REVISED

FAIRFAX COUNTY
BOARD OF SUPERVISORS
April 14, 2026

AGENDA

9:30		Presentations
10:00		Matters Presented by Board Members
10:00		Items Presented by the County Executive
	ADMINISTRATIVE ITEMS	
1		Authorization to Advertise Public Hearings on a Proposed Amendment to Chapter 7 (Streets, Streetlights, Parking and Driveways) of the Public Facilities Manual Regarding Streetlights
2		Authorization to Advertise a Public Hearing to Consider an Ordinance to Amend and Readopt Fairfax County Code Sections 7-2-13, and 7-3-2, to Relocate a Polling Place ~~in~~ (Mason District**)** and Relocate a Voter Satellite Office ~~(Mason District)~~
3		Approval of a "Watch for Children" Sign as Part of the Residential Traffic Administration Program – Middle Run Drive (Springfield District)
4		Extension of Review Period for 2232 Application for Centreville High School (Springfield District)
5		Additional Time to Establish Use or Commence Construction for Special Exception SE-2022-BR-00042, Tiffany D. Santana (Braddock District)
	ACTION ITEMS	
1		Approval of Memorandum of Understanding Between the ECDC Enterprise Development Group and Fairfax County and Assignment of Small Business Revolving Loan Fund Assets from the Community Business Partnership to ECDC Enterprise Development Group
2		Approval of an Agreement with the Town of Clifton, Virginia (the Town) for the Town to Become Subject to the County's Virginia Erosion and Stormwater Management Program (VESMP)

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FAIRFAX COUNTY
BOARD OF SUPERVISORS
April 14, 2026

	ACTION ITEMS (continued)	
3		Approval of Fairfax Connector Summer 2026 Service Changes (Braddock, Dranesville, Franconia, Hunter Mill, Mount Vernon, Providence, Springfield, and Sully Districts)
	CLOSED SESSION	
		Closed Session
	PUBLIC HEARINGS	
2:30		Public Hearing on Proposed Plan Amendment 2023-IV-MV3, Penn Daw Fire Station, Emergency and Supportive Housing (Mount Vernon District) (Concurrent with RZ-2025-MV-00022)
2:30		Public Hearing on RZ-2025-MV-00022 (Board of Supervisors Fairfax County) (Mount Vernon District) (Concurrent with Plan Amendment 2023-IV-MV3)
2:30		Public Hearing on PCA/CDPA-2019-SU-003 (RZPA-2025-SU-00067) (BPR Ellipse LLC) (Sully District)
2:30	**Intent to Defer to 05/05/2026 at 3:30p.m.**	Public Hearing on RZ-2024-SP-00011 (TPC Freedom I LC and TPC Freedom II LC) (Springfield District) (Concurrent with SEA-83-P-071-03, PCA-77-C-111-05 (RZPA-2024-SP-00018), and PCA-79-C-054 (RZPA-2024-SP-00017))
2:30	**Intent to Defer to 05/05/2026 at 3:30p.m.**	Public Hearing on SEA-83-P-071-03 (TPC Freedom II LC) (Springfield District) (Concurrent with RZ-2024-SP-00011, PCA-77-C-111-05 (RZPA-2024-SP-00018), and PCA-79-C-054 (RZPA-2024-SP-00017))
2:30	**Intent to Defer to 05/05/2026 at 3:30p.m.**	Public Hearing on PCA-77-C-111-05 (RZPA-2024-SP-00018) (TPC Freedom II LC) (Springfield District) (Concurrent with RZ-2024-SP-00011, SEA-83-P-071-03, and PCA-79-C-054 (RZPA-2024-SP-00017))
2:30	**Intent to Defer to 05/05/2026 at 3:30p.m.**	Public Hearing on PCA-79-C-054 (RZPA-2024-SP-00017) (TPC Freedom I LC) (Springfield District) (Concurrent with RZ-2024-SP-00011, SEA-83-P-071-03, and PCA-77-C-111-05 (RZPA-2024-SP-00018))

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FAIRFAX COUNTY
BOARD OF SUPERVISORS
April 14, 2026

PUBLIC HEARINGS (continued)

