

DEVELOPING NEWS

Highlighting changes and improvements in Fairfax County's planning and development review process

Fall
2018

COMING SOON: ELECTRONIC SITE AND BUILDING PLAN REVIEW

A big improvement to plan review in Fairfax County is on the way: The Department of Land Development Services will soon be able to review certain plans electronically. Paperless plan review promotes better communication and collaboration among all stakeholders, offering real-time status updates and increased transparency. Using the digital tool also ends the time-consuming and costly practice of printing and distributing heavy plans to multiple reviewing agencies – distribution happens simultaneously. That simultaneous distribution also creates potential time-savings because different agencies can review in parallel, instead of consecutively. Customers also have 24/7 access to the plan review process -- plans can be submitted and accessed even when the county is closed.

This winter, Fairfax will launch ePlans for the following plan types:

- Site plans
- Site plan revisions
- Minor site plans
- Minor site plan revisions
- New commercial structures
- Interior alterations



Stay tuned! To get launch date notification, go to fairfaxcounty.gov, search “Letters to Industry Subscription” and subscribe to our email listserv. Questions? Email landdevelopmentservices@fairfaxcounty.gov.

IS A NON-RUP A USE PERMIT OR A CERTIFICATE OF OCCUPANCY? IT'S BOTH!

**NON-RESIDENTIAL USE PERMIT
CERTIFICATE OF OCCUPANCY**
DEPARTMENT OF PLANNING AND ZONING • LAND DEVELOPMENT SERVICES
The Hertry Building • 12055 Government Center Parkway, Fairfax, VA 22035

Permission is granted to ABC CO. for the use and occupancy as stated below, at the address listed below, in accordance with the Fairfax County Zoning Ordinance and the Virginia Uniform Statewide Building Code on 06/20/2018.

Non-RUP Number: 181730208 Building Permit Number: 2156163
Use: OFFICE Additional Building Permit No.: N/A
Address: 1234 FIDO WAY
Building: N/A Floor: 4/ Suite #: 410 Tax Map: 0491.19 C
FAIRFAX VA 22031-4397
Must comply with Zoning Case Number: Square Footage: 1509
Group(s): B Type(s) of Construction: I-4
IB
Sprinklered: Monitored: Code Modification:

This Non-Residential Use Permit/Certificate of Occupancy is issued subject to the following limitations and conditions:

Julia B. Johnson Zoning Administrator *Brian J. Jolley* Building Official

THIS PERMIT/CERTIFICATE MUST BE CONSPICUOUSLY POSTED AT ALL TIMES.

Note: Occupancy approval is subject to final inspection by the Fairfax County Fire Marshal. Please call 703-246-4849, TTY 711 to schedule final occupancy inspection. This permit does not take the place of any license or other permits required by law. Any change in the use, occupancy or proprietorship, or any enlargement or expansion of the premises requires a new application and Non-Residential Use Permit/Certificate of Occupancy. A revision for a business name change only may be obtained from the Zoning Permit Review Branch at 703-324-1359, TTY 711.

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Clarity and simplification: These are two of the goals of Fairfax's ongoing improvements to the development review process, most recently achieved during the revamp of the Non-Residential Use Permit or Non-RUP. The Zoning Ordinance has for many years required commercial properties to obtain an occupancy permit, referred to as a Non-RUP. The Non-RUP, however, is not issued until all the requirements of the building code have been met.

Because the former Non-RUP certificate did not explicitly state that it was also a certificate of occupancy, this process led to confusion. Also, the previous certificate provided limited building code information. This summer, the Fairfax County Departments of Planning and Zoning (DPZ) and Land Development Services (LDS) developed a new Non-Residential Use Permit certificate that clearly serves as (**NON-RUP Continued on Page 4**)



PLUS PROJECT'S DESIGN PHASE UNDERWAY

Each year, Fairfax County processes upwards of 60,000 development-related permits and conducts over 220,000 field inspections. These numbers represent just part of the immense workload that our over twenty aging, disparate legacy software applications (FIDO, PAWS, ZAPS, etc) currently process. The county is developing a new system, called PLUS (Planning and Land Use System), that will ultimately form the backbone of service delivery for Fairfax County's planning and development services for years to come.

