

BUILDING PROBLEM CODES

DESCRIPTION	COMMENTS
MULTI-LEVEL ACCESS	Please indicate on the plans that at least one accessible route connects each accessible level (including mezzanines) of a multi-level building. (Ref. VCC 1104.4)
ACCESS TO CONNECTED SPACES	Please ensure that the accessible route does not pass through kitchens, storage rooms, or similar spaces. This includes the accessible route to any public plumbing facilities required by section 403 of the Virginia Plumbing Code. (Ref. VCC 1104.5)
CANNOT DETERMINE ACCESSIBILITY	Please provide details and information on the plans that clarify and demonstrate compliance with accessibility requirements. Show items such as door approaches, restroom plans and elevations, drinking fountains and accessible route details. (Ref. VCC 1101.2)
ASSEMBLY BOOTH SEATING	Please show all the required accessible fixed and booth seating on the plans. Ensure that at least 5% of the total seating is accessible and is dispersed throughout the space. (Ref. VCC 1109.11 and 1109.11.1.)
ASSEMBLY COUNTER SEATING	Please show all the required accessible counter and bar seating on the plans. Ensure that at least 5% of the total seating is accessible. Accessible table seating in the immediate vicinity of the counter or bar may be substituted for accessible bar seating as noted in the IBC Commentary. (Ref. VCC/IBC 1109.11)
ASSEMBLY DINING SEATING	Please show all the required accessible dining and drinking area seating on the plans. Please provide a total seating count and an accessible seating count on the plan. Ensure that at least 5% of the total dining surfaces are accessible and located on a level accessed by an accessible route. (Ref. VCC 1109.11) .
ASSEMBLY RAISED SEATING	Please provide clear ramp and handrail details on the plan for the ramp to the restaurant raised floor areas. Raised floor areas are required to be fully accessible. (Ref. VCC 1108.2.9)
ASSEMBLY SEATING AREA REQD	Please provide the correct number of accessible wheelchair spaces for the assembly seating areas. Ensure that accessible seats are integrated and dispersed within the space. Provide at least one companion seat adjacent to each wheelchair space. (Ref. VCC 1108.2.2.1, 1108.2.3, 1108.2.4, 1108.2.5 and 2009 ICC A117.1 802.7)
ACCESSIBLE BENCH	Please show that at least one of the benches is accessible. Provide a clear floor space arranged for a parallel approach. Ensure that the bench is at least 42" long, 20" to 24" deep, and 17" to 19" A.F.F., and that back support is provided. (Ref. 2009 ICC A117.1 903)
ACCESSIBLE CHANGING ROOM REQ'D	Please provide an accessible changing room. Ensure that the required bench is at least 42" long, 20" to 24" deep, and 17" to 19" A.F.F., and that back support is provided. The room shall be configured with a clear floor space, positioned for a parallel approach to the bench. (Ref. VCC 1109.12.1 and 2009 ICC A117.1 305, 903.3 and Figure 903(a))
PARALLEL APPROACH IN ALCOVE	Please provide a parallel or a forward approach where walls or fixtures form an alcove. Ensure that the alcove meets the minimum dimensions of 2009 ICC A117.1 Section 305.7. Refer to Fig 305.7. These more stringent restrictions apply to alcoves even where the minimum dimensions shown in other sections of the accessibility standard have been met. (Ref. 2009 ICC A117.1 305.7)
COUNTER HT. IS NOT ACCESSIBLE	Please ensure that the sales and/or service counter is accessible. The accessible portion of the counter shall extend for the full depth of the counter. For a parallel approach the counter shall be 36" minimum in length and 36" maximum A.F.F. For a forward approach the counter shall be 30" minimum in length, and 36" minimum A.F.F., and have knee and toe clearance under the counter. (Ref. 2009 ICC A117.1 904)
COUNTER HEIGHT ISNT ACCESSIBLE	Please ensure that the counter height is accessible. The counter shall provide the same service afforded to a standing customer. It shall provide a single level surface from the customer to the service provider. The accessible portion of the counter shall be a minimum of 36" wide. Purse or check writing ledges and/or pass-through openings are not permitted. (Ref. 2009 ICC A117.1 904)
DRINKING FOUNTAINS HIGH/LOW	Please provide no fewer than two drinking fountains. One drinking fountain shall be accessible to wheelchair users, and the other is accessible to standing persons. Alternatively, a single "high/low" drinking fountain may be provided. If there is only one drinking fountain, a new fountain or a "high/low" can be installed under accessibility upgrades. (Ref. VCC 1109.5)
DOOR APPROACHES NOT ACCESSBL	Please ensure that the door approaches have the required maneuvering clearances: 18" is required on the pull side of the door for a depth of 60" (5 feet) from the door. 12" is required on push side of the door where both closer and latch are provided for the depth of 48". (Ref. 2009 ICC A117.1 404.2.3.2)
DRINKING FOUNTNS NOT ACCESSBL	Please ensure that the drinking fountains are accessible. (Ref. 2009 ICC A117.1 602)
ACCESSIBLE EXITS REQ'D	Please ensure that the exits are accessible. (Ref. VCC 1009.1)
ACCESS+ FORM NOT CORRECT A	The accessibility questions on the Building Plan Review Cover Sheet indicate that the space is "fully compliant". Please show information and details on the plans demonstrating that the accessible route, including the restrooms and drinking fountains that serve the space being altered, are fully compliant with current accessibility standards. (Ref. VEBC Chapter 4 and 2009 ICC A117.1)
ACCESS+ FORM NOT CORRECT B	The accessibility question on the Building Plan Review Cover Sheet indicates that it is "technically infeasible" for the space to be made fully accessible. "Technically infeasible" is only applicable when the renovation to an area cannot be made fully accessible because load bearing structural elements would have to be moved. When "technically infeasible" is checked, please demonstrate up to 20% of the construction cost is allocated towards accessibility upgrades. Refer to the definitions Technically Infeasible, VEBC Section Chapter 2. (Ref. VEBC Chapter 4)
ACCESS. FORM NOT CORRECT C	The accessibility questions on the Building Plan Review Cover Sheet indicate that "Upgrades are Required." On the form please list the total applicable cost of construction, the items being upgraded, and those associated costs of upgrades. New construction does not qualify as an upgrade. Upgrades shall be limited to improvements to the existing accessible route to the altered area, including the restrooms and drinking fountains that serve that area. (Ref. VEBC Chapter 4)
KITCHENETTE SINK ACCESSIBILITY	Kitchen and kitchenette sinks shall have a maximum height of 34" above finished floor. Please provide a forward approach to the sink when a cook top or conventional range is provided; a parallel sink approach is not permitted. (Ref. 2009 ICC A117.1 804.4 and 606)
MULTI-LEVEL ACCESS	Please ensure that at least one accessible route connects each accessible level (including mezzanines) of a multi-level building. (Ref. VCC 1104.4)
RAMPS ARE NOT ACCESSIBLE	Please ensure that the ramp(s) comply with VCC 1012 and 2009 ICC A117.1 405.
