

# BUILDING PERMITS 101



FAIRFAX COUNTY  
LAND DEVELOPMENT  
SERVICES

Presented by Jill West, *Customer Service Liaison*  
**703-324-1528**

# Topics

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Why are permits required?

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When are permits required?

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Hiring A Contractor

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The Permit Process

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Additional Resources



# **Why are permits required?**

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# Why are permits required?

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- Required by law
- Protect your family
- Protect your investment
- Avoid higher costs in the future



# ICC Codes

## 2021 Code Cycle



# **When are permits required?**

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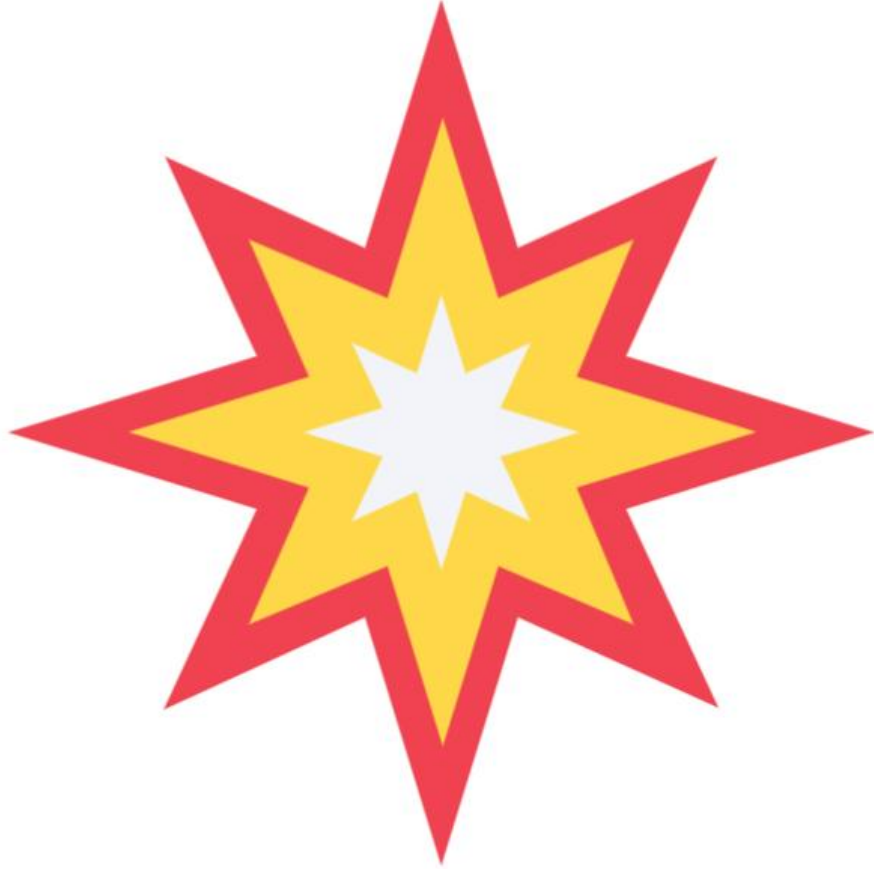












**Anything  
that can go  
BOOM**

# Solar Panels and Electric Vehicle Charging (EVCS)

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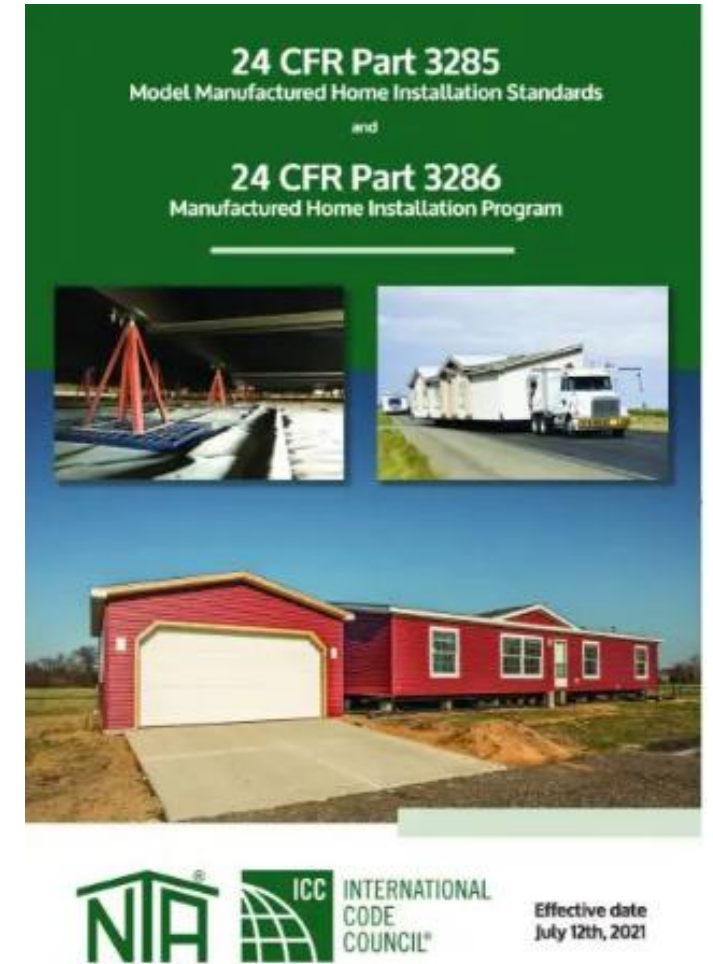
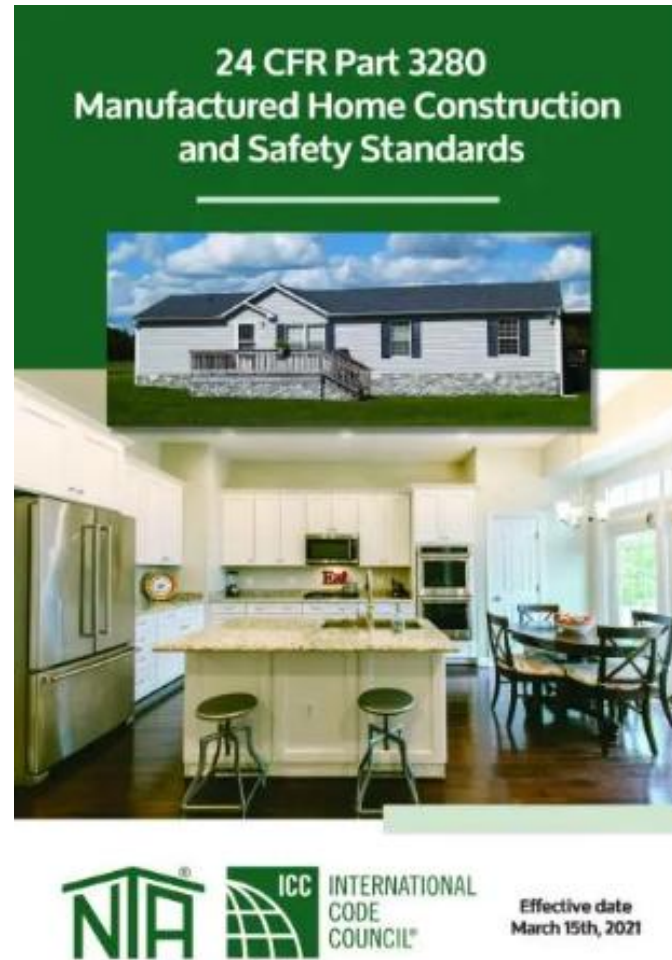


# What is a Manufactured Home?

**Formerly known as mobile homes as of 1976** – they are homes built and inspected entirely in the factory under a federal building code administered by the U.S. Department of Housing and Urban Development ([HUD code](#)).