The county's development services agencies, along with the Department of Information Technology and the vendor, Accela, have partnered to design the PLUS system. The core development services agencies involved in the software's design are Land Development Services, Planning and Zoning, Health, Fire Marshal's Office and Code Compliance. The contract with Accela was signed in fall of 2017, and the design work kicked off in January 2018. **(PLUS Continued on Page 4)**



FAIRFAX SEEKS WEBSITE FEEDBACK

Fairfax County is developing a more customer-centric website about the development process and needs your help. We need volunteers to review and test our draft site as we develop new content, navigation and design elements. Customer feedback is integral to success!

If you are interested in participating, email Anne Cissel at anne.cissel@fairfaxcounty.gov and include in your email your job title and company name. We will be in touch as testing opportunities emerge.

SUBSCRIBE TO CODETALK PODCAST

Code Talk is the podcast where we discuss the building code and its impacts on residents and business owners in Fairfax County. Recent topics have included elevator and escalator inspections, plumbing plan review, cross connections and more.

Just search "Fairfax Code Talk" wherever you subscribe to your podcasts or visit www.fairfaxcounty.gov/podcasts.

NEW BUILDING CODE IN EFFECT

On Sept. 4, 2018, Virginia adopted the 2015 Uniform Statewide Building Code (USBC), which references the codes listed below. The administrative provision and Virginia-specific technical amendments are available at www.dhcd.virginia.gov.

- 2015 International Building Code
- 2015 International Residential Code
- 2015 International Mechanical Code
- 2015 International Fuel Gas Code
- 2015 International Plumbing Code
- 2014 National Electrical Code (NFPA 70)
- 2015 International Energy Conservation Code
- 2015 International Pool and Spa Code
- 2015 International Existing Building Code
- 2015 International Property Maintenance Code



PLEASE NOTE: From Sept. 4, 2018 until Sept. 3, 2019, permit applicants may choose to use the technical provisions of either the 2012 or 2015 USBC. Mixing provisions between the two editions of the code is prohibited. Beginning Sept. 4, 2019, all applications and plans must meet the 2015 USBC requirements.

County-wide masterfile plans designed under the 2012 Virginia Residential Code will not be required to be updated to the 2015 code. Upon the first application under the 2015 code, permit technicians will administratively upgrade the drawings for the current code.

For more information, please contact the Building Division at IdsBDmail@fairfaxcounty.gov or telephone, 703-631-5101, TTY 711.

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NON-RUP continued from page 1: both a use permit, from a Zoning Ordinance perspective, and a certificate of occupancy, from a building code perspective. The certificate is signed by both the Zoning Administrator and the Building Official and will have both the words “Non-Residential Use Permit” and “Certificate of Occupancy” in its title. The certificate also includes, when available, building code information, such as sprinklers or code modifications.

A second change simplifies the process for obtaining a new Non-RUP when a business is changing its name. When a change in the name of a business establishment is proposed and there is no change in the owner, use, physical layout or operational characteristics of the business establishment, DPZ will no longer require a fee and requests can be submitted via mail at 12055 Government Center Parkway, Suite 250, Fairfax, Virginia, 22035-5505 or email at DPZMailforZPRB@fairfaxcounty.gov. The Fire Marshal will no longer require a pre-occupancy inspection under these circumstances but will still require a post-occupancy inspection.

PLUS continued from page 2: The first phase of the system will go live in April 2019, which will include food establishment permits and other Health Department-related services. The land use system, which represents 93 percent of all the system records, is scheduled to go live in March 2020. In 2021, a third phase will wrap up, which will create extended functionality for proffer tracking and Comprehensive Plan management.

A large amount of the work takes place in design workshops, where subject matter experts meet with technology professionals to determine the best solution for individual permit types and other processes. The PLUS team has completed over 30 percent of the design workshops so far.

PLUS is modeled on best practices from around the country and will unify siloed processes into a one-stop-shop customer service portal for industry partners and citizens. The system will offer customers real-time status updates and more transparency about their permit applications and transactions. Meaningful metrics and flexible reporting will allow the county to measure performance with greater accuracy and speed. In addition, GIS and electronic plan review integration and modernized mobility platforms will greatly improve workflow for customers and staff, ultimately leading to decreased processing time. The PLUS project is a pivotal part of achieving goal three of the Economic Success Strategy: Improving the speed, consistency and predictability of the development review process.

County Staff is Available to Assist You

Planner of the Day: 703-324-5387/5372, TTY 711

Engineer of the Day: 703-324-2268, TTY 711

Permit Application Center: 703-222-0801, TTY 711