FAMILY RESTROOM IS REQUIRED	Please provide a family or assisted use toilet room in Mercantile and Assembly occupancies where an aggregate of six or more male and female water closets are required. (Ref. VCC 1109.2.1)
FAMILY BATHING REQD IN REC	Please provide a family or assisted use bathing room in recreational facilities where separate-sex bathing rooms or locker rooms are provided. (Ref. VCC 1109.2.1)
INCORRECT RESTROOM GRAB BARS	Ensure that grab bars in restrooms comply with 2009 ICC A117.1 604.5. Unless previously provided, vertical grab bar(s) are required. (Ref. 2009 ICC A117.1 Fig. 604.5.1 and 604.5.2)
RAMP SLOPE	Ensure that the slope of a ramp is between 1:12 and 1:20. (Ref. VCC 1012 and 2009 ICC A117.1 405.2)

ROUTE TO ACCESSIBLE RESTROOM	Where only one accessible route is provided, please ensure that the route shall not pass through kitchens, storage rooms, restrooms, closets, or similar spaces. (Ref. VCC 1104.5)
AMBULATORY WATER CLOSET REQD	Please provide an ambulatory water closet compartment where six or more water closets and/or urinals are provided in a single restroom. (Ref. VCC 1109.2.2)
PRIVATE RESTROOM NOT COMPLIANT	Please ensure that the restroom serving only a single, private office is fully accessible except for the items specifically listed in 1109.2, exception 1. (Ref. VCC 1109.2)
5' CLR SPACE @ TOILET-NO SINK	Please provide the required 60"x59" clearance at the water closet. The sink cannot overlap this clear floor space at the toilet. (Ref. 2009 ICC A117.1 604.3)
FAMILY RESTROOM IS REQUIRED	Please provide a family or assisted use toilet room in Mercantile and Assembly occupancies where an aggregate of six or more male and female water closets are required. (Ref. VCC 1109.2.1).
WATER CLOSET DOOR INCORRECT	Please ensure that water closet compartment doors comply with 2009 ICC A117.1 404. Also ensure that the opening is a maximum 4" from the wall opposite water closet or 56" from the wall closest to the water closet, and that the opening aligns with clear floor space in the compartment. (Ref. 2009 ICC A117.1 604.9.3, Table 604.9.3.1 and Fig. 604.9.3.1)
RESTRMS TO BE FULLY ACCESSIBLE	Please ensure that all restrooms are fully accessible. (Ref. VCC 1109.2 and 2009 ICC A117.1 Chapter 6)
FAMILY BATHING REQD IN REC	Please provide a family or assisted use bathing room in recreational facilities where separate-sex bathing rooms or locker rooms are provided. (Ref. VCC 1109.2.1)
SHOWER NOT FULLY ACCESSIBLE	Please ensure that transfer-type showers comply with 2009 ICC A117.1 608.2.1. The shower controls shall be on the wall opposite the seat. Please show the clear floor space, seat, and controls on plan. (Ref. ICC A117.1 608.2.1)
TYPE B TO COMPLY WITH ANSI	Please ensure that the type 'B' dwelling units comply with the 2009 ICC A117.1 1004. Refer to the definition of Type 'B' dwelling unit in VCC 202.
INDICATE ACCESSIBLE UNITS, RMS	Please indicate which units/rooms are accessible and ensure the number provided complies with VCC Table 1107.6.1.1. (Ref. VCC 1107.6.1)
DOORS IN SERIES INCORRECT	Please ensure that there is a 48" clear space between doors in series outside the arc of the door swing. Doors in series shall either swing in the same direction or away from each other. (Ref. VCC 1010.1.8)
SECURITY GRILLE INCORRECT	Security grilles are only permitted along a means of egress in use groups Business, Factory, Mercantile, and Storage. All grilles shall be openable from the inside without the use of a key or special knowledge or effort. Please provide details on the plan to clarify compliance. (Ref. VCC 1010.1.4.4)
DOOR LANDING INCORRECT	Please provide a level floor or landing on each side of a door. Landings shall be at least as wide as the door served and have a length of at least 44". (Ref. VCC 1010.1.5 and 1010.1.6)
DOOR HARDWARE INCORRECT	Please ensure that the door hardware does not require tight grasping or pinching to operate, and that it is mounted between 34" and 48" above finished floor. (Ref. VCC 1010.1.9.1) (1010.1.9.2)
DOOR OPERATION INCORRECT	Please ensure that the doors are readily openable from the egress side without the use of special knowledge or effort to operate. (Ref. VCC 1010.1.9)
DOOR SIZE INCORRECT	Please ensure that the width of each door provides the minimum required 32" clear width, measured between the face of the door and the stop when the door is open at 90 degrees. (Ref. VCC 1010.1.1)
DOOR SWING INCORRECT	Please ensure that doors are side-hinged and swing in the direction of egress travel where serving an occupant load of 50 or more. (Ref. VCC 1010.1.2.1)
FLUSH BOLTS NOT PERMITTED	Manually operated surface or flush bolts are not permitted on means of egress doors (VCC 1010.1.9.4). Where egress doors are used in pairs, please ensure that automatic flush bolts are used only on the inactive leaf and surface mounted hardware shall not be applied on inactive leaf. (Ref. VCC 1010.1.9.4 and 1010.1.9.3(3))
KEYED HARDWARE INCORRECT	Please ensure that the main exterior egress doors in use groups B, F, M, and S are only equipped with a key-operated lock on the egress side when the door and lock complies with all 3 items of VCC 1010.1.9.3(2). (Ref. VCC 1010.1.9.3(2))
HARDWARE FUNCTION NOT CORRECT	Please ensure that all doors in a means of egress are readily openable from the egress side without the use of a key or special knowledge or effort. (Ref. VCC 1010.1.9)
PANIC HARDWARE	Please ensure that each door (i.e., all doors) capable of latching or locking in a means of egress from a Group A or E occupancy with an occupant load of 50 or more is equipped with panic or fire exit hardware. (Ref. VCC 1010.1.10)
PANIC HARDWARE IN HIGH HAZARD	Please ensure that each door (i.e., all doors) capable of latching in a means of egress from a Group H occupancy or from an electrical room rated 1200 amperes or more is equipped with panic hardware. (Ref. VCC 1010.1.10).
