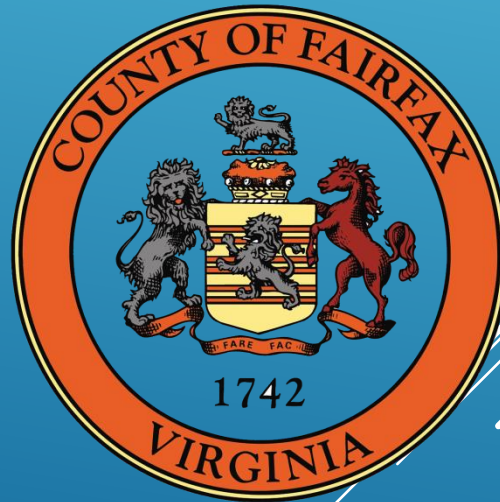


# DEPARTMENT OF CODE COMPLIANCE



Est. 2010

# DCC

## WHO ARE WE?

- ▶ Jack Weyant, Director
- ▶ Karen McClellan, Operations Manager
- ▶ Elizabeth Perry, Code Official
- ▶ 5 Division Supervisors
- ▶ 30 Investigators
- ▶ 10 Support Staff
- ▶ 1 Police Liaison
- ▶ 2 Sheriffs

# CODE ENFORCEMENT- IT'S ALL ABOUT ACHIEVING:

- Life Safety
  - Neighbor and Community Satisfaction
  - Education
  - Compliance
- 
- A series of white diagonal lines of varying lengths and thicknesses, located in the bottom right corner of the slide.

# AREAS OF AUTHORITY

Zoning Ordinance

Virginia Building Code

Property Maintenance Code

Fire Code

Noise Ordinance

Blight Abatement Program

Grass Ordinance



Our Tools for Success



# DCC PARTNERS

- ▶ Board of Supervisors
- ▶ The Department of Planning and Development
- ▶ The Office of the County Attorney
- ▶ Stormwater
- ▶ Urban Forestry
- ▶ Community Services (APS, CPS)
- ▶ Police, Animal Control
- ▶ Office of the Fire Marshall
- ▶ Land Development Services (LDS)
- ▶ Parks and Recreation



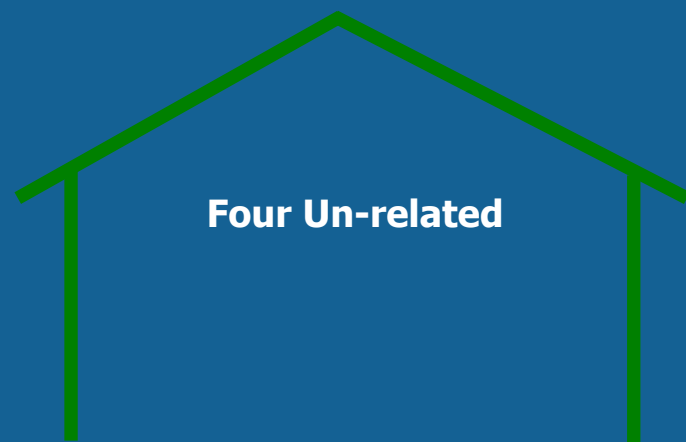
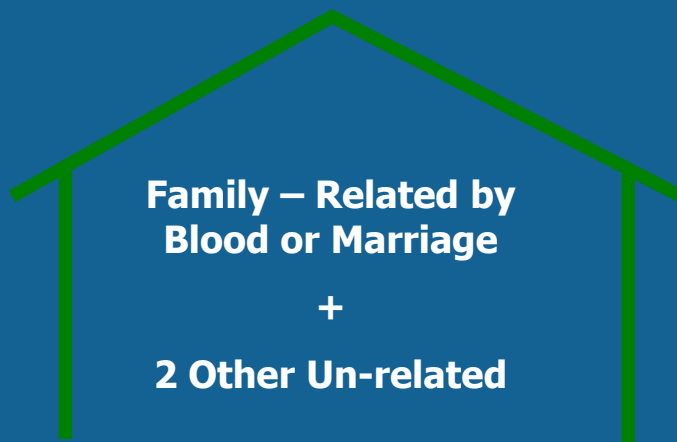
# WHAT TYPES OF ISSUES DOES DCC INVESTIGATE?