2:30	Public Hearing on SE-2025-PR-00034 (Insight Memory Care Center) (Providence District)
2:30	Public Hearing on Adoption of Amendments to the Public Facilities Manual (PFM) Re: Sanitary Sewer and Editorial Changes
3:00	Public Hearing on a Proposed Zoning Ordinance Amendment Re: Zoning Application Fees and Planned District Recreational Facilities Minimum Expenditure
3:00	Public Hearing on Proposed Amendments to Appendix Q (Land Development Services Fee Schedule) of The Code of the County of Fairfax, Virginia (County Code) Regarding Adjustment of the Fees Charged by Land Development Services for Plan Review, Permits, and Inspection Services
3:00	Public Hearing on Proposed Amendments to Chapter 62, Fire Protection, of the Code of the County of Fairfax, Virginia
3:00	Public Hearing on Proposed Amendments to Appendix Q, Section I, Subsection H, and Section II, Subsection D, of the Code of the County of Fairfax, Virginia
3:00	Public Hearing on Proposed Amendments to Section 67.1-10-2 of the Fairfax County Code Relating to Sewer Charges
3:00	Public Hearing on the FY 2027 Effective Tax Rate Increase
4:00	Public Hearing on the FY 2027 Advertised Budget Plan, the FY 2027 – FY 2031 Advertised Capital Improvement Program (with Future Fiscal Years to 2036) and to Amend the Current Appropriation Level of the FY 2026 Revised Budget Plan as Proposed in the FY 2026 Third Quarter Review (Public Hearings Continue on April 15 and 16)

Fairfax County, Virginia

BOARD OF SUPERVISORS AGENDA

Tuesday
April 14, 2026

9:30 a.m.

PRESENTATIONS

RESOLUTIONS — To recognize and celebrate the Fairfax County Public Schools 2025-26 winter sports team and individual champions.

STAFF:
Tony Castrilli, Director, Office of Public Affairs
Jeremy Lasich, Office of Public Affairs
Imtiaz Ali, Office of Public Affairs

Board Agenda Item
April 14, 2026

10:00 a.m.

Matters Presented by Board Members

Board Agenda Item
April 14, 2026

10:00 a.m.

Items Presented by the County Executive

Board Agenda Item
April 14, 2026

ADMINISTRATIVE – 1

Authorization to Advertise Public Hearings on a Proposed Amendment to Chapter 7 (Streets, Streetlights, Parking and Driveways) of the Public Facilities Manual Regarding Streetlights

ISSUE:
Board of Supervisors' (Board) authorization of a proposed amendment to Chapter 7 (Streets, Street Lights, Parking and Driveways) of the Public Facilities Manual (PFM). The proposed amendment is necessary to provide clear guidance, centralize information, and identify best practices so that applicants can navigate their streetlight designs and align the PFM with updated processes.

RECOMMENDATION:
The County Executive recommends that the Board authorize the proposed amendment as set forth in the Staff Report dated April 14, 2026.

The proposed amendment was prepared by Land Development Services (LDS) and coordinated with Department of Public Works and Environmental Services (DPWES), Department of Planning and Development (DPD), and the Office of the County Attorney. The amendment was recommended for approval by the Engineering Standards Review Committee.

TIMING:
Board authorization is scheduled for April 14, 2026, to advertise public hearings before the Planning Commission on May 13, 2026, at 7:30 p.m., and before the Board on June 9, 2026, at 4:00 p.m.

BACKGROUND:
Chapter 7 of the PFM, at Section 7-8000, sets guidelines for streetlight design. While the PFM provides general placement guidance, individual designs must address site-specific conditions such as road geometry, road classification, pedestrian level, and existing lighting. Current PFM provisions for streetlights could be clarified and updated, particularly in light of Fairfax County's urban centers and revitalization areas that utilize non-standard streetlights. Centralizing certain streetlight design requirements currently found in Technical Bulletins and design guidelines within the PFM would improve clarity and consistency for both applicants and staff.

