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 structure, such as a porch, deck, gazebo, pavilion, detached garage, etc.
  - Interior alterations (e.g. finishing a basement, enlarging a kitchen, converting a storage room to a bedroom)
  - Alterations involving the removal or addition of any wall, partition or portion thereof, of any structural component, and of electrical, plumbing, or mechanical appliances or equipment (some exclusions apply)
  - The installation of an egress window, water supply and distribution system, sanitary drainage system, vent system, electrical wiring, fire protection system, mechanical or fuel-supplied system
  - Sheds and playhouses over 256 square feet
  - Retaining walls over 3 feet in height

- 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 minimum required yards (setbacks) or other zoning requirements that may apply, please contact the Zoning Permits Branch: 703-222-1082, TTY 711
Unpermitted Construction Examples:

- Improperly anchored deck
- Dangerous electrical work
- Open sewer line and improper plumbing
- Dangerous mechanical work

To report work performed without permits, 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)

To request this information in an alternate format, call the Department of Code Compliance.

This Fairfax County, Va. publication (October 2014) summarizes a few regulations. See relevant codes for specific requirements.