# Alterations and Repairs to Manufactured Homes



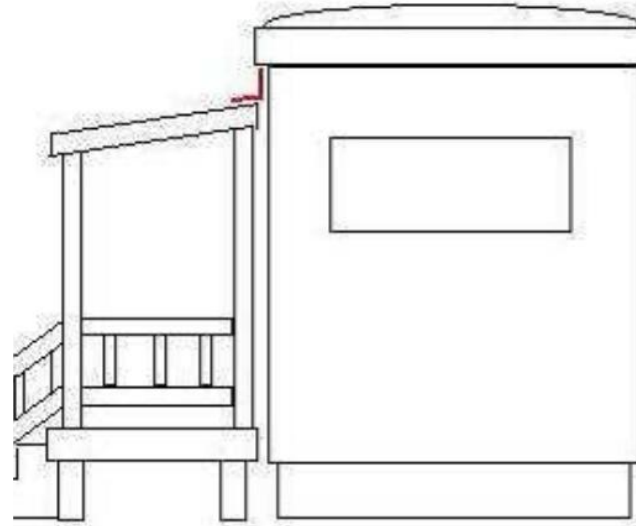
Permits are required to remodel interior and exterior of manufactured home. If you are altering structural components then you may need to hire a Registered Design Professional (RDP).



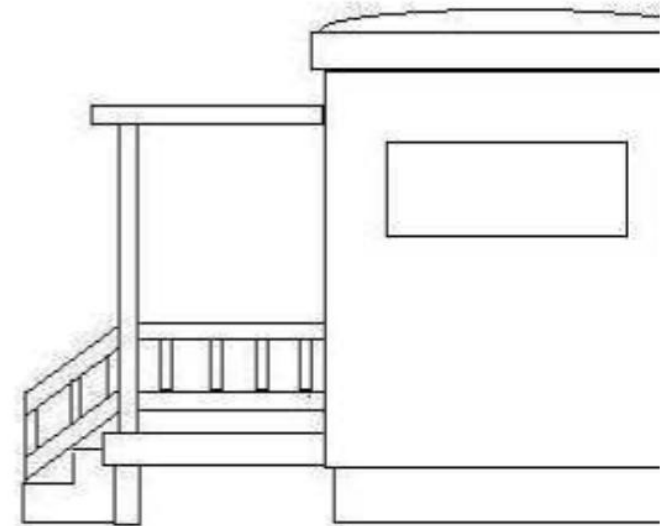
# Additions to Manufactured Homes

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- It is recommended that additions be freestanding, self-supporting and require no alterations to the exterior of the existing manufactured home.
- You may need to hire a Virginia licensed engineer or architect if you alter the exterior of your home by attaching the addition.



**GOOD- Home and Addition Can Move Independently**



**BAD- Addition Is Tied to Home- If Home Shifts, Addition Can Be Damaged**





# Decks on Manufactured Homes

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- If the deck is freestanding, self-supporting and no alterations are required on the exterior of the home – you may produce your drawings or use the Fairfax County Typical Deck Details \*\*\*
- If you are attaching the deck to your home and/or alterations are required on the exterior of the home, then a Registered Design Professional (RDP) is required.



# Distance between Manufactured Homes per Zoning Ordinance

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- Per the Zoning Ordinance, an addition would need to be 15' from an adjacent home and 10' from the street.
- Zoning is evaluating applications on a case-by-case basis, AFTER they have passed the Building review.



# Distance Between Manufactured Homes per Building and Fire Code

EXTERIOR WALL ELEMENT		MINIMUM FIRE-RESISTANCE RATING	MINIMUM FIRE SEPARATION DISTANCE
Walls	Fire-resistance rated	1 hour—tested in accordance with ASTM E119, UL 263 or Section 703.3 of the <i>International Building Code</i> with exposure from both sides	0 feet
	Not fire-resistance rated	0 hours	≥ 5 feet
Projections	Fire-resistance rated	1 hour on the underside, or heavy timber, or fire-retardant-treated wood <sup>a, b</sup>	< 5 feet
	Not fire-resistance rated	0 hours	≥ 5 feet
Openings in walls	Not allowed	NA	< 3 feet
	25% maximum of wall area	0 hours	3 feet
	Unlimited	0 hours	5 feet
Penetrations	All	Comply with Section R302.4	< 3 feet
		None required	3 feet





# Who can apply?

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- Owner/Tenant
- Licensed Contractor/Subcontractor
- Architect/Engineer
- Agent of any of the above



# Hiring a Contractor

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# Hiring A Contractor

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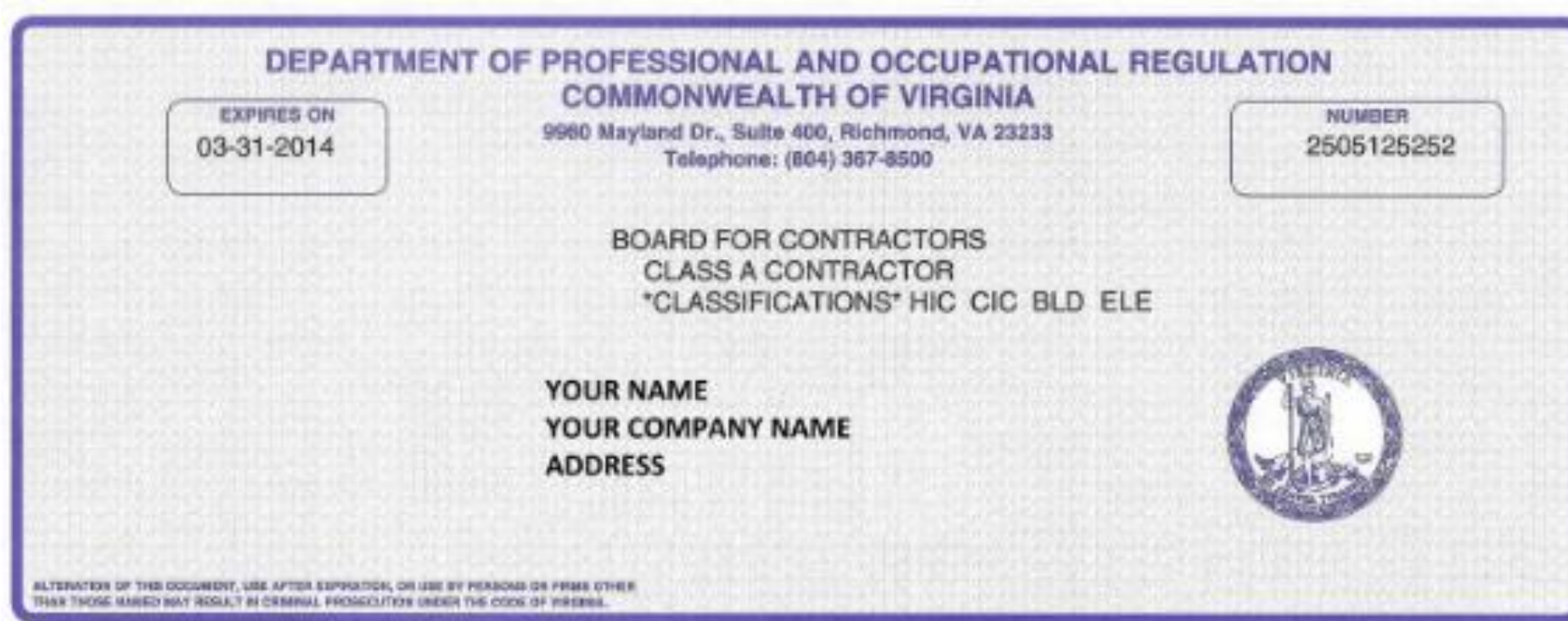
- To indicate their responsibility for the work
- Enforcement actions for deficiencies are cleaner
- The County will verify the contractor is properly licensed as required by state and local laws





# Example of a Contractor's License

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# Which Class? ABC

A licensed contractor has met standards established by the Board for Contractors to ensure that the licensee possesses the character, knowledge, and skills necessary to practice without harm to the public.