Currently, a typical applicant prepares a rough streetlight layout, after which County staff refines that layout by running lighting calculations and finalizing fixture placement and spacing. Since the requirements for nonstandard fixtures are spread across multiple Technical Bulletins and Urban Design Guidelines, some of which have been superseded, the results are extended coordination and frequent redesigns.

To align with other review procedures and provide the development community with greater flexibility in the design and approval timelines, staff proposes the following:

- Amend the PFM to clarify and consolidate streetlight standards, improving overall consistency and efficiency.
- Transition design from a staff-led process to one where developers are responsible for completing the streetlight design under updated PFM requirements, with staff reviewing for compliance.

Outreach:
Staff presented the amendments to the Engineering Standards Review Committee (ESRC), which oversees changes to the County's PFM, and ESRC recommended approval.

Staff presented substance of the proposed amendments at meetings of the Engineers and Surveyors Institute (ESI) Fairfax Committee and the Northern Virginia Building Industry Association and National Association for Industrial and Office Parks (NVBIA/NAIOP) Fairfax Committee.

Staff has shared the amendment with the Environmental Quality Advisory Council (EQAC) and has responded to follow-up clarification questions.

Staff also reached out to land use aides in all districts and engaged in further communication with the Great Falls Citizens Association.

PROPOSED AMENDMENTS:
The attached Staff Report includes full text of the proposed amendment. Key updates are summarized below:

- Establish Waiver Criteria (Section 7-0801): Establishes defined factors for evaluating waiver requests, including roadway design, pedestrian activity, safety data, and environmental considerations, improving transparency and consistency in decision-making.
- Consolidated and Simplified Lighting Requirements (Section 7-0802): Consolidates multiple tables and provisions into a single table. At site entrances, lighting requirements are reduced from three lights to two. Flexibility is added to

allow one light where photometric analysis confirms compliance, reducing unnecessary waiver requests while preserving safety and scenic character.

- Updated Technical Standards (Section 7-0803): Clarifies fixture types, illumination levels, pole placement, and submission requirements. Lighting levels are aligned with ANSI/IES RP-8-22, the industry standard that provides comprehensive guidelines for the design, evaluation, and performance of roadway lighting systems. A simplified spacing method is introduced for certain local streets, reducing the need for full photometric plans in straightforward cases.
- Nonstandard Streetlights (Section 7-0804): Incorporates prior technical bulletins into the PFM and clarifies submission requirements for nonstandard fixtures, particularly in urban centers and commercial revitalization districts.
- Improved Installation Procedures (Section 7-0805): Updates utility coordination timelines to reflect current provider requirements and revises bond release procedures to better align with installation schedules, reducing the risk of funding shortfalls or incomplete installations.

REGULATORY IMPACT:
The proposed amendments will have several operational and regulatory impacts. Consolidating and clarifying streetlight requirements will reduce the need for County staff to provide design services, freeing resources for other critical functions. The amendments will further improve predictability for developers and reduce delays caused by redesigns. Moving review duties from DPWES to LDS will simplify communication for applicants by consolidating all review questions, comments, and updates within one agency. Additional explanation is included in the attached Staff Report.

EQUITY IMPACT:
Implementation of the proposed amendments will have an equity impact on focus area eleven of the One Fairfax Policy, “a quality built and natural environment that accommodates anticipated growth and change in an economically, socially, and environmentally sustainable and equitable manner that includes mixes of land use that protects existing stable neighborhoods and green spaces, supports sustainability, supports a high quality of life, and promotes employment opportunities, housing, amenities and services for all people”. These changes foster inclusive participation in the development process, support placemaking, and contribute to a high-quality built environment that accommodates growth in an equitable and sustainable manner.

Board Agenda Item
April 14, 2026

FISCAL IMPACT:
None.

ENCLOSED DOCUMENTS:
Attachment 1 – Staff Report dated April 14, 2026. Attachment A included (Amendments to Public Facilities Manual 7-0800)

STAFF:
Jennifer Miller, Deputy County Executive
William D. Hicks, P.E., Director, Land Development Services

ASSIGNED COUNSEL:
Patrick V. Foltz, Assistant County Attorney

LAND DEVELOPMENT SERVICES
April 14, 2026

STAFF REPORT

PREPARED BY SITE DEVELOPMENT AND INSPECTIONS DIVISION

☐ PROPOSED COUNTY CODE AMENDMENT

☑ PROPOSED PFM AMENDMENT

☐ PROPOSED ZONING ORDINANCE AMENDMENT

☐ APPEAL OF DECISION

☐ WAIVER REQUEST

Adoption of Amendments to the Public Facilities Manual (PFM) to Implement Changes to Chapter 7-0800 to streamline submission and review of streetlight improvements.