PROVIDE DOOR HW SCHEDULE	Door operation compliance with Section 1010.1.9 is not clear on the plans. Please provide a door schedule and a hardware schedule on the plans. Exiting and accessibility reviews cannot be completed without knowing how all doors function. (Ref. VCC 109.3 and 1010.1.9)
STAIRWAY DOORS CANNOT LOCK	Please provide details on the drawings showing that the interior stairway means of egress doors are openable from both sides without the use of special knowledge or effort. Stairway doors can only be locked if they meet all the conditions of one of the exceptions to VCC 1010.1.9.11. (Ref. VCC 1010.1.9.11)
TURNSTILES RESTRICT EGRESS	Please provide details on the plans showing that each turnstile which restricts egress is not credited with more than a 50 person egress capacity when it meets all the requirements of the exception. Where serving an occupant load of greater than 300, an additional side-hinged door is required within 50 feet. (Ref. VCC 1010.3 and 1010.3.2)
UNLATCHING OF DOOR	Please ensure that the unlatching of any door does not require more than one operation. (Ref. VCC 1010.1.9.5)
FIRE DOORS TO BE SELF-CLOSING	Please ensure that fire doors are self-closing and latching. Provide notes on drawing for appropriate hardware. (Ref. VCC 716.5.9, 716.5.9.1, 716.5.9.2 and NFPA 80-10)
SENSOR-RELEASE EGRESS DOOR	Please provide details on the plans showing how the sensor release of electronically locked egress doors complies with all the requirements of VCC 1010.1.9.8. Show the location of the access device (card reader), motion sensor, and the manual unlocking device located within 5' of the door on the plans. Specify in the plans that those doors will unlock in accordance with all six items listed in section 1010.1.9.8. (Ref. VCC 1010.1.9.8)

SENSOR-RELEASE TENANT DOOR	VCC 1010.1.9.8 permits "sensor-release egress doors" only at entrances to buildings and entrances to tenants (from public corridors). It is our policy to treat these types of doors within suites as follows: While this requirement can be construed to mean literally what it says (i.e., doors which connect a discrete tenant space with either a common path of travel shared by other tenants, or directly with an exit discharge), we see no difference in the relative level of hazard to the occupants of a tenant space if a "sensor-release egress door" is located interior to the tenant space perimeter (perhaps at an access point to a secure work area) rather than at an "entry point" to the composite tenant space. However, we do see a potential increase in hazard with any increase in the total number of such "sensor-release egress doors" a building occupant must traverse to exit a building. The existing wording of VCC 1010.1.9.8 effectively limits the number of "access-controlled egress doors" to two that may be encountered on any one egress path of travel (one at the building entrance doors and one at "entrance doors to tenant spaces"). Accordingly, it is our determination that so long as no more than two "sensor-release egress doors" will be encountered on any single path of egress travel to an exit discharge, and so long as all other provisions of VCC 1010.1.9.8 are complied with, "sensor-release doors" may be placed anywhere within a building the owner or tenant chooses. Please provide full-building egress door analysis. (Ref. VCC 1010.1.9.8)
DELAYED EGRESS DOOR	Please state on the plans which doors have delayed egress hardware. Delayed egress doors, in other than groups A, E and H, are permitted in buildings which are equipped with a sprinkler system in accordance with VCC 903. Specify on the plans that the delayed egress doors will unlock in accordance with all 6 items listed in Section 1010.1.9.7. Ensure that an occupant is not required to pass through more than one delayed egress door before entering an exit. (Ref. VCC 903 and 1010.1.9.7)
SPECIAL LOCKING DOORS	Doors with special locking arrangements such as Sensor-Release Egress Doors (VCC 1010.1.9.8), Delayed Egress (VCC 1010.1.9.7), and Stairway Doors (VCC/IBC 1010.1.9.11 and 403.5.3) require interconnection to the fire alarm system and inspection by the Fire Marshal. Please comply with all the requirements for Door Locks, Exits, and Security in the Fire Prevention Division's "Code Reference Package" at: https://www.fairfaxcounty.gov/fire-ems/fire-marshal/permit-requirements
COMMON PATH OF EGRESS EXCEEDED	Please ensure that the length of the common path of egress does not exceed the maximum permitted. (Ref. VCC Table 1006.2.1)
CORRIDOR CONTINUITY	Please ensure that the fire-resistance rated corridors are continuous from the point of entry to an exit, and that the corridors are not interrupted by intervening rooms except for fire-resistance rated foyers, lobbies and reception room. (Ref. VCC 1020.6)
CORRIDOR WIDTH	Please ensure that the corridor(s) meet the minimum requirements for width and capacity. (Ref. VCC 1020.2 and Table 1020.2)
CORRIDOR DEAD ENDS	Please ensure that the corridor(s) do not exceed the maximum limits for dead ends. (Ref. VCC 1020.4)
OPEN DOOR MAX PROJECTION	Please ensure that when opening, doors shall not reduce corridors, landings, and aisles to less than 1/2 the required egress width. (Ref. VCC 105.7, 1010.1.6, 1011.6, 1018.1, 1020.3 and 1029.9)
OPEN FULLY DOOR PROJECT	Please ensure that when fully opened, the door and hardware shall not project more than 7" into the required egress width. (Ref. VCC 1005.7.1)
ACCESS TO MIN. NUMBER OF EXITS	Please provide adequate number of exits, or access to exits per story or occupied roof in accordance with Table 1006.3.1 (Ref. VCC 1006.3.1)
NO. OF EXITS INADEQUATE	Please provide a sufficient number of exits from the story for the use and occupant load. Refer to Tables 1006.3.2(1) and 1006.3.2(2) for situations where only one exit is required from a story. (Ref. VCC 1006.3)
EXIT WIDTH INADEQUATE	Please provide an egress width which is adequate for the use and occupant load. (Ref. VCC 1005.1)
FURNITURE PLAN W/ OCCUP. LOAD	Please provide a furniture plan that supports the indicated occupant load. (Ref. VCC 109.3 and 1004)
PROVIDE GUARD DETAILS	Please provide guard details on the plans complying with VCC 1015.2 and 1015.3.
HANDRAIL DETAILS INCORRECT	Please ensure that the provided handrail details comply with VCC 1014.
HANDRAIL DETAILS REQ'D	Please provide handrail details on the plans complying with VCC 1014.2 through 1014.9.
EXIT SIGNS REQUIRED	Please provide exit signs at exits and along the means of egress placed in accordance with VCC 1013.1
MEANS OF EGRESS ILLUM REQ'D	Please provide means of egress illumination including at the exit discharge. (VCC 1008.1)
EGRESS THROUGH INTERVENING SPC	Egress through intervening spaces: Please note that maximum of one exit access is permitted to pass through kitchens, store rooms, closets, or spaces used for similar purposes provided such a space is not the only means of egress, is accessory to the area served, is not subject to locking, and provides a discernible path of egress to an exit. (Ref. VCC 1016.2 and VCC 1016.2 #5 Exception 3)
MEANS OF EGRESS INADEQUATE	Please provide a number of means of egress that are adequate for this use and occupant load. (Ref. VCC Table 1006.2.1 Spaces with One Exit or Exit Access Doorway)
MULTIPLE TENANT EGRESS	Please ensure that where more than one tenant occupies any one floor in a building or structure, each tenant space, dwelling unit and sleeping room has access to the required exits without passing through adjacent tenant spaces, dwelling units and sleeping units. (Ref. VCC 1016.2.1)
DETERMINE OCCUPANT LOAD	Please determine the occupant load in accordance with VCC/IBC 1004 and Table 1004.1.2. The occupant loads of rooms and spaces are based on the way the room or space is used, not necessarily on Occupancy Classification of the building, floor, or tenant. Be sure that functions of all rooms and spaces are identified on the plans. (Ref. VCC 1004 and Table 1004.1.2)
SHOW NUMBER OF OCCUPANTS	Please show the number of occupants in each space on the plans based on the maximum floor area allowances per occupant. (Ref. VCC 1004.1 and Table 1004.1.2.)
