



## Building and Trade Permits

### *Do you know about Fairfax County's permit regulations?*

- ◆ A Building Permit is required for all new residential or commercial construction in Fairfax County. Depending on the work being done, corresponding Trade Permits (Plumbing, Electrical, Mechanical) may also be required.
- ◆ While permit requirements will differ based on the scope of work, these are some examples of when a permit is required:
  - ◆ New construction or demolition of a building, addition, or other structures including but not limited to porches or decks.
  - ◆ Accessory structures including but not limited to sheds, detached garages, gazebos, pavilions and play houses, which are over 256 square feet (check zoning regulations for permitted location)
  - ◆ Interior alterations including but not limited to finishing a basement, converting any space into a bedroom, and some kitchen remodels.
  - ◆ Alterations involving the removal or addition of a wall, partition or portion thereof
  - ◆ Installation of a water supply and distribution system, sanitary drainage system, fire protection system, or vent system, including a chimney relining.
  - ◆ Installation of a new window.
  - ◆ Retaining walls supporting three or more feet of unbalanced fill.
  - ◆ Installation of plumbing, electrical wiring, and mechanical systems.
  - ◆ Installation, replacement, or removal of fuel-fired appliances, including but not limited to water heaters, stoves, dryers, and furnaces, regardless of the appliance's fuel source.
- ◆ Any time a permit is required, the scope of work must pass all required inspections, including final inspection. County inspectors do not conduct an inspection unless an inspection is scheduled.
- ◆ For questions regarding the permit process or for assistance obtaining a permit, please contact the **Permit Application Center: 703-222-0801, TTY 711.**
- ◆ For more information about setbacks or other zoning requirements that may apply, please contact the **Zoning Permits Section at 703-222-1082, TTY 711.**

Turn Over

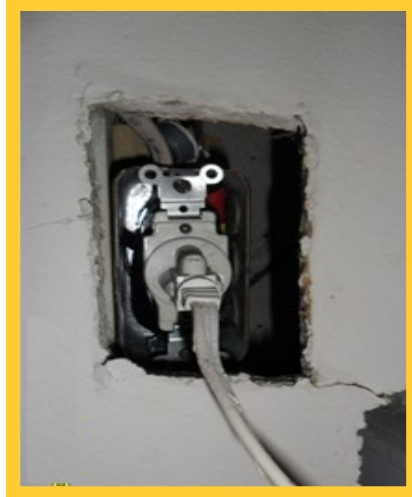


## Unpermitted Construction Examples:

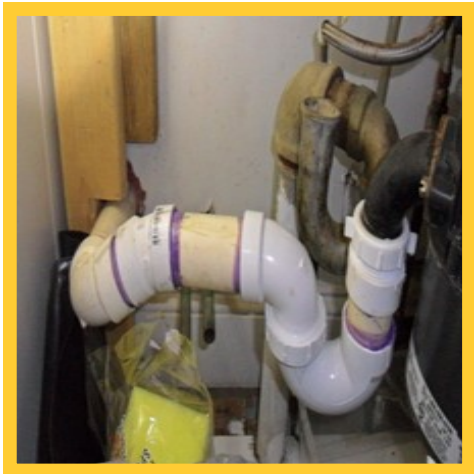
Improperly anchored deck



Dangerous electrical work



Open sewer line and improper plumbing



Dangerous mechanical work



To report a possible violation OR for more information contact:



Fairfax County Department of Code Compliance  
12055 Government Center Parkway, Fairfax, VA 22035  
Phone: 703-324-1300, TTY 711  
Web: [www.fairfaxcounty.gov/code/](http://www.fairfaxcounty.gov/code/)



This document is available in other languages. To request this information in an alternate format, contact Department of Code Compliance, 703-324-1300, TTY 711.

This Fairfax County, Va. publication (May 2023) summarizes a few regulations. See relevant codes for specific requirements.