



Fairfax County Process Innovation (PI) Team

November 2019

The following is a summary of recommendations from industry that have been considered, acted on, or are underway for each of the following development review processes, as of November 2019:

- Infill Grading Plan and Conservation Plan;
- As-Built Plans and Bond Release (Letter 18); and
- Phased Occupancy (Core and shell) and Separation Permits.

County staff received these recommendations from industry representatives during PI meetings between March and May of this year. This report classifies how staff is responding to industries' recommendations in four ways:

- Recommendations whose implementation depends on adopting new technology, either PLUS or eplans;
- Completed recommendations;
- Recommendations that still under consideration or being implemented; and
- Recommendations not being pursued.

New Technology:

- Digital assignment of case reviews and payment of fees, including Infill Grading Plan, Phased Occupancy and As-built site plans depend on adoption of PLUS;
- Reduction of Bonds by category instead of line item entry depends on adoption of PLUS;
- Digital submittal of R-2 construction (i.e. mixed-use, high rise buildings with residential units) will not be adopted into ePlans but instead get adopted by PLUS; and
- Digital submittal of Infill Grading Plans will be accepted for e-plan review, planned for Winter 2020 implementation.

Completed Recommendations:

- Creation of a map viewer to compare location and Infill Grading plans (and other plans) to park and other locations of interest;
- More clarity and explanatory text embedded in the Surety Value Estimate Form;
- Bonds and Agreements staff is available on request to join field inspections and help verify bond reduction line items during field visits. This change is based on concerns expressed by industry about inability to achieve bond release promptly for specific commitments like landscaping. Industry had recommended a narrower classification of bonds to allow more selective release of public improvements. Land Development Services (LDS) is not following through with this larger recommendation, because logistics of processing and reviewing smaller, more numerous bond packages is much

less efficient for staff. Staff also believes that the PLUS reform for bond reduction by categories will more fully address industry's request;

- Incorporating suggestions from industry to alert building permit applicants to request a code modification for phased occupancy, also to include advice about Health Department approvals;
 - Digital sharing by Engineers and Surveyors institute (ESI) staff of INF plan comments and appropriate ESI staff contact information;
 - Site Addressing Center has added contact information to correspondence to help answer any questions about conservation bonds or maintenance agreements, based on Bond Release discussions;
 - Responding to a request during the Phased Occupancy discussions, the Building Official has provided guidance about permitting of stocking prior to occupancy. See the following LDS Building Official's blog entry:
<https://www.fairfaxcounty.gov/landdevelopment/stockingpermission>; and
 - Finally, Building Division staff has reviewed a concern about the consistency of requiring "cane detection" in egress areas during inspections. The cane detection requirement is based on Chapter 3 of the ICC A117.1- 2009 (Accessible and Usable Building and Facilities), and Chapter 10 Of the 2015 Virginia Construction Code (section 1003). Please see the links below.
 - https://codes.iccsafe.org/content/ICCA117_12009/chapter-3-building-blocks
 - <https://codes.iccsafe.org/content/VCC2015/chapter-10-meansof-egress>
- Inspection staff strives to apply this requirement consistently per these code sections.

Recommendations that are still under consideration or being implemented:

- Site Development and Inspections Division (SDID) will establish a consistent protocol for either County or applicant referring an Infill Grading request to appropriate VDOT branch;
- SDID will request that all ESI reviewers email review comments to Infill Grading applicants;
- SDID will reach out to Forest Management and Park Authority about clarifying scope of review comments concerning invasive plantings too close to park areas;
- SDID is working on making project checklist upkeep and archiving more digital. Site inspectors share project checklists with applicants during pre-construction meetings on site. It is a basis for forming the Letter 18 and punch list documents as projects are constructed and are approaching bond release. Industry had also requested that project checklists get grandfathered, where the checklist document remains the same even if bond release requirements change after a project's pre-construction meeting. Note that checklist's grandfathering is difficult to guarantee, because applicants may submit site plan revisions after pre-construction meetings, and because VDOT may change street acceptance procedures after preconstruction meetings;

- SDID and Permit and Code Administration Division (PACA) continue to work on proffer conformance verification during the Bond Release process. Industry recommended greater reliance on the proffer conformance matrix that was implemented in 2017. For now, staff needs to maintain proffer conformance records in both PAWs and the proffer conformance matrix;
- PACA staff will create a checklist version of the PFM requirements for As-Built site plans that will be available online and as a form at the LDS front counter;
- PACA staff will work with DPWES staff to allow digital spreadsheet submittal of stormwater coordinates for As-Built site plans, as well as removing mylar submittal requirement for sanitary sewer information;
- SDID and PACA staff need to further discuss As-Built site plan recommendation about consistency of how geotechnical and stormwater certifications are provided, either on the plan set or as an attached document; and
- PACA, Building Division, SDID and Fire Marshal's Office (FMO) staff are working on adjusting the Phased Occupancy for High Rise SOP to account for other building types. This has occurred case by case as applicants submit code modifications for phased occupancy. With each case, staff has noted nuances that will be included in an updated SOP for phased occupancy that will account for different building types. Wood-framed buildings will be included in the updated SOP when staff has developed sufficient experience.

Further, Industry comments focused on describing how elevator permitting works with phased occupancy. Additional considerations from Fire Marshal's Office concerning elevators include:

- Fireman's Service must be completed, inspected and approved.
- Where an elevator car is required to be sized for an ambulance stretcher, this car cannot be separated from the core and shell permit subject to phased occupancy.
- Finally, the Fire Service Access Elevators (FSAE) must be completed, inspected and approved, and cannot be separated from the core and shell permit.

Finally, in the next year, staff anticipates developing a permitting strategy where a project has achieved occupancy, then proposes new tower construction above streetscape areas that were completed as part of an initial phased occupancy request.

Recommendations not being pursued:

- The Bond Release discussions made a request for VDOT to allow final road inspection prior to approval of CE-7 utility package, and that request was not granted.

- See third bullet under Completed Recommendations regarding structure of bond packages.
- The Bond Release discussion also recommended revisiting the 90-day expiration period that the Fire Marshal's Office (FMO) assigns to successfully completed FMO site inspections. FMO has reviewed this recommendation and wants to maintain the expiration period because of the risk of striping or other elements getting damaged or worn. FMO is, however, maintaining a quick turnaround time for completing site inspections.