OCCUPANT LOAD CERTIFICATE	For your information, assembly rooms and spaces with 50 or more occupants shall have the occupant load of the room or space posted. Please provide an occupant load computation for each separate assembly space on the plans. The occupant load shown on the approved plans for each assembly space will be used for the posted occupant load certificate. (Ref. VCC 1004.1 and VCC 1004.3)
EXITS NOT REMOTE	Please demonstrate separation distance between required doors comply with VCC 1007.1.1.1. (Ref. VCC 1007.1.1 and 1007.1.2)
EPLAN CHECKLIST COMMENTS	
FLOOR OPENINGS	Please provide a fire-resistance rated shaft enclosure for the floor opening. (Ref. VCC 713.1)
ATRIUM SMOKE CONTROL SYSTEM	Please provide a smoke control system for an atrium that connects more than two stories. (Ref. VCC 404.5)
FIREBLOCKING AND DRAFTSTOPPING	Please indicate on the drawings fireblocking and draftstopping in combustible concealed locations. Indicate locations, techniques, and materials. (Ref. VCC 718)
CORR CONTINUITY REQ'D	Please ensure that fire-resistance rated corridors are continuous from the point of entry to an exit. Corridors shall not be interrupted by intervening rooms. (Ref. VCC 1020.6)
CORR RATINGS REQ'D GRP I-2	Please indicate on the drawings that corridors walls in occupancies in Group I-2 are to be constructed as smoke partitions. (Ref. VCC 407.3 and 710)
CORR CONTINUITY REQ'D GRP I-2:	Please ensure that corridor walls in occupancies in Group I-2 are continuous to the exits and separated from all other areas. (Ref. VCC. 407.2)

CORRIDOR RATINGS REQ'D	Please indicate the required hourly fire-resistance rating, including a design number, for the corridors. Corridors walls required to be fire rated shall be fire partitions. (Ref. VCC 1020.1 and VCC 708)
FIRE RESIST. DESIGN # REQ'D	Please provide a fire resistance design number (and a copy of the listing if other than UL) for each of the elements listed below: (Ref. VCC 109.3)
EXT. WALL OPNGS EXCEED LIMITS	Please ensure that the amount of openings in the fire-resistance rated exterior walls does not exceed the limits of Table 705.8, Openings. The amount of openings shown on the drawings exceeds the limits. (Ref. VCC 705.8)
NONCOMBUSTIBLE EXT TRIM	Please provide exterior wall coverings and trim, including balconies, decks, windows, doors, and siding, which is noncombustible when installed over 40 feet in height above grade plane. (Ref. VCC 1406)
EXT. WALL NOT PER TABLE 602	Please provide the correct hourly fire-resistance rating for the exterior wall. (Ref. VCC/IBC Table 602 and the definition of "fire separation distance" in VCC 202)
FIRE BARRIER SUPPORT	Please ensure that any structural element supporting or penetrating a fire barrier shall have a rating equal to or greater than the shaft which it supports. (Ref. VCC 707.5, Continuity and 707.5.1 Supporting Construction)
FIRE DOOR SELF-CLOSING	Please ensure that each fire door is self-closing and latching. Indicate items such as closers and types of latches or locks on the door and/or hardware schedules. (Ref. VCC 716.5.9 and NFPA 80-10)
FIRE WALL HORIZ. CONTINUITY	Please show on the plans how the fire walls meet the horizontal continuity provisions of VCC 706.5, Horizontal Continuity
FIRE WALL VERT. CONTINUITY	Please show on the plans how the fire walls must meet the vertical continuity provisions of VCC 706.6, Vertical Continuity
FIRE WALL STRUCTURAL STABILITY	Please ensure that the fire walls will allow for the collapse of the structure on either side without damaging the wall per VCC 706.2. This includes the collapse of items penetrating the wall such as piping, ducts, cables, raceways, etc. Please show compliance on the plans by notes and/or details. (Ref. VCC 706.2)
FIRE WALL RATING	Please indicate the hourly rating for the fire walls. (Ref. VCC Table 706.4)
INTERIOR FINISHES	Please provide class of material and flame spread/smoke developed index for all new interior finishes as applicable (floor, base, wall, ceiling, etc) on the drawings. If interior finishes are to be determined at a later date (or by others); please list the minimum class with flame spread/ smoke developed index meeting the requirements of the construction type. (Ref. VCC 803 and 804)
INTERIOR FINISHES NON-COMB	Where interior finish materials are applied on walls, ceilings or structural elements required to have a fire-resistance rating or to be of noncombustible construction, they shall comply with the provisions of sections 803.11, 803.11.1 and 803.11.2.
