



Land Development Services

Technical Bulletin

Subject: Health Department Review of Grading Plans Date: December 21, 2018 No.: 18-10

Summary: This Technical Bulletin clarifies the submittal and approval process of grading plans requiring review by the Health Department.

Effective Date: Immediately

Background: On August 1, 2018, the Fairfax County Health Department separated their Septic Design Permit process from their review and approval of grading plans. This process change was in response to state legislation that limited the ability of the Health Department to provide certain evaluation and design services to the public. The new Septic Design Permit process, also known as the Onsite Sewage Disposal Systems Permit Application, is outlined here: <https://www.fairfaxcounty.gov/health/sewage-and-water>.

You must provide a copy of the grading plan approved by Land Development Services (LDS) before the Health Department can formally approve the Septic Design Permit. The Health Department will accept an application for a septic design with a copy of the proposed grading plan but cannot complete the approval process of the Septic Design Permit until LDS approves the proposed grading plan. LDS does not require the Septic Design Permit to be applied for or issued but does require that the Health Department approves the grading plan prior to LDS' approval of the grading plan.

Policy: Industry now has the following two options to obtain Health Department approval of a grading plan:

1. The applicant can submit their Septic Design Permit and grading plan to the Health Department directly.
 - a. The Health Department will review both packages, provide comments as applicable, and approve the grading plan.
 - b. The applicant can pick up the approved grading plan sets from the Health Department and include the Health Department approvals (red stamp) in the grading plan submission to LDS.
 - c. The Septic Design Permit may be approved by the Health Department contingent on the applicant providing the LDS-approved grading plan to Health Department.
 - d. The Health Department will assess the grading plan review fee of \$85 when the initial grading plan submission is made to the Health Department.
2. The applicant can submit their grading plan to LDS, and LDS will courier a copy of the grading plan to the Health Department for review.
 - a. LDS will require Health Department approval of the grading plan prior to LDS' approval of the grading plan.
 - b. The Health Department will communicate their comments/approval to LDS via email (no red stamp).

- c. LDS will forward the comments/approval to the LDS reviewer and the applicant. Once the grading plan has been approved by both the Health Department and LDS, and the land disturbance permit and plan are issued by LDS, the applicant will submit a copy of the LDS approved grading plan to the Health Department as part of their Septic Design Permit application.
- d. The Health Department grading plan review fee of \$85 will be assessed when the Septic Design Permit application is made to the Health Department.

The process outlined above applies to all Infill Lot Grading Plans (INF), Conservation Plans (CON), Bonded Lot Grading Plans (SDGP/SPGP) and Rough Grading Plans (RGP) with septic and/or well proposed and/or shown as existing on the property.

If you have any questions, please contact the Site Application Center in the Code Development and Compliance Division at LDSSAC@fairfaxcounty.gov or 703-222-0801, TTY 711.

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