# ZONING

Zoning laws regulate the use of land within a municipality. It controls the ways in which the land can be developed and what purposes the zoned land can serve.

# MULTIPLE OCCUPANCY

How many people?



Note: These are the 2 most common scenarios, but there more that are acceptable.

# MULTIPLE DWELLINGS

Zoning Ordinance allows for 1 Dwelling Unit on most residentially zoned properties



**Food Preparation**



**Sleeping**



**Living**

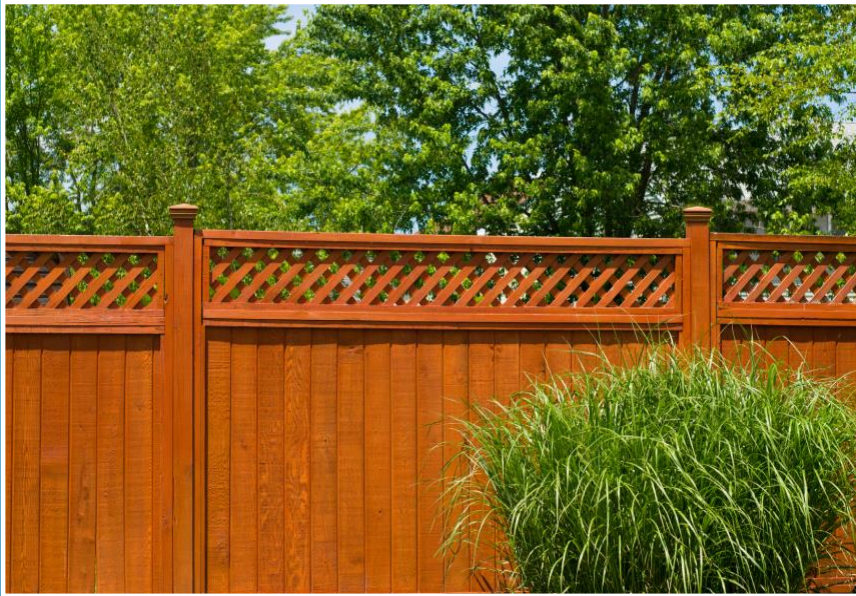


**Bathroom**



# ACCESSORY STRUCTURES

Regulations dependent on size and type.





# SET-BACK ISSUES

(ERECTING A STRUCTURE TOO CLOSE TO THE PROPERTY LINE)



Accessory Structures



Additions



# PARKING IN THE GRASS





# INOPERABLE VEHICLES



# COMMERCIAL VEHICLES

## Prohibited Vehicles



## 1 Commercial Vehicle allowed on Residential Property



Some vehicles become prohibited if they exceed height, width, and length requirements



# OUTDOOR STORAGE/ JUNK YARD/ STORAGE YARD



Outdoor storage requirements: less than 100 sq. ft., screened from view AND in the rear half of the yard.



# BUSINESS IN A RESIDENTIAL DISTRICT



Child Care  
Home Occupation Permit  
Home Professional Office



Other types of business that bring customers or employees to the home, or require stock and trade to be stored on the premise are prohibited.

# POP QUIZ!!!

## SPOT THE VIOLATIONS





# SIGNS

- ▶ Signs are regulated by size and location, NOT by content
  - ▶ The Ordinance ensures that the First Amendment right to free speech is protected
- ▶ Minor signs are permitted in residential areas
  - ▶ Yard signs on any lot developed with a residential use cannot exceed 12 square feet in total area, with no single sign exceeding 4 square feet in area and a height of 4 feet
- ▶ Some signs are completely prohibited



# NOISE ORDINANCE

DCC and the Police Department are primarily responsible for enforcement of the Noise Ordinance.

DCC enforces during business hours and the Police during non-business hours.

Most Common Complaints Include:

► **Prohibited Animal Noise**

- 10 p.m. to 7 a.m. - Noise from animals that is plainly audible in any other person's residential dwelling with doors and windows closed.
- 7 a.m. to 10 p.m. - When the sound is plainly audible across real property boundaries or through partitions common to residential dwellings AND can be heard for more than 5 consecutive or nonconsecutive minutes in any 10-minute period.