DISTANCE TO LOT LINES	Please show the distance to the lot lines and assumed property lines between buildings. (Ref. VCC 109.2 and Ref. definition of "Fire Separation Distance" VCC 202, Table 602, and 705.3)
FIRE-RATED ASSEMBLY MARKINGS	Please ensure that concealed fire walls, fire barriers, fire partitions and smoke barriers are designated above ceilings with signage indicating the fire-resistance rating and type of assembly. Please indicate this requirement on the plans. Note example: "ONE HOUR FIRE PARTITION". (VCC 703.7)
FIRE RATINGS APPLY TO MEZZ.	Please provide fire-resistance ratings for the mezzanine construction which match the buildings construction type. Provide the rated design numbers and the hourly rating. (Ref. the definition of "Mezzanine" in VCC 202, 505.1 and Table 601)
MONITORING IS REQUIRED	Please indicate on the drawings that the suppression system is monitored per VCC 903.4 in order to take any code permitted allowances for a building sprinklered throughout. (Ref. VCC 903.4)
COMB MATERIALS IN TYPES I&II	Please indicate which item under VCC 603 permits the use of combustible materials in your project. The use of combustible materials in types I and II construction is limited to those applications specified in VCC 603, Combustible Material in Type I and II Construction. (Ref. VCC 603)
OPENING PROTECTIVES REQUIRED	Please indicate that the fire doors are self-closing and latching in the door and/or hardware schedules. Opening protectives shall be rated per VCC Table 716.5, Fire Door and Shutter Fire Protection Ratings. (Ref. VCC 716.5)
RATINGS PER TABLE 601 MISSING	Please indicate the fire-resistance design numbers for the following required rated elements: Please ensure that all of the fire-resistance ratings are indicated with the correct 'listed' design numbers and the correct hourly designation. (VCC Table 601 and Chapter 7)
RATINGS PER TABLE 601 WRONG	Fire-resistance design numbers are incorrect for the following required rated elements: Please ensure all of the ratings are indicated with the correct 'listed' design numbers. (VCC Table 601 and Chapter 7)
SHAFT SUPPORTING ELEMENTS	Please ensure that the structural elements supporting or penetrating the shaft have a rating equal to or greater than the shaft. Identify on the plans each structural element which is required to be rated, provide the hourly rating, and the design number. (Ref. VCC 713.5 Continuity)
SHAFT RATINGS	Please ensure that shafts have a continuous fire resistance rating. Any supporting or penetrating structural elements must have a rating equal to or greater than the shaft. (Ref. VCC 713.5 Continuity)
FIRE SUPPRESSION SYSTEM REQ'D	Please provide an automatic sprinkler system. (Ref. VCC 903.2)
RATINGS NOT PER TABLE 601	Fire resistance design numbers are required for all rated Please provide fire-resistance design numbers for all rated structural elements and separations as indicated in VCC/IBC Table 601. Please show all of the ratings with the correct 'listed design numbers and the hourly rating. (Ref. VCC 601)
THROUGH-PENETRATION PROTECTION	Please provide details for the through-penetration protection system(s). (Ref. VCC 714, Penetrations)
FLOOR/CEILING DESIGN # REQ'D	Please provide a UL listing design number, a prescriptive design per VCC/IBC 721, or calculations in accordance with VCC/IBC 722 for the fire-resistance rated floor/ceiling (roof/ceiling) assembly. (Ref. VCC 703.2 and 703.3)
ACCESSORY OCCUPANCIES	Please provide square footage calculations of the accessory uses. Ensure that accessory occupancies comply with VCC 508.2: They must be subsidiary to the main occupancy and occupy less than 10% of the floor area. They shall not exceed the tabular values of VCC Table 506.2 for the specific accessory occupancy. The total of all accessories shall not occupy more than 10% of the total floor area. (Ref. VCC 508.2 and VCC Table 506.2)
AREA EXCEEDS LIMITS	Please provide calculations showing that the building meets the area limitations of VCC Table 506.2 with allowable modifications. The building area indicated on the plans appears to exceed the limits of Table 506.2, Allowable Building Areas, as modified by Section 506, Building Area Modifications, for the Type of Construction selected. (Ref. VCC 503 and Table 506.2)
NONCOMBUSTIBLE EXT TRIM	Please indicate types of exterior trim, including balconies, decks, windows, doors, and siding, which are noncombustible for installations over 40 feet in height above grade plane. (Ref. VCC Section 1406.2.1(2))
OUTSIDE HEATING	The proposed design includes an area of heating outside the building. Such an area is governed by the 2015 International Energy Conservation Code, Sec. C403.2.13 Heat for this area can only be provided by radiant systems, which must de-energize when no occupants are present (timer or occupancy sensor controls). Include appropriate details on "MEP" drawings that show heating system and controls.
HEIGHT EXCEEDS LIMITS	The building height indicated on the plans appears to exceed the maximum allowable building height for the type of construction selected. Please provide calculations showing compliance. (Ref. VCC Table 504.3)
INCIDENTAL USES	Please provide calculations demonstrating that the incidental use areas occupy less than 10% of the building area of the story. Indicate that the incidental use areas are separated and/or protected. (Ref. VCC 509 and Table 509)

INCIDENTAL USES SEP	Please indicate that the incidental use areas are separated and/or protected from adjacent spaces. (Ref. VCC/ 509.4)
MEZZANINE AREA	Please provide calculations indicating that the aggregate area of a mezzanine(s) within a room are not more than one third of the room below to which the mezzanine is open. (Ref. VCC 505.2.1)
MEZZANINE EGRESS	Please indicate egress from the mezzanine on the plans. Means of egress from a mezzanine shall comply with applicable provisions of Chapter 10, including the number of exits, travel distance, and common path of travel. (Ref. VCC 505.2.2)
MEZZANINE NOT PER 505.2	Please provide calculations demonstrating that the mezzanine in this noncombustible, sprinklered building with a voice alarm, is no more than 1/2 of the room below to which the mezzanine is open. (Ref. VCC 505.2.1)
MIXED-USE PROVISIONS	Please clearly show compliance with the mixed use provisions of 508.1, on the plans. Indicate if you have designed the spaces as separated, non-separated, or accessory occupancies. Provide the required ratings for the separation assemblies. (Ref. VCC 508.1 and Table 508.4)
NONSEPARATED OCCUPANCIES	Please ensure that nonseparated occupancies comply with VCC 508.3.2, Allowable Building Area and Height. The entire nonseparated area or building shall meet the height and area restrictions of Section 503 for the most restrictive occupancy. The most restrictive provisions of Chapter 9 shall apply throughout the whole building. Provide calculations demonstrating that the building meets the height and area restrictions. (Ref. VCC 508.3.2 and 503)
OCC. CLASSIFICATION MISSING	Please indicate the correct occupancy classification(s) on the plans. (Ref. VCC Chapter 3)
OCC. CLASSIFICATION INCORRECT	The occupancy classification shown on the plans does not appear to be correct. Please re-evaluate and indicate the correct occupancy classification(s) on the plans. (Ref. VCC Chapter 3)
OCCUPANT LOAD CERTIFICATE	Assembly rooms and spaces with 50 or more occupants shall have the occupant load of the room or space posted. Please provide an occupant load computation for each separate assembly space on the plans. The occupant load shown on the approved plans for each assembly space will be used for the posted occupant load certificate. Refer to VCC 1004.1 for occupant load determination. (Ref. VCC 1004.3)