PUBLIC HEARING DATES

Authorization to Advertise:	April 14, 2026
Planning Commission Hearing:	May 13, 2026 at 7:30 p.m.
Board of Supervisors Hearing:	June 9, 2026 at 4:00 pm.

Prepared By:	Bin Zhang, PE (703) 324-7179 Kirsten Munz, PE (703) 324-7523 Site Development and Inspections Division (SDID), Land Development Services (LDS)

STAFF RECOMMENDATION

Staff recommend that the Board of Supervisors (Board) adopt the proposed amendment set forth in this Staff Report dated April 14, 2026. This proposed PFM amendment aims to clarify and consolidate streetlight standards, enhancing consistency and efficiency. It also transitions streetlight design from a staff-led process to one in which developers are responsible for completing the design under the updated PFM requirements, with staff reviewing for compliance.

Coordination

The proposed amendment was prepared by Land Development Services (LDS) and coordinated with Department of Public Works and Environmental Services (DPWES), Department of Planning and Development (DPD), and the Office of the County Attorney.

BACKGROUND

Development along public roadways typically requires new streetlights to ensure the safety of both motorists and pedestrians. While the PFM provides broad placement guidance, individual designs must address site-specific conditions such as road geometry, road classification, pedestrian activity level, and existing lighting conditions. Currently, County staff lead the streetlight design process, which differs from the approach used for other site development components.

Current PFM provisions for streetlights lack clear guidance for developers to complete streetlight design, and are outdated, particularly given Fairfax County's urban centers and revitalization areas that utilize non-standard streetlights. Centralizing certain streetlight design requirements currently found in Technical Bulletins and design guidelines within the PFM would improve clarity and consistency for both applicants and staff.

To align with other review procedures and provide the development community with greater flexibility in the design and approval timelines, staff propose

- Amending the PFM to clarify and consolidate streetlight standards, and improve consistency and efficiency and
- Shifting design from a staff-led process to one where developers can complete the streetlight design using expanded PFM guidance, and staff reviews for compliance.

Outreach

Staff presented the amendments to the Engineering Standards Review Committee (ESRC), which oversees changes to the County's PFM, and the ESRC recommended approval.

Staff advised the regulated community of the status and substance of the proposed amendments through announcements at meetings of the Engineers and Surveyors Institute (ESI) Fairfax Committee and the Northern Virginia Building Industry Association and National Association for Industrial and Office Parks (NVBIA/NAIOP) Fairfax Committee.

Staff has shared the amendment with the Environmental Quality Advisory Council (EQAC) and has responded to follow-up clarification questions.

Staff also reached out to land use aides in all districts and engaged in further communication with the Great Falls Citizens Association.

PROPOSED AMENDMENTS

The proposed amendments consolidate existing requirements into clear, straightforward standards, with defined design parameters and submission requirements. Developers shall be able to submit complete streetlight designs independent of County staff. A detailed summary of revisions to each PFM section is provided below.

1. **Revised 7-0801 to add review criteria for waiver applications.**

   The Director of LDS currently has authority to waive required streetlights; however, the lack of specific waiver criteria has led to confusion and uncertainty. The proposed amendment adds waiver review criteria including existing conditions, roadway design elements, pedestrian activity, collision and crime data, and environmental considerations. Under the amendment, future waiver requests would require the Director to balance these factors when determining whether a waiver or modification is appropriate.

2. **Consolidated 7-0802 to correct errors and simplify requirements.**

   The authority for the streetlight requirements is found in the frontage improvements in Zoning Ordinance 8100.7E(14) and Subdivision Ordinance Section 101-2-2(20). The current PFM provides Table 7.9 and sections (7-0802.1 through 7-0802.5) specifying lighting requirements categorized based on Residential Subdivision, Industrial and Commercial Subdivision, Site Plans, Planned Developments, and Public Improvement Plans. This section and Table 7.9 have been consolidated into a single simplified Table 7.5 with succinct narrative and applicable notes.