► **Other Prohibitions.** Certain noises are prohibited during nighttime hours and/or within certain distances from a residential dwelling, including but not limited to:

- Outdoor construction
- Trash collection
- Use of power lawn equipment
- Outdoor truck unloading/loading



# ANIMAL REGULATIONS





# HAVE YOU HEARD?

On March 23, 2021, the Board of Supervisors adopted a new and modernized Zoning Ordinance which will be effective on July 1, 2021.

Notable changes include:

- Allowing accessory structures, such as sheds, children's play equipment, and gazebos, up to 12 feet in height to be located five feet from the side and rear lot lines;
- Removing the age and disability requirements for accessory living units (previously known as accessory dwelling units) and changing the process from requiring special permit approval to an administrative permit;
- Modernizing the home-based business use and permitting customers with special permit approval; and
- Adding a maximum flagpole height of 25 feet for lots with single-family dwellings or manufactured homes and 60 feet for lots with all other uses, with the ability to request a special permit for an increased height. No limit on the size of flags was added.

# **BUILDING CODE VIOLATIONS**

**UNPERMITTED WORK**

# A PERMIT IS REQUIRED FOR....

## ■ Interior Alterations

- Converting a storage room to a bedroom
- New electrical or plumbing installation
- Replacement of any gas appliance
- Constructing or removal of walls, structural or non-structural
- Finishing a basement
- Demolition work
- Finishing an attic or adding pull down stairs
- Enlarging a kitchen or bath, if any electrical, plumbing is being moved
- Adding skylights



## Exterior Alterations

- New Additions, Porches, Decks, Balconies, or Roofed Structures attached to the house
- Swimming Pool install or demolition
- Detached Garages
- Enclosing Carports
- Retaining Walls which retain more than 3' of fill

# A Permit is Required for All Gas Appliances!



**BOOM!**

# **PROPERTY MAINTENANCE (VMC)**



# NOT MAINTAINING THE STRUCTURE



# NOT MAINTAINING THE ACCESSORY STRUCTURES





# POP QUIZ!!!

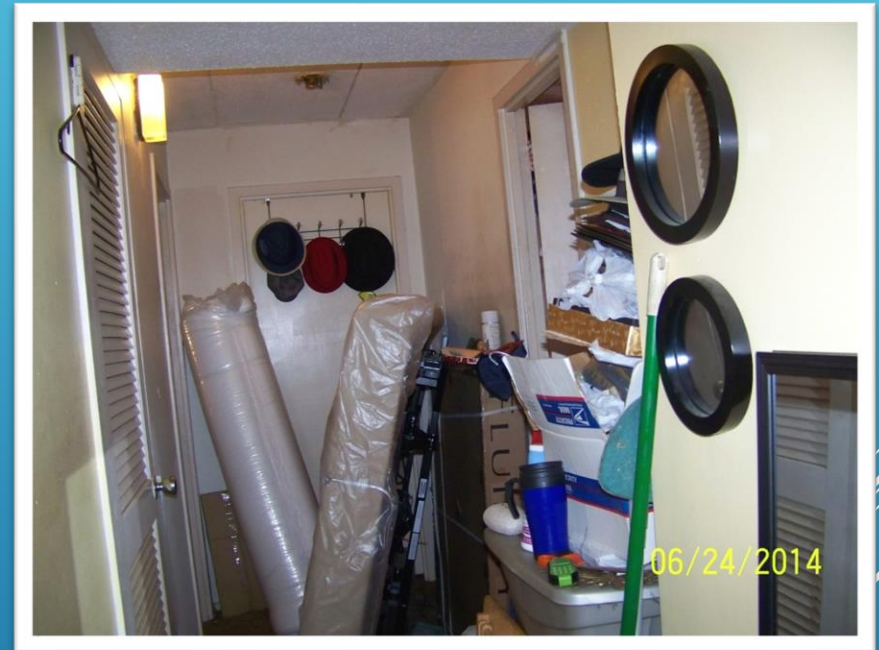
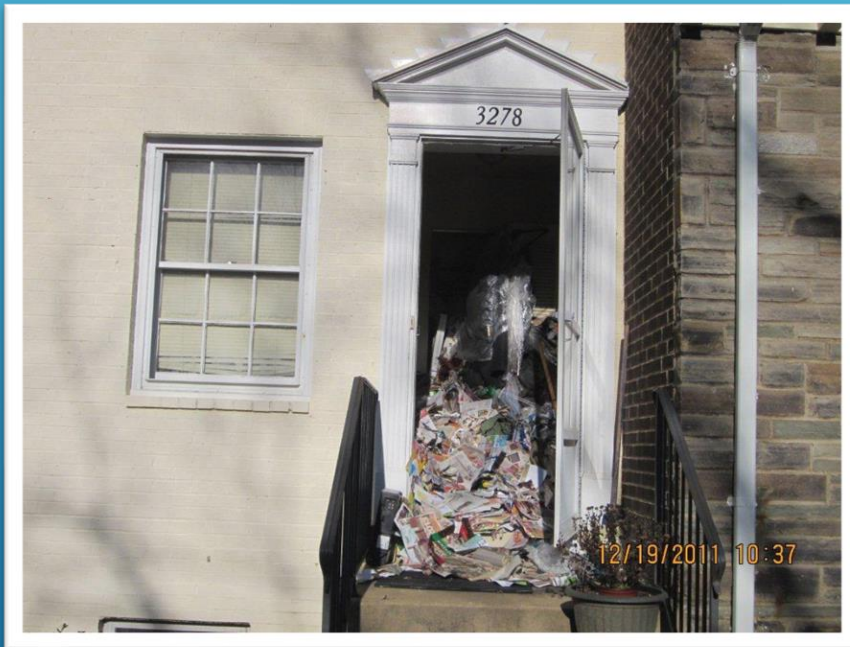
## SPOT THE VIOLATIONS