STORIES EXCEEDS LIMITS	The number of stories of the building appear to exceed the limits of Section 504.4. Please provide calculations demonstrating that the number of stories of the building above Grade Plane does not exceed the limits of Tables 504.4 for the type of construction selected. (Ref. VCC Section 504)
TYPE CONSTRUCTION MISSING	Please evaluate the project and indicate the type of construction on the plans. (Ref. VCC Chapter 6)
TYPE CONSTRUCTION WRONG	The Type of Construction listed on the plans is incorrect. Please re-evaluate the project and indicate the construction type on the plans. (Ref. VCC Chapter 6)
TYPE CONST NOT PER ZONING RCDS	The Type of Construction indicated is not consistent with County records for this structure. County records indicate type ____ construction per Chapter 6 of the IBC. If the building owner or designer has original building plans or permits that contradict our determination, please submit those documents with the corrected plan submittal. (Ref. VCC Chapter 6)
MECH EQUIP GUARD	Please provide details of guards for the rooftop mechanical equipment requiring service where the equipment is located within 10 feet of the edge of a roof. Provide details of the guards on the plans. (Ref. VCC 1015.6)
VEST ENTRY	Please note that all building entrances require a vestibule entry, unless the entrance can be demonstrated as meeting one of the exceptions listed in 2015 International Energy Conservation Code, Section C402.5.7. Doors to vestibules must be self-closing. Interior and exterior vestibule doors may open at different times. Vestibule doors must still meet the requirements of doors in series covered by 2015 VCC Sec. 1010.1.8. The following door appears to be non-exempt and therefore requires a vestibule:
OUTSIDE HEATING	Please ensure that the proposed design includes an area of heating outside the building. Heat for this area can only be provided by radiant systems, which de-energize when no occupants are present (timer or occupancy sensor controls). Please include appropriate details on "MEP" drawings that show heating system and controls. (Ref. VECC C403.2.13)
INSULATION REQUIREMENTS	Per the prescriptive envelope requirements of VECC Table C402.1.3, please ensure that wood framed walls above grade shall have either R-20 insulation or R-13 + R-3.8 continuous insulation. Metal framed walls above grade shall have R-13 + R-7.5 continuous insulation. Roofs with insulation above the roof deck shall have R-25 continuous insulation. Attics shall have R-38 insulation. (Ref. VECC Table C402.1.3)
IECC PRESCRIPTIVE REVIEW	Please note that plans were reviewed under the prescriptive requirements of the Commercial Energy Code. (Ref. VECC C402.1)
VESTIBULE ENTRY	Please ensure that all building entrances are protected with an enclosed vestibule entry unless the entrance can be demonstrated as meeting one of the exceptions listed in VECC C402.5.7. Doors to vestibules must be self-closing. Interior and exterior vestibule doors may open at different times. Vestibule doors must also meet the requirements of doors in series. The following door(s) appear(s) to be non-exempt and; therefore, require(s) a vestibule: (Ref. VECC C402.5.7)
BUILDING PLAN REVIEW COVER SHT	Please complete all of the accessibility questions on the "Building Plan Review Cover Sheet", including the required cost estimates. Attach the original to the County plan set and a copy to each additional set of plans. The form is available at https://www.fairfaxcounty.gov/landdevelopment/sites/landdevelopment/files/assets/documents/forms/building-plan-review-cover-sheet.pdf
BUILDING PLAN REVIEW COVER SHT	The "Building Plan Review Cover Sheet" is missing, incomplete, or is not filled out correctly. Please correct and attach the original to the County plan set and a copy to each additional set of plans. The form is available at https://www.fairfaxcounty.gov/landdevelopment/sites/landdevelopment/files/assets/documents/forms/building-plan-review-cover-sheet.pdf
CLARIFY 2015 CODES USE IN DSGN	Please clarify and coordinate the codes and standards used in this design. Beginning September 4, 2019, compliance with the 2015 VCC is mandatory. The 2015 VCC references 2015 IBC, 2015 IMC, 2015 IPC, 2014 NEC, as amended by the VCC; and 2009 ANSI A117.1. Please list the Applicable Building Codes on the drawings.
CLARIFY CODES USED IN DESIGN	Please clarify and coordinate the codes and standards used in this design. All plans submitted through September 4, 2018 shall be designed using the 2012 VCC. All plans submitted after September 4, 2018 and through September 3, 2019 may be designed per the 2012 VCC or the 2015 VCC. Beginning September 4, 2019, compliance with the 2015 VCC is mandatory. The 2012 VCC references 2012 IBC, 2012 IMC, 2012 IPC, 2011 NEC, as amended by the VCC, and 2009 ANSI A117.1. The 2015 VCC references 2015 IBC, 2015 IMC, 2015 IPC, 2014 NEC, as amended by the VCC, and 2009 ANSI A117.1
CLARIFY VEBC USED IN DESIGN	Ensure that reconstruction, alteration, and repair in occupancies other than Group R-5 comply with the 2015 Virginia Existing Building Code (VEBC). Please note on the plans project is reviewed under Virginia Existing Building Code and identify the Compliance Method used in the design. (Ref. VCC 103.6)
CLARIFY VEBC USED IN DESIGN	Please ensure that additions to buildings and structures comply with the requirements of this code for new construction. An existing building or structure plus additions shall comply with the height and area provisions of VCC Chapter 5 and the applicable provisions of Chapter 9. Further, this code shall not require changes to the design or construction of any portions of the building or structure not altered or affected by an addition, unless the addition has the effect of lowering the current level of safety. Note that plans were reviewed under Virginia Construction Code for new construction. (Ref. VCC 103.4)

EIFS EVAL. REPORT REQ'D	Please provide a copy of the ICC-ES evaluation report for the EIFS specified in the plans. (Ref. VCC 109.3 and VCC/IBC 1408)
EIFS EVAL. REPORT DETAILS	Please provide drawings of EIFS installation details on the plans consistent with the ICC-ES evaluation report. (Ref. VCC 109.3 and VCC/IBC 1408)
FORMS AVAILABLE ONLINE	Copies of forms and publications are available at: https://www.fairfaxcounty.gov/landdevelopment/land-development-services-forms
INDUST BLDG AFFIDVT INCOMPLETE	Please complete all of the items on the Industrialized Building Affidavit. Please attach it to each set of plans.
INDUSTRIALIZED BLDG AFFIDAVIT	The Industrialized Building Affidavit is missing or incomplete. Please correct and attach the original to the County plan set and a copy to each additional set of plans. The form is available at: https://www.fairfaxcounty.gov/landdevelopment/sites/landdevelopment/files/assets/documents/forms/indust.pdf
KEY PLAN REQ'D	Please provide a key plan for the building showing all exits, core facilities, and the location of work. (Ref. VCC 109.3)
RESUBMITTAL LETTER REQD	When resubmitting corrected plans for re-review, you must submit a letter addressing each rejection comment. Please state where the corrections can be found on the plans.
NOTE NAME, ADDESS, OCCUPATION	Please provide the name, address, and occupation of the person responsible for designing this project in accordance with the Virginia Uniform Statewide Building Code. (Ref. VCC 111.1)
PEER REVIEWED PROJECTS	Peer reviewed plans: The county record set of plans must include a peer review certification stamp and each sheet must include the peer reviewer's stamp with original initials. The revised plan set for re-submission and all new and altered sheets must include the peer reviewer's stamp and initials. (After the building permit has been issued revisions are not required to have the peer reviewers stamp.) The plan will not be accepted at the counter if the peer reviewer's stamp and/or initials are missing. (Ref. VCC 109.4.1 and Code of VA Title 54.1-402) .