   One change in 7-0802 concerns streetlight requirements at entrances, where roadways intersect public roads. The current provision requires three lights at entrances but

allows the number to be adjusted based on length of frontage. However, there is no further guidance or criteria for applying a modification. The proposed amendment reduces the requirement to two lights: one on each side of the entrance, which is generally sufficient to illuminate the immediate access point. For site plan and subdivision plans with lot sizes under 18,000 ft², a third light may still be required to ensure lighting along all abutting roadways. Based on a case study conducted by our consultant, two lights provide sufficient illumination for the intersection. The addition of a third light does not result in any measurable improvement in illumination at the intersection. This change does not compromise safety or visual guidance for drivers.

Also under the revised provision, the Director may allow a single light at an entrance if a photometric plan demonstrates compliance with minimum lighting levels. This change addresses resident concerns about preserving the historic, cultural, and scenic character of Virginia byways while maintaining safety standards. It also streamlines the process by reducing the need for formal waiver applications, providing flexibility while maintaining compliance.

3. Updated 7-0803 (previously 7-0804) to clarify acceptable fixtures, design standards, and submission requirements.

Previous 7-0803 on Authorization and Procedures has been moved to 7-0805. Proposed 7-0803 is a revision to the existing provisions in 7-0804. The following table lists the proposed changes in Section 7-0803 along with a brief description of the changes:

PFM Section Number	Section Title	Description
7-0803.1 (old 7-0804.1)	Standard Fixture Style	Consolidated existing texts in new Table 7.6 with notes. Listed area classification, roadway classification, and applicability in a table to simply the different layers of requirements. A note has been added to the table indicating RF-3 is an alternate security light and is not intended to provide sufficient illumination for local streets, but to increase the feeling of safety.
7-0803.2 (old 7-0804.2 and 7-0804.5)	Standard Streetlight Source	This section consolidates and updates requirements previously located in §7-0804.2 and 7-0804.5. Key changes include: **Color Temperature Requirement:** The note regarding Correlated Color Temperature (CCT) has been moved from Table 7.7 to paragraph B for clarity. The Director's authority to approve CCT values greater than 3000K has

		been removed to ensure consistency with County lighting standards. A similar amendment is being processed for the Zoning Ordinance. **Mounting Height Requirement:** The mounting height requirement has been relocated from §7-0804.5 to paragraph C to align with the design sequence and improve readability. **Table 7.7 Revision:** Table 7.7 has been updated to include comprehensive information on all standard streetlights provided by Dominion and NOVEC, including wattage, lumen output, and mounting height. DPWES is developing a webpage to make this information publicly accessible, including links to IES files for industry use. The webpage will also allow greater flexibility to accommodate future changes from utility providers. .
7-0803.3 (old 7-0804.3)	Light Level Requirements	The revised Section 7-0803.3 introduces comprehensive updates to light level requirements to ensure consistency in streetlight design, providing a clear benchmark for compliance. These changes collectively aim to streamline design, improve clarity, and align County standards with industry best practices Key changes include: **Required illumination levels in Tables 7.8 and 7.9** These are based on the ANSI/IES RP-8-22 standards, which is used by DPWES for streetlight review. Explanatory notes have been added to guide the determination of roadway functional classification and pedestrian activity levels, which are critical factors in determining appropriate lighting requirements. **Simplified spacing method** When certain conditions are met, Tables 7.10 and 7.11 may be used to design streetlights based on spacing instead of providing a photometric plan. This method is limited to local streets with relatively uniform geometry. The optimal spacing are derived from the Visual Roadway Tool and verified with AGI32. The spacing may be adjusted by up to 5 feet to accommodate lot lines, streetscape features, or other site constraints. This number has been verified with two cases to not have an impact on average or uniformity.