- **Class C**
  - Total value of a single contract is \$1,000 - \$29,999.99 (*Fairfax County requires additional licensing for Class C contractors*)
- **Class B**
  - Total value of a single contract is between \$30,000 - \$149,999.99
- **Class A**
  - Total value of a single contract is unlimited more



# Typical Classifications

## **CBC – “Commercial Building Contractors”**

Commercial Construction – not including trades

## **RBC – “Residential Building Contractors”**

Residential Construction – not including trades

## **ELE – “Electrical Contractors”**

Residential and Commercial Electric Work

## **PLB – “Plumbing Contractors”**

Residential and Commercial Plumbing Work

This classification **does not** provide for (i) gas piping or (ii) the function of fire sprinkler contracting except for sprinklers that are tied into the domestic water supply.

## **GFC – “Gas Fitting Contracting”**

Installation, repair, improvement, or removal of gas piping and appliances annexed to real property.

## **HVA – “HVAC Contractors”**

HVAC Systems

This classification **does not** provide for fire suppression installations, sprinkler system installations, or **gas piping**.

## **CIC – “Commercial Improvement Contractors”**

Does not provide for the construction of new buildings, accessory buildings, electrical, plumbing, HVAC or gas work.

## **HIC - “Home Improvement”**

Does not provide for electrical, plumbing, HVAC, or gas fitting functions. Can build deck, patio, driveways, sheds that do not require permits.





# 10 Tips for Hiring a Contractor

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1. Hire only licensed contractors.
2. Check the status of the contractor's license.
3. Get three references, review past work.
4. Get at least three bids.
5. Get a written contract and don't sign anything until you completely understand the terms.
6. Pay 10% down, or \$1000, whichever is less.
7. Don't let payments get ahead of work. Keep record of payments.
8. Don't make the final payment until you're satisfied with the job.
9. Don't pay cash.
10. Keep a job file of all papers relating to your project.



# Red Flags - Possible Unlicensed Contractor

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- Reluctance to obtain a permit
- Contractor asks you to obtain the permit
- Contractor requests an affidavit granting authority to obtain a permit in your name

**To verify if a contractor is licensed:**

**<https://www.dpor.virginia.gov/LicenseLookup>**

**or call (804) 367-8500**



# DPOR License Look Up



Department of Professional and Occupational Regulation

Applicants

Licensees

Consumers

Search

LICENSING + SERVICES PROFESSIONS BOARDS DIVISIONS + OFFICES

License Details

Complaints



Name	[REDACTED]
License Number	[REDACTED]
License Description	Contractor
Firm Type	Corporation
Rank <sup>?</sup>	Class A
Address	[REDACTED] ALEXANDRIA, VA 22312
Specialties <sup>?</sup>	Alternative Sewage Disposal System Contr (ADS) Commercial Improvment (CIC) Commercial Building (CBC) Electrical (ELE) Gas Fitting (GFC) Heating Ventilation and Air Conditioning (HVA) Home Improvement (HIC)





# Complaints



Department of Professional and Occupational Regulation

Applicants

Licensees

Consumers

LICENSING + SERVICES PROFESSIONS BOARDS DIVIS

## Closed Complaints <sup>?</sup>

Filter:

File Id	Date Case Closed	Disposition
<a href="#">202202208</a>	2023-12-12	Violation
<a href="#">202201988</a>	2022-12-06	Violation
<a href="#">202102087</a>	2022-06-21	Violation
<a href="#">202200012</a>	2022-06-21	Violation
<a href="#">202102399</a>	2022-06-21	Violation
<a href="#">202100702</a>	2021-09-14	Violation



# The Permit Process

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# What is PLUS?

- PLUS is the central platform to create and submit applications online, pay fees, track application status and receive electronic notifications.
- Customers can complete their zoning, building, permitting or other land development, submit complaints and environmental health processes online through the PLUS portal.





[Register for an Account](#) [Help](#) [Login](#)

Search...

[Home](#)[Building](#)[Enforcement](#)[Environmental Health](#)[Fire](#)[Planning](#)[Site](#)[Zoning](#)[Proffer/Development Condition](#)[Advanced Search](#) [External Links](#)

## Sign In

EMAIL: \*

PASSWORD: \*

[Forgot Password?](#)[Sign In](#)☐ Remember me on this device[Not Registered?](#)[CREATE AN ACCOUNT](#)

Welcome to PLUS, Fairfax County's Planning and Land Use System. PLUS allows customers to create and submit applications online, pay fees, track application status and receive electronic notifications.

To use these online services, please register for a free user account by clicking on the Register for an Account link above. For complaints, either register for an account or click on the Enforcement tab above to submit directly.

Please Note: Microsoft Edge is the supported browser for PLUS.

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لغة العربية، يرجى الضغط هنا

中文請點擊這裡

여기를 클릭하십시오

Por favor haga clic aquí

برائے مہربانی اردو کے لیے یہاں کلک کریں۔

# PLUS - Dashboard

Search...

Q

Home

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Site

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more

Dashboard

My Records

My Account

Advanced Search

External Links

Building

Showing 1-10 of 13 | [Download results](#) | [Add to collection](#) | [Add to cart](#)

<input type="checkbox"/>	Submitted	Record Number	Record Type	Address	Project Name	Related Records	Status	Action
<input type="checkbox"/>	02/25/2025	<a href="#">PLBR-2025-01253</a>	Residential Plumbing	7938 FLAMINGO DR ALEXANDRIA, VA 22306 United States	7938 Flamingo Drive	<div>• 4</div>	Issued	<div>• <a href="#">Make Changes</a></div>
<input type="checkbox"/>	02/25/2025	<a href="#">ELER-2025-01546</a>	Residential Electrical	7938 FLAMINGO DR ALEXANDRIA, VA 22306 United States	7938 Flamingo Drive Addition	<div>• 4</div>	Issued	<div>• <a href="#">Make Changes</a></div>
<input type="checkbox"/>	02/13/2023	<a href="#">ALTR-2023-00899</a>	Residential Addition/Alteration	11218 HANDLEBAR RD RESTON, VA 20191 United States	Nims Addition	<div>• 2</div>	Issued	<div>• <a href="#">Make Changes</a></div>
<input type="checkbox"/>	01/05/2023	<a href="#">ALTR-221880079-01</a>	Building Permit Amendment	7216 WILLOW OAK PL SPRINGFIELD, VA 22153 United States		<div>• 2</div>	Closed	

# PLUS - Create Application

Logged in as: jill west   Collections (0)    Cart (0)   Reports (4) ▾   Account Management   Help   Logout

LDS building permit and site plan customers, if you are experiencing issues accessing or processing your permit or plan that was **started in FIDO, PAWS or ProjectDox and converted to PLUS**, please contact our Customer Experience Team for further assistance at **703-222-0801, TTY 711** or by [form](#). For step-by-step submission details for all building and site permit/plan records in PLUS, visit the new [LDS Permit Library](#).

[Home](#)[Building](#)[Enforcement](#)[Environmental Health](#)[Fire](#)[Planning](#)[Site](#)[Zoning](#)[Create an Application](#)[Search Applications](#)[Schedule an Inspection](#)

## Select a Record Type

Choose one of the following available record types. For assistance or to apply for a record type not listed below please contact us.