# EGRESS

## HOW DO I GET OUT?



# Emergency Egress

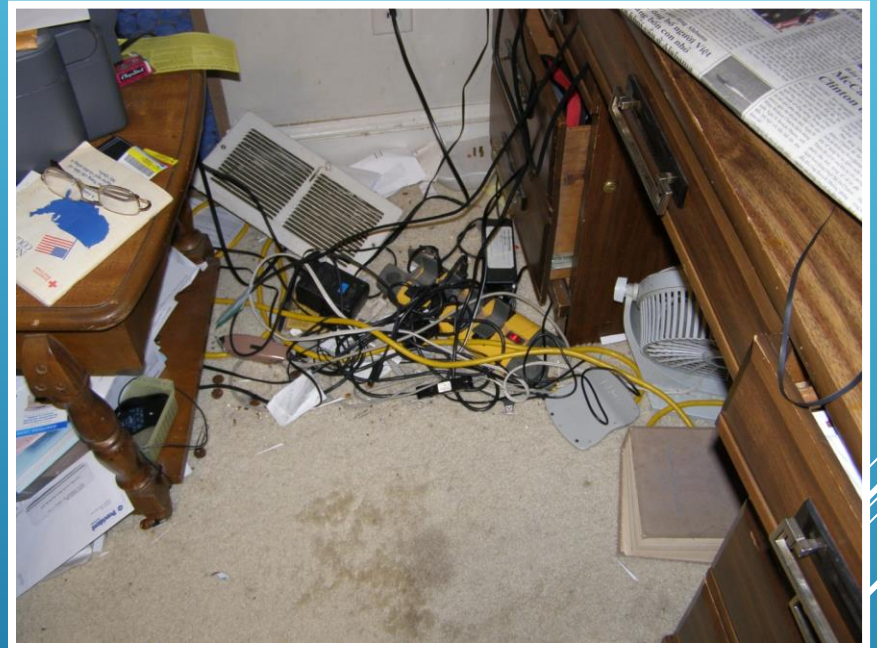
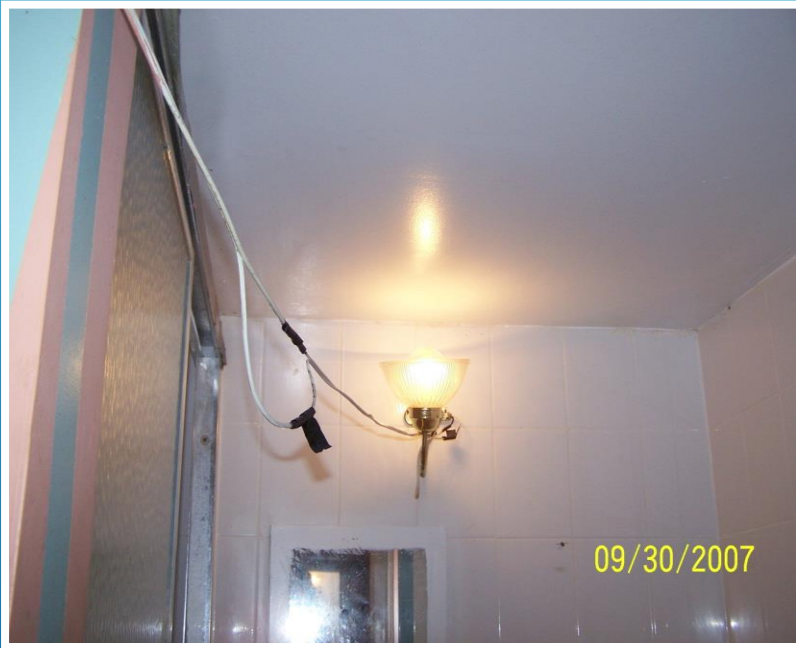