		The table has been further evaluated to remove options that are inefficient and lead to significant over-lighting of roadways. This not only exceeds the desired illumination levels but also results in unnecessary energy consumption and higher long-term operational costs. Removing these spacing options will allow us to focus on configurations that provide optimal lighting performance, improve energy efficiency, and better align with our design standards and sustainability goals. **Best practices for streetlight placement** This section is introduced to promote uniformity and are based on industry best practices when designing streetlights.
7-0803.4 (old 7-0804.4)	Pole Placement and Bracket Length	The amendment to this section consolidates existing language and incorporates requirements previously shown on various plates. It adds specifications for available bracket lengths for RF-1 and RF-2 poles and introduces language allowing the use of existing utility poles where feasible. These changes aim to simplify design guidance, provide clearer standards for pole and bracket configurations, and offer flexibility by permitting reuse of existing infrastructure.
7-0803.5 (old 7-0804.6)	Plan Submission Requirements	The amendment to this section consolidates existing requirements of 7-0804.6 under a single paragraph, and adds several new provisions to improve clarity and completeness. Key changes include: **Show and label existing streetlights** This is a plan requirement already as specified in ZO 8101.4.B(20). Existing streetlight information is available on JADE. DPWES will provide instruction on how to interpret the attribute table. **Submission of a photometric plan** Added submission requirements of a photometric plan, consistent with our current review of photometric plans when required. **Requirements for simplified spacing method** Added submission requirements for situations where the simplified spacing method is used.

4. Revised 7-0804 (Previously 7-0805) on requirements associated with non-standard streetlights.

The proposed revision has consolidated existing general language, and incorporates Technical Bulletin 14-07 on Tysons Lighting Standards into the PFM, much of which now also applies to all development centers. The following table lists the proposed changes to Section 7-0804 along with a brief description of the changes:

PFM Section Number	Section Title	Description
7-0804.1 (old 7-0805.1)	General	Minor editorial change.
7-0804.2	Currently approved nonstandard streetlight	Listed development centers where nonstandard streetlights have been approved, added references to the urban design guidelines. DPWES will provide a webpage listing approved nonstandard streetlights and poles for each development center, since there may be a need to modify them in the future, as new lights are added or previously approved lights are discontinued. This will ensure those updates can be made efficiently without modifying the PFM. Recently, DPWES has worked with Dominion to accept three types of nonstandard streetlights to the county, but Dominion and DPWES will co-own the lights and maintain the lights. They have been listed as "pre-selected nonstandard fixture". A table has been added to explain the different types of nonstandard streetlights and associated procedures.
7-0804.3 (old 7-0805.2)	Procedure to obtain approval of nonstandard streetlight	Editorial change. This would be processed through LDS as a waiver request.
7-0804.4 (old 7-0805.3, TB 14-07)	Nonstandard streetlight standards	Listed minimum standards when nonstandard streetlight is proposed.

7-0804.5 (old 7-0805.5, TB 14-07)	Plan Submission Requirements	Many of the requirements in this section are from TB 14-07. One change is that now all development centers require a separate lighting analysis to meet requirement in Table 7.13. These are based on guidance in the various Urban Design Guidelines where pedestrian-scaled lighting is listed as design principles.

5. Revised 7-0805 (Previously 7-0803) on authorization and procedures.

This section has been consolidated to eliminate duplicative language and improve clarity. A new subsection (§7-0805.4) has been added to provide guidance on the installation of pre-selected non-standard streetlights. Additionally, timelines have been updated to reflect current utility company requirements: Dominion now requires a longer notice period of 160 days (previously 135 days) for streetlight installation, and its timeframe for preparing cost estimates has been revised from 45 days to 60 days to align with current practices.

In addition, Section 7-0805.2E has been revised to hold the bond release for 120 days from the date payment is received. This change addresses recurring issues where utility provider identified field conditions that required adjustments to their initial cost estimate after the developer had already been released from the bond. In such cases, the County is left unable to install the lights as planned or must install a reduced number of lights due to insufficient funds collected. If developers follow PFM recommendations and request a cost estimate 160 days prior to the desired installation date, this adjustment should not cause delays. This amendment better aligns bond release timing with actual installation schedules, ensuring adequate funding and reducing risk of incomplete lighting installations.