- ▶ [Commercial](#)
- ▶ [Residential](#)
- ▶ [Administrative](#)
- ▶ [Licenses](#)
- ▶ [Elevator](#)

[Continue Application »](#)



# PLUS - Residential

[Home](#)[Building](#)[Enforcement](#)[Environmental Health](#)[Fire](#)[Planning](#)[Site](#)[Zoning](#)[Proffer/Development Condition](#)[Create an Application](#)[Search Applications](#)[Schedule an Inspection](#)

## Select a Record Type

Choose one of the following available record types. For assistance or to apply for a record type not listed below please contact us.

[Search](#)

### Commercial

### Residential

- ☐ Household Appliance
- ☐ Residential Addition/Alteration
- ☐ Residential Demolition
- ☐ Residential Electrical
- ☐ Residential Mechanical
- ☐ Residential Miscellaneous
- ☐ Residential New
- ☐ Residential Plumbing
- ☐ Residential Retaining Wall
- ☐ Residential Solar

### Administrative

### Licenses

### Elevator

[Continue Application »](#)

# WHICH RECORD IS RIGHT FOR ME?

## Residential Record Types

Apply for a record in the Planning and Land Use System (PLUS):  
<http://plus.fairfaxcounty.gov/CitizenAccess/Default.aspx>



### Residential New

Includes: new **single-family dwelling**, new **townhouse**, and new **detached structure** (carport, garage, accessory structure, gazebo, greenhouse, pole barn, pool house, or shed).



### Residential Addition/Alteration

Includes: **additional square footage** (addition, breezeway, attached carport, deck, dormer, attached garage, one story basement below, one story on slab, one story with crawl space, screened porch, second story over existing, sunroom, three story and above, two story on slab), **additional square footage with interior alterations**, and **interior alterations** (carport enclosure, finished basement, interior alterations with structural changes, interior alterations with no structural changes).



### Residential Solar

Includes: **free-standing** and **roof-mounted**.



### Residential Demolition

Includes: **complete demolition**, **partial demolition**, and **pool demolition**.



### Residential Miscellaneous

Includes: **areaway**, **asbestos abatement**, **chimney reline or repair**, **foundation repair**, **interior drain tile**, **interior/exterior waterproofing**, **mobile home**, **new masonry chimney**, **pool/spa**, **re-roof/re-line**, **roof repair**.

# WHICH RECORD IS RIGHT FOR ME?

## Commercial Record Types

Apply for a record in the Planning and Land Use System (PLUS):  
<http://plus.fairfaxcounty.gov/CitizenAccess/Default.aspx>



### Commercial Addition/Alteration

Includes: **interior alteration** (for existing tenant, for owner), **interior demolition** (with or without plans), metal stud only, modular furniture, new tenant layout, additional square footage and interior alteration.



### Commercial New

Includes: **New Commercial Building** (footing/foundation, full commercial, garage, pool/bathhouse, shell only), **New Multi-Family** (building, floor, footing/foundation, garage, shell only, unit), **detached commercial structure** (carport, garage, gazebo, greenhouse, shed, shell only), **commercial addition** (canopy/awning, one story, second story over existing structure, shell only, two stories above).



### Commercial Miscellaneous

Includes: **antenna**, **asbestos abatement**, **balcony repair**, **commercial sales trailer**, **deck**, **exterior waterproofing**, **foundation repair**, **interior drain tile**, **maximum occupant load**, **miscellaneous building work**, **pool/spa**, **re-roof/re-line**, **roof repair**.



### Commercial Solar

Includes: **roof mounted**, **free-standing**.



### Commercial Retaining Wall

Includes: Retaining walls with over 4 feet of unbalanced fill, sheeting/shoring.



### Commercial Demolition

Includes: **complete demolition**, **partial demolition**, **pool demolition**.



### Trades: Plumbing, Mechanical, Electrical

Includes: **Plumbing** (Conversion, New, Repair, Replacement), **Mechanical** (Conversion, New, Repair, Replacement), **Electrical** (Heavy-Up, New, Repair, Replacement).



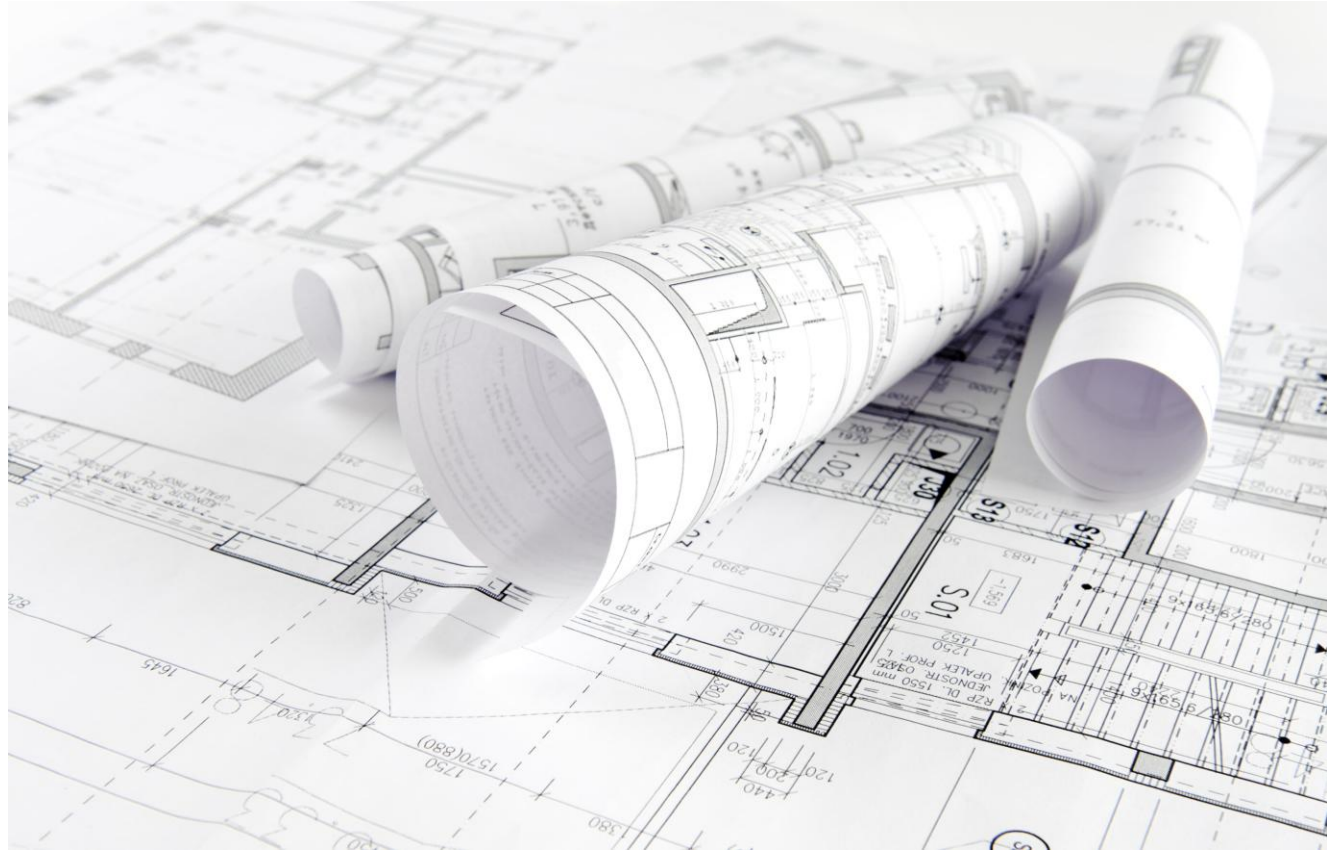
# Minimum Submission Requirements

- You must apply for your permit using [PLUS](#). Plans must clearly illustrate the nature of all the work to be performed.
- Minimum scale of 1/8 inch = 1 foot for commercial, minimum scale of 1/4 inch = 1 foot for residential.
- Code year used for the design.
- Name, address and occupation of the building designer.
- If prepared by a Virginia registered architect or professional engineer, the plans must contain an embedded digital signature, seal and date.
- Project name, address of the building.