# Electrical Hazards



# UNSAFE CONDITIONS



# **VIRGINIA STATEWIDE FIRE PREVENTION CODE**

## **IN RESIDENTIAL PROPERTIES**

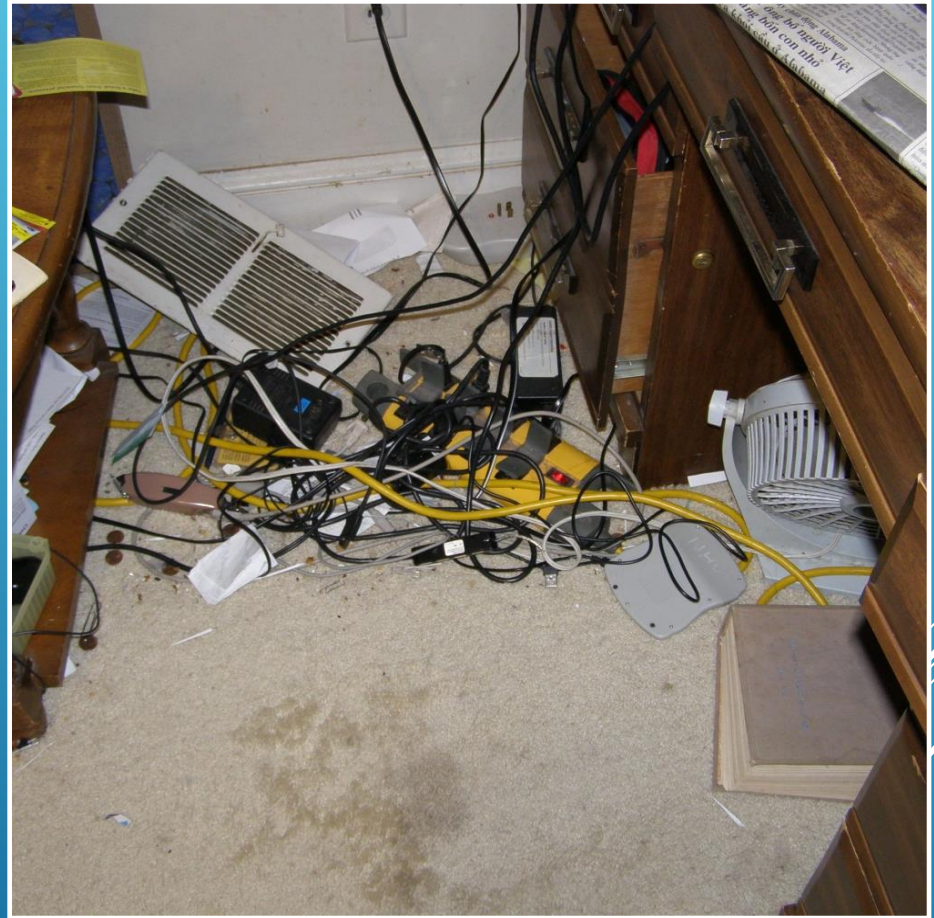




# LIFE SAFETY ISSUES



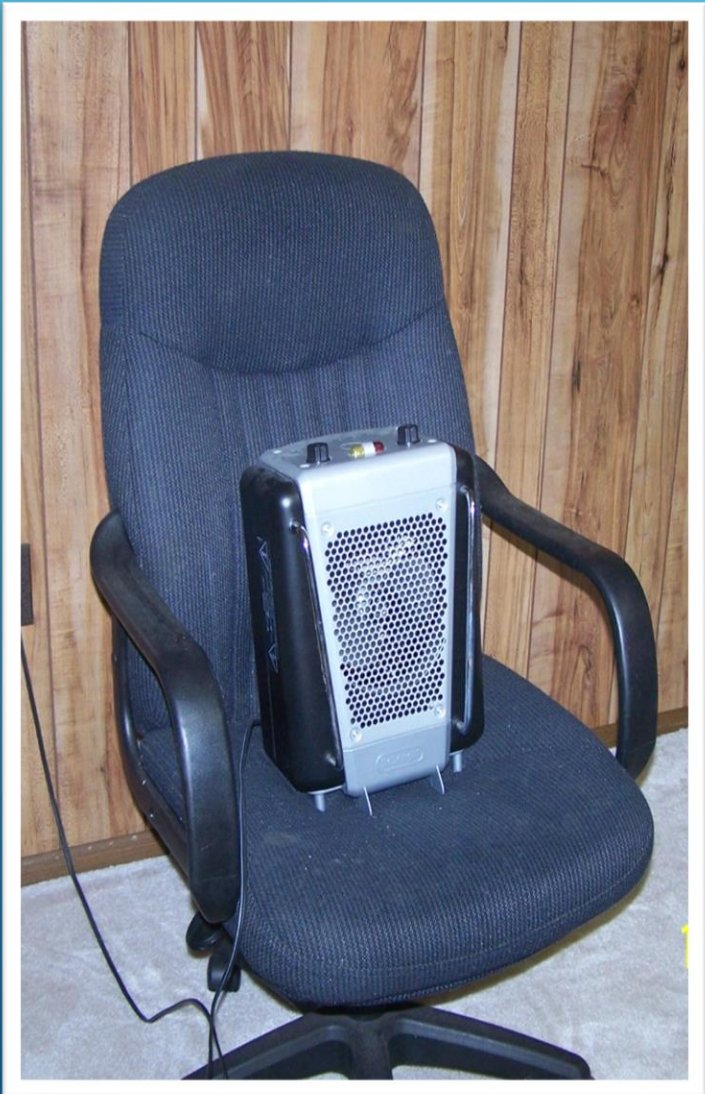
# EXTENSION CORDS



Extension Cords cannot be used as permanent wiring.



# FIRE HAZARDS







# HOARDING





# HOARDING

















# POP QUIZ!!!

## SPOT THE VIOLATIONS

### Clutter Image Rating: Bedroom

Please select the photo that most accurately reflects the amount of clutter in your room.



1



2



3



4



5



6



7



8



9

# ANIMAL HOARDING











# FAIRFAX COUNTY HOARDING COMMITTEE

- DCC is the lead agency for hoarding cases
- Hoarding Committee is a supplement to coordinate additional response
  - Quarterly meetings
  - Information gathering sessions that include Industry Partners
  - Guest Speakers
  - Educational Outreach



# OTHER PROGRAMS



# BLIGHT

“Blighted property” means any individual commercial, industrial, or residential structure or improvement that endangers the public’s health, safety or welfare because the structure or improvement upon the property is dilapidated, deteriorated, or violates minimum health and safety standards, or any structures, or any structure or improvement previously designated as blighted pursuant to § 36-49.1:1 under the process for determination of “spot blight”

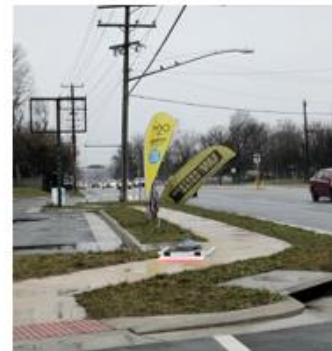


# GRASS

- Over 12 inches in height
- Parcels of land  $\frac{1}{2}$  acre (21,780 sq. ft.) or less
- Program runs from mid-April to mid-October



# SIGNS IN THE RIGHT-OF-WAY



- Signs are regularly picked up every week between Tuesday and Thursday by the Sheriff's Community Labor Force.
- DCC documents what type of sign it is, the owner of the sign, and fines/litigates repeat offenders.



