



# FAIRFAX COUNTY

DEPARTMENT OF PUBLIC WORKS  
AND ENVIRONMENTAL SERVICES

Office of Site Development Services  
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V I R G I N I A

October 23, 2002

02-18

To: All Architects, Builders, Developers, Engineers, and Surveyors Practicing in Fairfax County

Subject: Stormwater Runoff From Building Rooftops

### Background

Commercial, industrial, and multifamily residential buildings commonly have storm drain laterals that collect stormwater exclusively from the rooftops, and then either extend beyond the building envelope or drain into a collector system that drains to a suitable outfall or manhole structure. These systems are integral to the design of the overall project and there have been questions as to whether the system designs are to be shown on architectural plans or on site plans. Clarifying this matter will assist designers by defining early in the design process what must be shown on each plan type. In addition, it will better define the review and inspection roles of County staff.

### Procedure

Building storm drains and building storm sewers taken to the first manhole outside of the building must be shown on the architectural drawings for the building. County building inspectors will inspect the system from the building to this point.

The first manhole outside of the building and the pipe system continuing downstream are considered site elements and, as such, must be shown on the site plan. County site inspectors will inspect this portion of the system. This also applies to pipe manifolds that are located outside of the building footprints and collect roof drainage.

Although both the architectural and site plans are affected by these design elements, these systems function in a continuous, seamless manner and should be designed accordingly. To help ensure this, approval of the architectural drawings will be dependent upon there being an approved site plan that depicts the extent of the system to an adequate outfall.

Note that these storm drain laterals carry stormwater exclusively from the rooftops (no overland surface drainage) and are privately maintained; therefore, they should not be placed in a storm drainage easement. At any point in the system where either on-site or off-site surface runoff enters, the system becomes a storm sewer system for the site and must be designed in accordance with the requirements of the Public Facilities Manual. Systems carrying off-site water are to be placed in County easements.

Finally, as a related reminder, the building code does not permit reinforced concrete storm sewer pipe to be located within the building footprint beneath the foundation.

If you have any questions or comments, please contact Craig Carinci, Director, Environmental and Facilities Inspections Division at 703-324-1950.

Sincerely,

***SIGNATURE ON ORIGINAL***

Michelle Brickner, Director

MB/dah

cc: Zofia Zager, Director, Office of Building Code Services, DPWES  
Craig Carinci, Director, Environmental and Facilities Inspections Division, DPWES