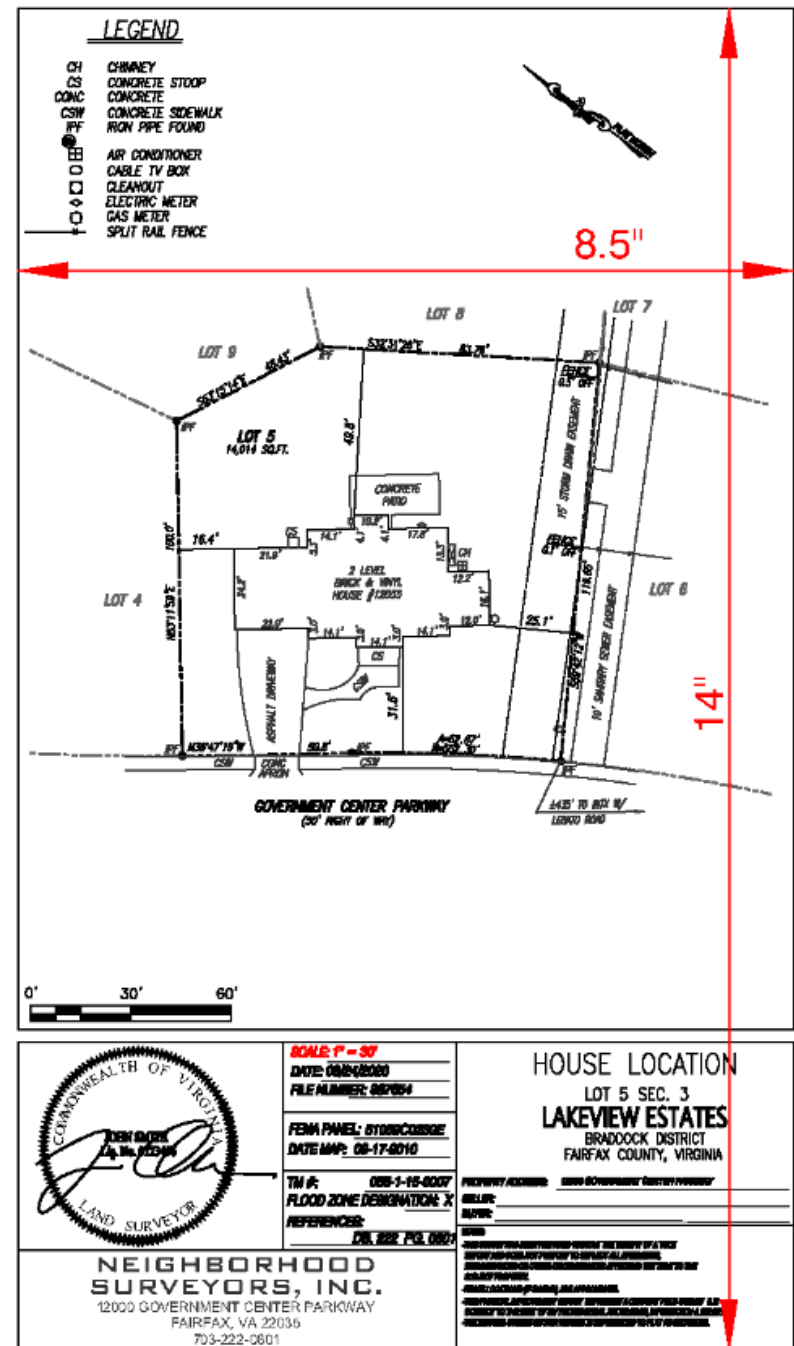
# Review and Issuance

- Submit application, drawings and house location plat (survey)
- Pay fees
- Typical reviews
  - ✓ Zoning
  - ✓ Site
  - ✓ Building
    - Health
    - Wastewater
- Permit issued
- Inspections





# House Location Plat (Survey of Property)



# House Location Plats

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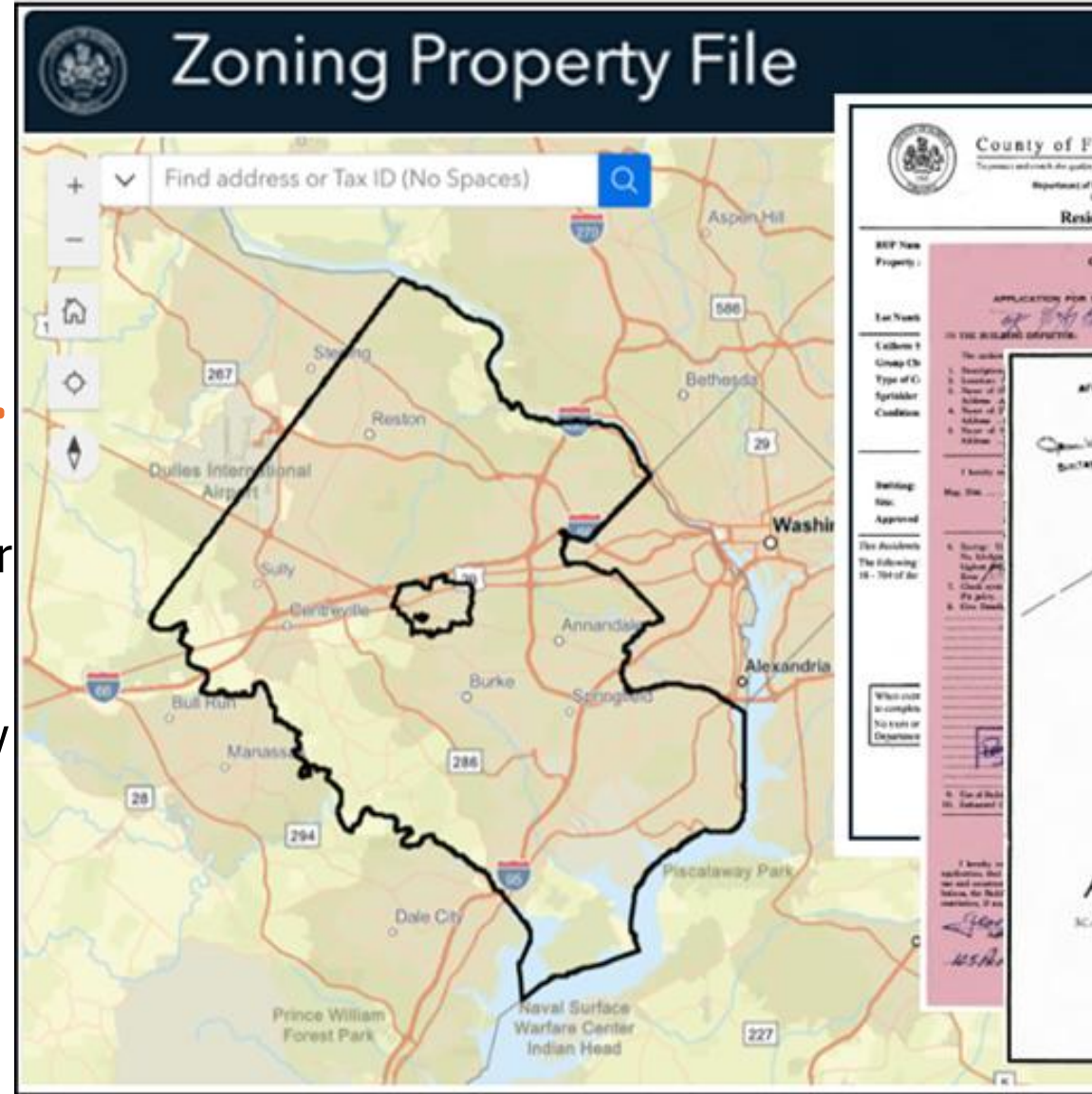
House location PLATS must:


- Be clear and legible.
- Show the entire parcel and show all property line bearings and distances.
- Be drawn to a designated scale no larger than 1" equals 50'.
- Show existing and proposed structures properly identified, accurately located and dimensioned and drawn to the designated scale.
- Be signed and sealed by a licensed professional in accordance with Virginia Administrative Code [18VAC10-20-380](#).