# ISSUES WE DO NOT ENFORCE

- Arboreal Waste or Falling/Fallen Trees
- Piles of Firewood for personal use
- HOA Regulations
- Mold/ Smells
- Civil Matters
- Police Issues:
  - Loud Parties, or Noise that is considered mobile and nuisance
  - Graffiti

# MAKING A COMPLAINT



# HOW DO I MAKE A COMPLAINT?

Department of Code Compliance - Fairfax County, Virginia - Windows Internet Explorer

http://www.fairfaxcounty.gov/code/

File Edit View Favorites Tools Help

Wachovia - Personal Financ... Free Hotmail Web Slice Gallery

Department of Code Compliance - Fairfax County, Vir...

Home Living Here Doing Business Visiting Departments & Agencies

Search Site:  Go Advanced Search

**Fairfax County VIRGINIA**

homepage > department of code compliance

**Department of Code Compliance**

The Department of Code Compliance investigates most neighborhood quality of life complaints in the county, including parking in the grass, junk in the yard, too many people living in a home, uncut grass, building without permits, and hoarding. It enforces zoning, property maintenance, building, blight, grass, fire and health codes all within in a single department.

**Index**

- Contacts/Directions
- Code Compliance Home
- County Code
- Animals & Pets
- Building Lots & Land Use
- Construction
- Hoarding
- Noise
- Outdoor Lighting
- Property Maintenance
- Signs
- Vehicles & Parking

**Online Services**

**Our Government**

**News and Events**

**Maps, Facts & Stats**

**State & Federal**

**Topics**

- Animals & Pets**
  - County rules for animals and pets on residential property.
- Building Lots & Land Use**
  - Accessory Structures
  - Fences
  - Home Businesses
- Construction**
  - Unlicensed Contractors
  - Unpermitted Construction
  - Unpermitted Land Disturbance
- Hoarding**
  - How to identify and report hoarding in your community.
- Noise**
  - Barking Dogs
- Property Maintenance**
  - Blight
  - Damaged Property
  - Grass Height
  - Junk and Debris in the Yard
  - Mosquitoes
  - Overcrowding / Boarding Houses
  - Trash Overflowing
- Outdoor Lighting**
  - County rules for outdoor lighting at residential and commercial properties.
- Signs**
  - Signs on residential properties and roads.
- Vehicles & Parking**
  - Vehicles Parked on Lawn
  - Commercial Vehicles

**Contact Us**

- 703-324-1300, TTY 711
- Monday - Thursday 8 a.m. - 4 p.m.
- Friday 9:15 a.m. - 4 p.m.

**Submit Complaint**

- Submit Complaint to the Department of Code Compliance
- Submit Complaint to Other Departments

**Complaint History**

- Search Complaint History

Printer Friendly A A A Text Size Text Only

Trusted sites 100%

## Complaints

Submit a Complaint

Complaint Search

[homepage](#) > [Community Complaint Form](#)

## Community Complaint Form

START

Step 1

Provide  
Info

Step 2

Site  
Location

Step 3

Personal  
Info

FINISH

► Provide Information about Complaint: Information about the service requested

\* = Required Information

Selected Category: OVERCROWDING

1) Select Violation Type from the list below: \*

Too Many Families/People in a Home ▼

2) Provide Description of selected violation. List any other related violations:\*

(Restrict your description to 1300 characters.)

3) Enter Address of Complaint Property: \*

Street Number	Street Prefix	Street Name*	St., Dr., La, Etc.*	Post Dir	Apt/Unit # or Letter
<input type="text"/>	-- ▼	<input type="text"/>	-- ▼	-- ▼	<input type="text"/>

City State ZIP

 VA 

Describe where on the property the problem exists or if you do not have an exact address for the problem, describe the location. (Restrict your description to 250 characters.)

4) When Did You Notice the Violation?

