if designed and constructed by a licensed master electrician or Class A electrical contractor, an RDP seal is not required.

Group	Description	Stories		Occupant Load		Volts		Amps	
		≤3	> 3	≤100	>100	≤600	>600	≤800	>800
A-1	theaters		✓		✓		✓		✓
A-2	restaurants, nightclubs		✓				✓		✓
A-3	dance halls, churches		✓				✓		✓
A-5	grandstands, etc.		✓				✓		✓
B	business		✓				✓		✓
E	Schools, day care centers	✓	✓	✓	✓	✓	✓	✓	✓
F	factory, industrial		✓				✓	✓	✓
H	high hazard	✓	✓	✓	✓	✓	✓	✓	✓
I	institutional (I-1, I-2, I-3)	✓	✓	✓	✓	✓	✓	✓	✓
I-4	day care nurseries		✓		✓		✓		✓
M	mercantile		✓		—		✓		✓
R	residential		✓		✓		✓		✓
S	storage		✓				✓		✓
U	utility, miscellaneous		✓				✓		✓

PLUMBING AND MECHANICAL DESIGN

Based on group, number of stories, occupant load and threshold level of the proposed construction, where indicated with a “✓” requires an RDP seal as outlined on Page 1. However, if designed and constructed by a licensed master plumber or mechanical worker or Class A plumbing or mechanical contractor, an RDP seal is not required.

Group	Description	Stories		Occupant Load		Threshold Level ¹	
		≤3	>3	≤100	>100	Below	Above
A-1	theaters		✓		✓		✓
A-2	restaurants, nightclubs		✓				✓
A-3	dance halls, churches		✓				✓
A-5	grandstands, etc.		✓				✓
B	business		✓				✓
E	schools	✓	✓	✓	✓	✓	✓
F	factory & industrial		✓				✓
H	high hazard	✓	✓	✓	✓	✓	✓
I	institutional (i-1, i-2 & i-3)	✓	✓	✓	✓	✓	✓
I-4	day care		✓		✓		✓
M	mercantile		✓				✓
R	residential		✓		✓		✓
S	storage		✓				✓
U	utility & miscellaneous		✓				✓

¹ Threshold Level is plumbing and mechanical systems using packaged mechanical equipment not exceeding gauge pressures of 125 pounds per square inch, other than refrigeration, or temperatures other than flue gas of 300 degrees F.