# Zoning Property Files

Electronic copies of plats, building permits, and other zoning-related documents from the Fairfax County Zoning Street Files are now available online at [Zoning Property File Application \(arcgis.com\)](http://ZoningPropertyFileApplication(arcgis.com)).





# Zoning Property File

Fairfax County, VA Department of Planning and Development

How to Use This Application

+

-

Home

Layers

Map

6114 dinwiddie

Search result

6114 DINWIDDIE ST

Zoom to

Address: 6114 DINWIDDIE ST  
SPRINGFIELD, VA , 22150

Tax ID: 80303790012

Document Name: 6114 DINWIDDIE ST-HIS-2018 08 29

Document Link: [PDF Document](#)

A single document may include multiple permits

<

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1 of 2

download (4).pdf  
Open file

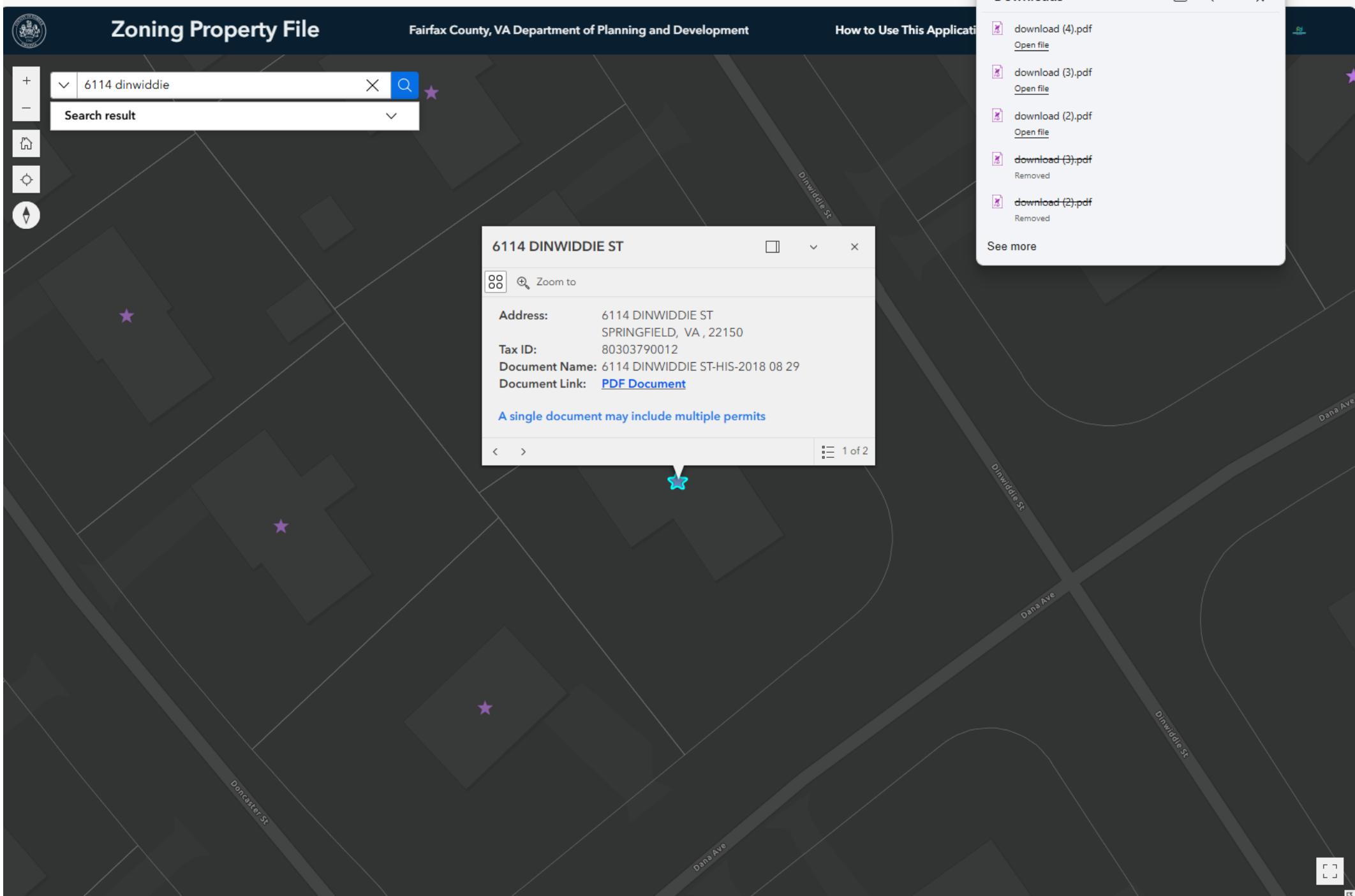
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See more





Map Reference

Plot Number	Subd. Des.	Blk. or Sec.	Parcel or lot
2013	3	79	12

COUNTY OF FAIRFAX, VIRGINIA  
DEPARTMENT OF  
ENVIRONMENTAL MANAGEMENT  
Application for Building Permit

APPLICATION NO. 7612 B0225  
DATE 12-9-76 PERMIT NO.

To: BUILD ☐ ALTER OR REPAIR ☐ ADD TO ☐ DEMOLISH ☐ MOVE ☐

JOB LOCATION	Street	6114 DINWIDDIE ST		
	Lot No.	12	79	7
OWNER	Subdivision	MONTICELLO FOREST		
	Corp. Name			
ARCHITECT/ENGINEER	Name	Harold E. Smart Jr		
	Address	6114 DINWIDDIE ST		
CONTRACTOR	City	SPRINGFIELD VA		
	Telephone Number	451-7228		
DESCRIPTION	For:	Brick & Frame Addition		
		family fireplace		
OWNER	No. of Bldgs.		Est. Const. Cost \$	17,300
	No. of Units		No. of Stories	2
ARCHITECT/ENGINEER	No. of Kitchens		Penthouse	
	No. of Baths		Ht. of Bldg.	ft.
CONTRACTOR	No. of Rooms		Bldg. Area	sq. ft.
	(Exclude Kit. & Bath)			
ARCHITECT/ENGINEER	Basement	<input type="checkbox"/> Slab <input type="checkbox"/> Crawl <input type="checkbox"/>	Sail:	Solid <input type="checkbox"/> Fill <input type="checkbox"/>
	Ftg:	Concrete <input type="checkbox"/> Pile <input type="checkbox"/> Caisson <input type="checkbox"/>		
CONTRACTOR	Ext. Walls:	Wood <input type="checkbox"/> Metal <input type="checkbox"/> Brick <input type="checkbox"/>		
	Int. Walls:	Plast <input type="checkbox"/> Drywall <input type="checkbox"/> Panel <input type="checkbox"/>		
ARCHITECT/ENGINEER	Roof:	Flat <input type="checkbox"/> Pitch <input type="checkbox"/> Shed <input type="checkbox"/>		
	Roofing:	Built-up <input type="checkbox"/> Shingle <input type="checkbox"/> Roll <input type="checkbox"/>		
CONTRACTOR	Heat:	Oil <input type="checkbox"/> Gas <input type="checkbox"/> Electric <input type="checkbox"/>		
	Equipment:	Boiler <input type="checkbox"/> Furnace <input type="checkbox"/> Heat Pump <input type="checkbox"/> Air Cond. <input type="checkbox"/>		
ARCHITECT/ENGINEER	Sewage:	Public <input type="checkbox"/> Community <input type="checkbox"/> Septic Tank <input type="checkbox"/> None <input type="checkbox"/>		
	Water:	Public <input type="checkbox"/> Individual Well <input type="checkbox"/> None <input type="checkbox"/>		
CONTRACTOR	Remarks:			

I hereby certify that I have the authority to make this application, that the information given is correct, and that the use and construction shall conform to the County Health Regulations, the Building and Zoning Ordinances, and private deed restrictions, if any, which are imposed on the property.