	Month	Day	Year	Hour	Min	AM/PM	Select Part of Week
Approx:	-- ▼	-- ▼	-- ▼	-- ▼	-- ▼	-- ▼	-- ▼

5) Best Time for Inspector to Observe the Violation:

6) Click "Next" to proceed

- Complainants Are Confidential
- Cannot be released by FIOA
- Leaving your name and number is most helpful
- Details, Details, Details- the more the better



# HOW DO I LOOK UP COMPLAINTS ON THE COUNTY'S WEBSITE?

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Wachovia - Personal Financ... Free Hotmail Web Slice Gallery

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Fairfax County VIRGINIA

Home Living Here Doing Business Visiting Departments & Agencies

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homepage > department of code compliance:

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### Topics

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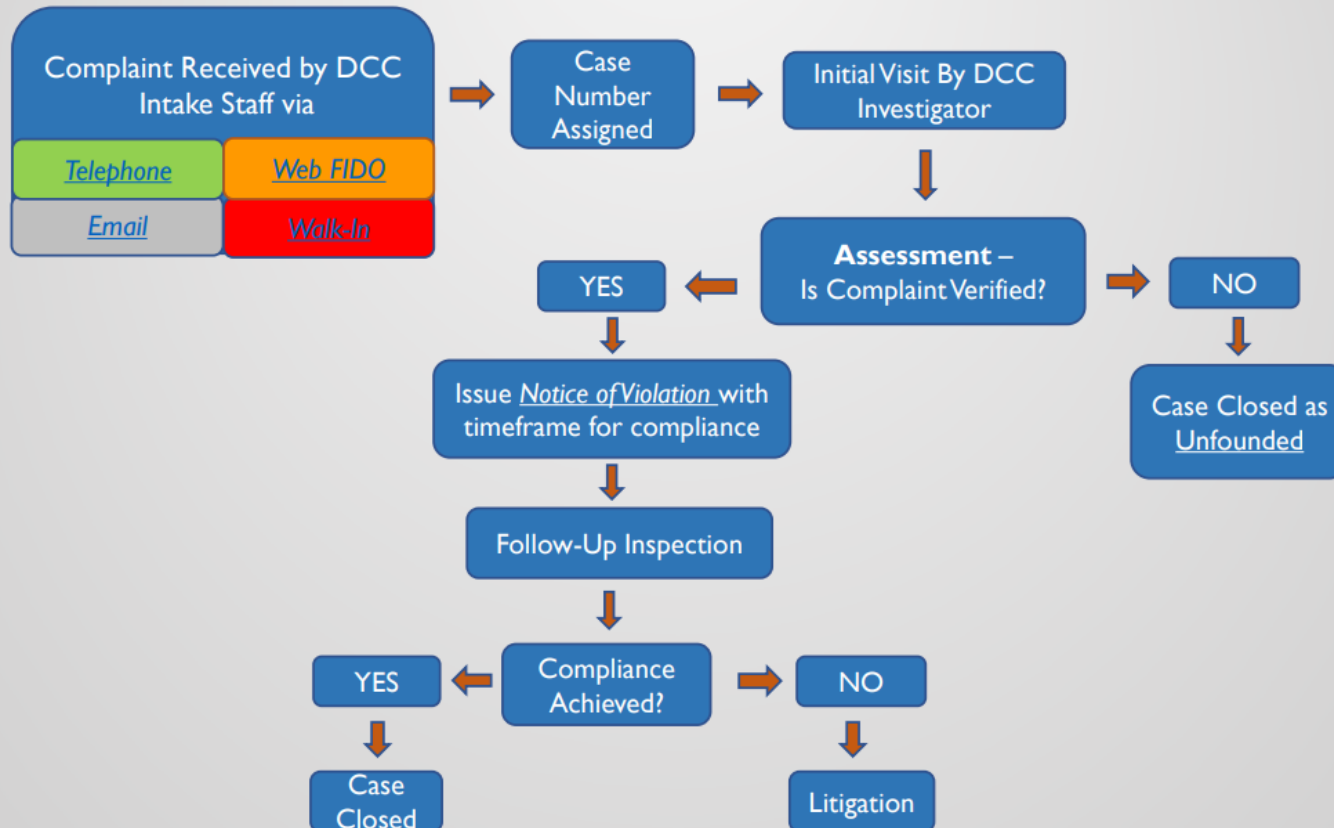
- Search Complaint History

Trusted sites

# WHAT HAPPENS TO YOUR COMPLAINT?

# PROCESS – COMPLAINT BASED

## Department of Code Compliance (DCC) Complaint Response Protocol





# LITIGATION OVERVIEW

If Violations are not abated, further action may be warranted in coordination with the Office of the County Attorney

- General District Court
- Circuit Court



# Questions?



Have a complaint:  
(703) 324-1300  
[www.fairfaxcounty.gov/code](http://www.fairfaxcounty.gov/code)