ADD'L PERMIT FOR ADJACENT TEN	These plans alter the existing, adjacent tenant space(s). An additional building permit is required for the existing tenant. (An additional plan submission is not required for the adjacent tenant.) The purpose of the permit is to update the county records per the proposed changes. (Ref. VCC 108.1 and 109.1)
ADD'L PERMIT FOR FUTURE TENANT	An additional permit is required for each future tenant location. (Ref. VCC 108.1 and 109.1)
ADD'L PERMIT FOR SYS FURNITURE	An additional permit is required for any modular furniture installation. (Ref. VCC 108.1 and 109.1)
ADD'L PERMIT RETAINIG WALL,SHO	An additional permit is required for structures or procedures such as retaining walls or sheeting and shoring. A separate plan submission is required. A soils report and signed and sealed calculations may be required. (Ref. VCC 108.1 and 109.1)
SEPARATE PERMIT SHEET/SHORING	A separate permit and plan submission is required for SHEETING and SHORING installation.
BUILDING RELATED PROFFERS	This project has proffers or development conditions indicated on the site plan. Any that are related to the structure must be complied with and incorporated into the architectural plans prior to plan approval. Identify how you have complied with each building related proffer or condition.
DWGS, CALCS MUST HAVE A/E SEAL	Drawings, details and calculations shall bear an original signature, seal, and date of the responsible Virginia-licensed architect or professional engineer. Electronically submitted plans must contain an electronic signature with signature protection on each sheet or only the cover sheet provided it has a table of contents. For more information on signed and sealed drawing requirements, go to fairfaxcounty.gov and search for "sealed drawings."
SEPARATE REST ROOMS	Separate restroom facilities shall be provided for each sex if the occupant load of the tenant space is greater than 15, or for mercantile spaces greater than 100. (Ref. VCC 2902.2)
PHASED CONSTRUCTION SITE WORK	Please note that for phased construction, the site work must be substantially complete before a certificate of occupancy for a portion of the work can be issued. The following items shall be complete: *The site must be free of construction hazards. *Final Grade - The area associated with the occupied facility must be final graded. *Sodding and Seeding - Sodding and seeding must be completed. An exception may be granted in the winter when seeding, sodding and/or final grading is not possible due to inclement weather conditions. *Landscaping - Landscaping and screening requirements must be completed. *Proffers and/or Special Conditions - Any proffers and/or special conditions must be completed. *Pedestrian Access Ways - All walkways, sidewalks, and curb cut ramps with detectable warning surfaces must be installed. .
SITE PLAN REQ'D	Please provide a current complete copy of the site plan package including all proffers, conditions, and geotechnical information.
RESUBMISSION ADD. COMMENTS	Please be advised that additional comments may be necessary once drawings containing the minimum required information are reviewed.
SUBMISSION REQUIREMENTS FND/FT	The plans do not show the minimum plan submission information. Please refer to the Fairfax County publication for "Foundation and Footing Permits" at: https://www.fairfaxcounty.gov/landdevelopment/foundation-and-footing-permits
SUBMISSION REQUIREMENTS NEW BL	The plans do not show the minimum plan submission information. Please refer to the Fairfax County publication for "New Commercial Buildings" at: https://www.fairfaxcounty.gov/landdevelopment/sites/landdevelopment/files/assets/documents/pdf/publications/new-commercial-building.pdf
SUBMISSION REQUIREMENTS TENANT	The plans do not show the minimum plans submission information. Please refer to the Fairfax County publication for "Tenant Layouts" at: https://www.fairfaxcounty.gov/landdevelopment/sites/landdevelopment/files/assets/documents/pdf/publications/tenant.pdf
SUBMIT ROOF/FLOOR TRUSS DRWG	The roof or floor truss shop drawings may be submitted after permit issuance, but prior to installation. Please submit at least two sets. One set must include an original seal and signature of the truss design engineer. The designer must complete a county "Truss Plan Cover Sheet" and attach it to each set of shop drawings. You can find the cover sheet on our Web site: https://www.fairfaxcounty.gov/landdevelopment/sites/landdevelopment/files/assets/documents/forms/trusscvr.pdf
HVAC ATTACHMENT DTL	Please provide an attachment detail for the HVAC equipment. Show the exact location of the unit relative to the structural members. Identify angles, channels, rods, bolts and welds. Provide calculations demonstrating the adequacy of the attachment method. (Ref. VCC 109.3)
SPECIFY BEARING PRESSURE	Please specify the allowable bearing pressure on the plans. Coordinate the foundation design assumptions with the geotechnical report. (Ref. VCC 109.3)
STRUCTURAL CALCS REQ'D	Please provide structural calculations with an original seal, signature and date of an architect or engineer registered in the Commonwealth of Virginia showing the structural adequacy of the proposed construction. (Ref. VCC 109.3)
FOOTING&FOUNDATION CALCS	For a footing and foundation permit, please provide calculations, structural and architectural details of the entire building. (Ref. VCC 109.3)
PRE-FAB BLD CALCS	For pre-fabricated buildings, please provide calculations and structural details for the structural framing of the building. (Ref. VCC 109.3)
STRUCTURAL CALCS HPSHELVING	Please provide structural calculations, framing and anchorage details for storage racks greater than 12 foot in height. Please also note that rack anchorage is subject to special inspection. (Ref. ICC 2209 and RMI/ANSI MH 16.1)

SPECIAL INSPECTIONS MEETING	Prior to issuance of a permit, a Special Inspections meeting is required.
HELICAL PILES	Helical piles are subject to the requirements of 2012 VCC Section 1810 on Deep Foundations. Please provide the following information: (a) Geotechnical report for area of helical pile installation (Ref. VCC/ICC 1810.1 and 1803); (b) An analysis or statement of the adequacy of the piles with respect to lateral support, stability, settlement, and group effects (Ref. VCC/ICC 1810.2); (c) A plan notation for helical pile manufacturer, model, size, length, shaft diameter, number / size / thickness of bearing plates, and any other critical information to fully and uniquely identify the piles to be installed, and that they are suitable for the installation and service loads of the project (Ref. VCC 1810.3.1.5, 1810.3.5.3.3); (d) The allowable axial design load of each pile, as per method of VCC 1810.3.3.1.9. Also note that the installation of a helical pile system is subject to special inspections and must be included on the County form for "Statement of Special Inspections."