451-7228 12/4/76 Harold E. Smart Jr  
Phone No. Date Signature of Owner or Auth. Agent

APPLICANT: DO NOT WRITE BELOW THIS LINE

PLAN APPROVAL	Use Group of Building	R-3	Area of Bldg.		@	per Sq. Ft. \$
	Type of Construction	412		@	\$	
ROUTING	Fire District	001		@	\$	
	Date Checked	12-9-76	By	Maki	TOTAL FEE \$	4500
ROUTING	OFFICE	DATE	APPROVED BY	OFFICE	DATE	APPROVED BY
	Land Office	12-9-76	HLP	Fire Marshall		
ROUTING	Zoning Administrator	12-9-76		Design Review	12-9-76	
	Public Works			Housing & License	12/9/76	
ROUTING	Health Dept.			Assessments	12/10/76	

I hereby certify to the following statement:

1. All materials used for work performed under this permit will be paid directly to the supplier by the property owner.

7612 B0225  
NORTH Springfield

NOTICE REQUIRED  
Contractors shall notify operators who maintain underground utility lines in the area of proposed excavation or blasting, at least two working days prior to commencement of excavation or demolition in order to place with Section 10(a) of Chapter 68 of the Fairfax County Code, Names and telephone numbers of the operators of underground utility lines in the County appear below. These numbers shall be used to serve emergency condition calls as required by Section 15(b) of Chapter 68 of the Code.

Columbia Gas Pipeline Co. 735-2113  
Plantation Pipeline Co. 735-2113  
Colonial Pipeline Co. 213-3035  
Commonwealth Tele. Co. (703) 670-3118  
Tri-County Electric Co-op. (703) 777-2041  
Falls Church Water Service (703) 312-0800  
Fairfax City Water Service 273-7000  
Town of Vienna Water Service (703) 600-2441  
Washington Gas Light Co. 437-1000  
Transco Gas Pipeline Co.  
Chesapeake & Pot. Tel. Co.  
Va. Elec. & Power Co.  
Fairfax Co. Water Authority  
Fairfax Co. San. Sewer Div.  
Prince William Elec. Co-op.  
Columbia Gas of Va.  
A.T.&T. Co.

MISS UTILITY (301) 559-0100

Approved for proposed location of building as shown. Final approval subject to wall check.  
Date DEC 9 1976  
Zoning Administrator

PLAT SHOWING  
PROPOSED ADDITION  
LOT 12, BLOCK 79  
SECTION SEVEN  
MONTICELLO FOREST  
SPRINGFIELD DISTRICT  
FAIRFAX COUNTY, VIRGINIA  
DECEMBER 6, 1976  
CHARLES R. PRUETT  
CERTIFIED LAND SURVEYOR  
LORTON, VIRGINIA

COMMONWEALTH OF VIRGINIA  
ROBERT R. KIM  
CERTIFICATE No. 722  
CERTIFIED LAND SURVEYOR

APPROVED  
ZONING ADMINISTRATOR  
DATE MAY 18 1959

APRIL 28, 1959  
ID ASSOCIATE  
S & LAND SURVEYORS  
VIRGINIA

CENSUS TRACT NO. 21-13  
117 12 24945

44, BLOCK 11; LOTS 16, 20, 23  
38, BLOCK 78; LOTS 2, 3, 5, 8,  
7, and 10; BLOCK 80; ALL IN  
IT, VIRGINIA

40 Type "A"  
Est. Const. Cost \$15,000.00  
No. of Stories 1 1/2  
Ht. of Building 19 Ft.  
Total Area 25,856 sq. ft.  
Slab ☐ Crawl ☐ Solid ☒ Soil  
Depth from Finish Grade Ft.  
Exterior Walls 8" brick & cinder block  
1st Floor  
Other  
Interior Walls Dry Wall  
Oil ☐ Hot Air ☐ Hot Water ☐  
Air Conditioner ☐ Sprinkler ☐  
Pitch ☒ Shed ☐  
Community ☐ Septic Tank ☐ Pit Privy ☐ None ☐  
Individual Well ☐ None ☐

LOCATED  
PLAN

Application: that the information given is correct, by Health Regulations, the Building and Zoning imposed on the property.  
BY: S. A. Smith Asst. Sec.  
Signature of Owner or Auth. Agent

@ 25¢ per Sq. Ft. \$  
Total Each Bldg. \$10000  
TOTAL FEE \$

REMARKS

Health and Welfare Bldg. on Rt. 237  
Return to secure Bldg. Permit

Sections  
by Corps  
Book Reference 1270-295  
John W. Ferguson  
Section 7 Zone  
Left Side Rear  
No. Families 4  
Authorization B  
OFFICE FOR ISSUANCE OF BUILDING PERMIT.



# Permit

- Posting of the permit
- Approved submission documents
- Permit is valid as long as working on project – expires after 6 months of no activity

Fairfax County, Virginia			
BUILDING PERMIT			
Commercial Addition/Alteration			
Permit Number:		Issued Date:	09/07/2023
Job Address:		Tax Map ID	0711 04 0040
Tenant:		Bldg: 7220	Floor: Suite: B
Owner/Tenant:		Contractor:	Owner as Contractor
Structure: Restaurant/Carry Out		Code: 2018 Virginia Existing Building Code	
Group(s): A-2		Type of Construction: IIIB	
Has permission, according to approved plans, applications and restrictions of record to: INTERIOR DEMOLITION ONLY UNDER RECORD# ALTC-2023-02177			
BUILDING OFFICIAL: <i>Jay S. Riat</i>			
<ul style="list-style-type: none"><li>• A copy of this permit must be posted at the construction site for the duration of the permit.</li><li>• This permit does not constitute approval from your homeowners' association and its related covenants.</li><li>• This permit will expire if work does not commence in six months or if work is suspended for six months.</li><li>• Contact VA 811 before you dig at 811 or <a href="http://VA811.com">VA811.com</a>.</li><li>• The permit holder is responsible to schedule inspections at <a href="http://plus.fairfaxcounty.gov/CitizenAccess">plus.fairfaxcounty.gov/CitizenAccess</a> when stages of construction are reached that require inspections.</li><li>• For questions regarding this permit email <a href="mailto:LDSbuildingpermits@fairfaxcounty.gov">LDSbuildingpermits@fairfaxcounty.gov</a> or call 703-222-0801, TTY 711.</li></ul>			
<b>Land Development Services</b> 12055 Government Center Parkway Fairfax, Virginia 22035 703-324-1780, TTY 711 <a href="http://www.fairfaxcounty.gov/plan2build">www.fairfaxcounty.gov/plan2build</a>			



# Inspections

- It is the permit holders' responsibility to schedule inspections
- Inspections are required for each phase of construction
- Inspections must be scheduled through PLUS
- The final inspection marks the completion of your project and grants permission to occupy – a new house will require a Certificate of Occupancy



[Create an Application](#)[Search Applications](#)[Schedule an Inspection](#)**Record BLDR-221150189:**[Add to cart](#)  
[Add to collection](#)

Residential New

**Record Status: Issued**

Record Info ▼

Plan Room ▼

Payments ▼

Parcel Information ▼

Select

Record Details

Processing Status

Related Records

Attachments

Inspections

Valuation Calculator

\* For a  
Slip R

Wor

Rec

**Applicant:**Silvia Claros  
United States**Project Description:**NEW TWO STORY ADDITION WITH BASEMENT and rear  
areaway ATTACHED AT REAR SIDE OF THE EXISTING



# What is Needed for Inspections

- Please ensure the approved building plans, site-related plan and shop drawings are also on site and available
- Ladders, scaffolds and other equipment necessary to access construction must be provided to the inspector



# Additional Resources

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# Permits Library Online

## Building Permit Type

- Residential
- Commercial
- Administrative
- Licenses
- Elevators
- Permit Amendment
- Other

## Site Permit Types

- Site Plans
- Site Plats
- Studies
- Waivers
- Address Changes
- Other

**PLUS YouTube instructional videos are available.**

**[www.fairfaxcounty.gov/landdevelopment/permit-library](http://www.fairfaxcounty.gov/landdevelopment/permit-library)**



# Customer Experience Team

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## **The Herrity Building**

12055 Government Center Parkway

3<sup>rd</sup> Floor, Suite 324

703-222-0801

TTY: 703-324-1877

## **Hours of Operation:**

Monday - Thursday 8:00 a.m. to 4:00 p.m.

Friday 9:15 a.m. to 4:00 p.m.



# Additional Resources

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## **Building Permits:**

[www.fairfaxcounty.gov/landdevelopment/permit-library](http://www.fairfaxcounty.gov/landdevelopment/permit-library)

## **Planning & Development:**

<https://www.fairfaxcounty.gov/planning-development/>

## **Consumer Protection:**

<https://www.fairfaxcounty.gov/cableconsumer/csd/consumer>

## **PLUS:**

<https://plus.fairfaxcounty.gov/CitizenAccess/Default.aspx>

## **To verify if a contractor is licensed:**

<https://www.dpor.virginia.gov/LicenseLookup> or call (804) 367-8500





# Other Helpful Phone Numbers

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Permits Branch – 703-222-0801

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Site Permits – 703-222-0801

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Planning & Development – 703-222-1082

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Building Plan Review – 703-222-0801

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Residential Inspections – 703-222-0801

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Department of Code Compliance – 703-324-1300

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Health Department – 703-246-2201

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Wastewater – 703-324-5015

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VDOT – 703-383-2888

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Consumer Protection – 703-222-8435


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# LDIH – Land Development Information History

The Land Development Information History (LDIH) system consolidates building, site, zoning and complaint information from numerous county systems into a single repository. LDIH performs an overall search on land development records. These easy-to-use cataloging system features make this the simplest and quickest method to retrieve site- and building-related information. LDIH data is updated nightly. Please note that LDIH contains only those records that were uploaded prior to the launch of PLUS.

<https://ldip.fairfaxcounty.gov>

**Land Development Information History: Search** Help 

The Land Development Information (LDI) system consolidates building, site, zoning, and complaint information from numerous county systems into a single repository. LDI performs overall search on land development records using Filters to quickly select and retrieve land use information.

Search Form

All text:	<input type="text"/>	All Ids:	<input type="text"/>	After Date:	<input type="text"/>	
Address:	<input type="text"/>	Project Name:	<input type="text"/>	Before Date:	<input type="text"/>	
Grid:	<input type="text"/>	Quad:	<input type="text"/>	Subdivision:	<input type="text"/>	
Block:	<input type="text"/>	Lot:	<input type="text"/>	Suffix:	<input type="text"/>	
					Parcel:	<input type="text"/>



#	Record	Status	Date
1	<div>FIDO - APPLIANCE - 140650031</div> <div>Tax Map: 080-3 ((03)) (79) 0012 ADDR1: 6114 DINWIDDIE ST Permit Address S ...: 6114 Address: 006114 DINWIDDIE ST Permit Address S ...: DINWIDDIE</div>	Finalized	Issued: 2014-03-10
2	<div>FIDO - MECH/GAS R - 92150130</div> <div>Tax Map: 080-3 ((03)) (79) 0012 ADDR1: 6114 DINWIDDIE ST Permit Address S ...: 6114 Address: 006114 DINWIDDIE ST Permit Address S ...: DINWIDDIE</div>	Finalized	Issued: 2009-08-03
3	<div>FIDO - PLUMBING R - 73320128</div> <div>Tax Map: 080-3 ((03)) (79) 0012 ADDR1: 6114 DINWIDDIE ST Permit Address S ...: 6114 Address: 006114 DINWIDDIE ST Permit Address S ...: DINWIDDIE</div>	Final	Issued: 2007-11-28
4	<div>FIDO - APPLIANCE - 932808958</div> <div>Tax Map: 080-3 ((03)) (79) 0012 ADDR1: 6114 DINWIDDIE ST Permit Address S ...: 6114 Address: 006114 DINWIDDIE ST Permit Address S ...: DINWIDDIE</div>	Finalized	Issued: 1993-11-08
5	<div>FIDO - MISC R - 930634924</div> <div>Tax Map: 080-3 ((03)) (79) 0012 ADDR1: 6114 DINWIDDIE ST Permit Address S ...: 6114 Address: 006114 DINWIDDIE ST Permit Address S ...: DINWIDDIE</div>	NON-RUP or RUP Issued	Issued: 1993-03-04
6	<div>PLUS - Special Exception - SE-84-L-031</div> <div>Tax Map: 080-3 ((01)) (00) 03.0 Id: SE-84-L-031 Address: 6112 BACKLICK RD</div>	Expired	Expired: 1986-02-05



Permit Information

Permit Number:	140650031	Application Date:	
Permit Type:	HOUSEHOLD APPLIANCE	Tax Map:	080-3 ((03)) (79) 0012
Job Address:	006114 DINWIDDIE ST SPRINGFIELD , VA 22150-3318	Permit Stage:	Finalized
Location:		Bldg:	Floor: Suite:
Subdivision:	MONTICELLO FOREST	Permit Fee:	\$62.05
Magisterial District:	LEE		
Subcensus Tract:			
AP (Tenant) Name:			
Work Description:	REPLACE FURNACE AND AC		
Type of Work:	EXACT REPLACEMENT		
Building Use:	SFD - SINGLE FAMILY DWELLING		
Standard:	IR09 - IRC 2009		
Plan Number:			
Parent Permit:			
ISIS Permit:			
Type of Const:	VB		
Use Group:	R5		
Comments:			
Link to FIDO record :			140650031

Owner Information

Owner:	SMARR HAROLD G JR
Address:	6114 DINWIDDIE ST
City:	SPRINGFIELD State: VA Zip: 22150

Contractor Information

Name:	A-AANNANDALE PLUMBING HEATING	BPOL License:	
Address:	7368 MCWHORTER PLACE	State License:	
City:	ANNANDALE State: VA Zip: 22003-0000	Trade Reg.:	
Trade Name:			



# PERMITS 101



**FAIRFAX COUNTY**  
**LAND DEVELOPMENT**  
**SERVICES**

Presented by Jill West, *Customer Service Liaison*

**703-324-1528**

[Jillian.west@fairfaxcounty.gov](mailto:Jillian.west@fairfaxcounty.gov)