RAM AGG PIERS	Special Foundations: The Aggregate Pier Intermediate Foundation / Soil Reinforcement System is a supplemental foundation system to the shallow foundations specified in VCC 1809: Please provide the following information: (a) Evaluation Report for the selected system (b) Engineering design to include details of the system to show approximate size, depth and location (c) Soil Report: Also note that the installation of an aggregate pier system is subject to special inspections and must be included on the County form for "Statement of Special Inspections". (Ref. VCC 1809)
LIVE LOADS REQ'D ON PLANS	Please ensure that the construction documents clearly indicate all live loads. (Ref VCC 1603.1. and Table 1607.1)
STR. LOADS & FACTORS REQ'D	Please ensure that the construction documents clearly indicate all structural design loads and related factors. For Fairfax County: ground snow load = 25 psf, Basic 90 mph 40 m/s, Ultimate (Vult) 115 mph 51 m/s and earthquake spectral response accelerations $S_s = 0.129$ and $S_1 = 0.053$. (Ref. VCC 1603.0)
SEISMIC LOAD, FACTORS REQ'D	Please ensure that the construction documents clearly indicate all structural design loads and related factors as listed in Section. Include seismic use group, spectral response coefficients, site class, basic seismic-force-resisting system, design base shear, and analysis procedure. For Fairfax County: Earthquake spectral response accelerations $S_s = 0.129$ and $S_1 = 0.053$. (Ref. VCC 1603.1.5)
SNOW LOAD & FACTORS REQ'D	Please ensure that the construction documents clearly indicate all structural design loads and related factors as listed in Section 1603.1.3 for roof snow load. Include Pg, Pf, Ce, I, and Ct. For Fairfax County: ground snow load = 25 psf. (Ref. VCC 1603.1.3)
SOILS REPORT REQ'D	Please submit an original copy of the geotechnical report signed and sealed by an architect or engineer registered in the Commonwealth of Virginia. The maximum assumable soil bearing capacity without a geotechnical investigation is 2,000 psf. (Ref. VCC 109.3 and VCC 1803)
SSI FORM MISSING	Please submit a "Statement of Special Inspections". Attach a completed copy to each set of drawings. The form is available at: https://www.fairfaxcounty.gov/landdevelopment/sites/landdevelopment/files/assets/documents/forms/sip_ssi.pdf (Ref. VCC Chapter 17)
SSI FORM INCORRECT	The "Special Inspection Form" is not filled out correctly. Please correct and attach it to each set of plans. (Ref. VCC Chapter 17)
SSI INCOMPLETE	Please submit a fully completed "Statement of Special Inspections". Ensure page one is complete, and all items on pages two and three are marked with a "yes" or "no". (Ref. VCC Chapter 17)
SPECIAL INSPECTIONS MEETING	Prior to issuance of a permit, a Special Inspections meeting is required.
WIND LOAD & FACTORS REQ'D	Please ensure that the construction documents clearly indicate all structural design loads and related factors as listed in Section 1603.1.4 for wind load. Include basic wind speed, Importance factor, wind exposure, internal pressure coefficient, and design wind pressure for components and cladding. For Fairfax County Basic wind 90 mph 40 m/s, Ultimate (Vult) 115 mph 51 m/s. (Ref. ICC 1603.1.4)
INDUST BLDG AFFIDAVIT INCOMPLE	Please submit a completed Industrialized Building Affidavit. Please correct and attach it to each set of plans. Attach the original to the County plan set. The form is available at https://www.fairfaxcounty.gov/landdevelopment/sites/landdevelopment/files/assets/documents/forms/indust.pdf (Ref. 13 VAC 5-91).
PROVIDE INDUST BLDG AFFIDAVIT	Please submit the Industrialized Building Affidavit. Please attach a completed form to each set of plans. The form is available at https://www.fairfaxcounty.gov/landdevelopment/sites/landdevelopment/files/assets/documents/forms/indust.pdf (Ref. 13 VAC 5-91).
ALTERATION OR CHANGE USE	Please submit complete architectural plans for the interior alterations or change of use to an industrialized building. See the County publication on 'Tenant Layouts'. The form is available at https://www.fairfaxcounty.gov/landdevelopment/sites/landdevelopment/files/assets/documents/pdf/publications/tenant.pdf
MANUFACTURERS INSTLTN INSTRUCT	Please provide the manufacturer's installation instructions with the plans. (Ref. 13 VAC 5-91-100).
IND BLDG FOUNDATION	Please provide foundations for the industrialized building and for any stairs or ramps used as an accessible entrance. The minimum frost depth for footings is 24". (VCC 108.1)
IND BLDG TIE DOWNS	Please provide tie-down details per the manufacturer's recommendations to show proper anchorage of the structure. (Ref. 13 VAC 5-91)
IND BLDG ACCESSIBILITY	Please ensure that at least 60% of the public entrances to the building are accessible. Provide details (e.g., elevations, ramps) on the plan that show how at least one entrance is accessible. (Ref. VCC 1105.1) .
IND BLDG RAMP GUARDRAIL	Please provide guards where ramp or landing surfaces are more than 30" above grade. Guards shall meet the requirements of VCC/ICC 1015.2 and 1015.3. (Ref. VCC 1015.1, 1015.2 and 1015.3)
IND BLDG RAMP HANDRAIL	Please provide clear details on the plan showing that the ramp handrails comply with VCC 1014. Provide handrails on both sides of any ramp with a rise greater than 6". Handrail extensions shall be provided per 1014.6. (Ref. VCC 1012.8)
IND BLDG RAMP	Please ensure that the ramp complies with all the requirements of VCC 1012. The maximum ramp slope is 1:12. The maximum rise is 30" in any ramp run. The minimum width is 36". Edge protection is required per VCC 1012.10 (Ref. VCC 1010)
IND BLDG RAMP STRUCT PLAN	Please provide a complete framing plan for the ramp. The ramp cannot be supported by the industrialized building. The design live load for a means of egress ramp is 100 psf. (VCC 109.3 and VCC 1607.1)
PLUMBING REVIEW REQUIRED	Please note that a plumbing plan review is required for all industrialized buildings with restrooms (sanitary hook-up). (Ref. VPC)
SITE PLAN REQUIRED	Please provide a site plan showing the location of the industrialized building in relation to all property lines and other buildings on the same property (13 VAC 5-91). Compliance with VCC 602 for Fire Separation Distance is required. At a minimum, the building(s) must be at least 10' from any property line and 20' from any other buildings on the property. (Ref. VCC 705 and Table 602)

EXIT DISCHARGE GENERAL	Please ensure that exits discharge to the exterior of the building and have access to a public way. (Ref. VCC 1023.2 and 1028)
NORMALLY OCC SPACES PASSAGEWAY	Please ensure that the openings into the exit passageway enclosure are limited to doors from normally occupied spaces. (Ref VCC 1024.5)
NORMALLY OCC SPACES STAIR ENCL	Please ensure that openings into exit stair enclosures are limited to doors from normally occupied spaces. (Ref. VCC 1023.4)
EXIT CONSTRUCTION CONTINUITY	Please ensure that the exit stairway enclosure and exit passageway walls are supported on construction having the same fire-resistance rating as required for the exit. (Ref. VCC 1023.1, 1024.3, 707.5, 708.5, and 714)