REGULATORY IMPACT

The proposed amendments will have several operational and regulatory impacts. Consolidating and clarifying streetlight requirements will reduce the need for County staff to provide design services, freeing resources for other critical functions. Shifting design responsibility to industry will improve predictability for developers and reduce delays caused by redesigns. Moving review duties to LDS will simplify communication for applicants.

For Designers:
The consolidation of streetlight design requirements and inclusion of clear tables and explanatory notes will reduce ambiguity and reliance on institutional knowledge, enabling engineers to design compliant streetlight systems with greater confidence. The introduction of a simplified spacing method and best practice guidelines provides flexibility and efficiency, minimizing the need for complex calculations when certain conditions are

met. Enhanced submission requirements, including photometric plans, will ensure predictable review outcomes and reduce redesigns, while allowing for flexibility to accommodate unique site constraints.

For Developers:
Shifting design responsibility from County staff to the developer aligns streetlight design expectations with other site plan elements, improving accountability and predictability, while allowing the developer to make strategic design decisions, maintaining their control of all design elements. Streamlined review processes and reduced waiver applications will save time and costs, particularly for projects in sensitive areas such as Virginia byways, where flexibility is now incorporated into the standards.

Streetlight review will no longer be considered an outside agency review, and no prior approval will be required before the second submission of the plan, as part of the Designated Plans Examiner expedited review program. The review and approval will occur within LDS concurrently with site, stormwater, geotechnical, and forest conservation reviews. These changes collectively support faster approvals and more efficient project delivery

For County Staff:
Eliminating the need for staff to design streetlights frees resources for other critical functions. Transferring review authority from DPWES to LDS simplifies coordination and reduces redundant distribution points, improving efficiency and consistency in plan reviews. Training LDS reviewers in the new standards will enhance redundancy and ensure uniform application of requirements across projects.

Overall, these changes improve clarity, efficiency, and transparency in the streetlight design and review process, aligning Fairfax County's standards with industry best practices, and supporting urban development objectives by accommodating nonstandard streetlight designs in revitalization areas. These changes will foster efficiency, predictability, accountability, and consistency in site development reviews.

ATTACHED DOCUMENT

Attachment A – Proposed Amendments to PFM 7-0800

Attachment A

Proposed Amendments
to
the Fairfax County Public Facilities Manual

Streetlights

Draft of April 14, 2026

Amend PFM, Table of Contents, by revising §7-0800 (Streetlights), to read as follows:

7-0800 STREETLIGHTS
- 7-0801 General Information
- 7-0802 General Requirements
- 7-0803 ~~Authorization and Procedures~~ Standards and Criteria
- 7-0804 ~~Standards and Criteria~~ Nonstandard Streetlights
- 7-0805 ~~Nonstandard Street Lighting~~ Authorization and Procedures

Amend Chapter 7 (Streets, Street Lights, Parking and Driveways), §7-0000, by revising the List of Tables to read as follows:

LIST OF TABLES

Table Number	Title	Section
Table 7.1	Street Name Abbreviations	Sec. 7-0107.8
Table 7.2	Layouts for Off-Street Parking Facilities	Sec. 7-0606.1
Table 7.3	Parallel Parking Spaces	Sec. 7-0602.1
Table 7.4	Universal Size Car Spaces	Sec. 7-0602.2
Table 7.5	~~Area Classification~~ Streetlight Requirements	~~Sec. 70804.7~~ Sec. 7-0802.1
Table 7.6	~~Road Classification~~ Standard Fixture Style	~~Sec. 7-0804.7~~ Sec. 7-0803.1
Table 7.7	~~Lighting Levels for Proposed & Existing Streets: Standard Roadway Fixture (RF-1 and RF-2) (Light Emitting Diode~~) Standard Dominion and NOVEC Luminaires	~~Sec. 7-0804.8~~ Sec. 7-0803.2
Table 7.8	Lighting Levels For Proposed ~~Curb & Gutter Streets: Alternate Security Rixture (RF-3) (Light Emitting Diode)~~ and Existing Streets	~~Sec. 7-0804.8~~ Sec. 7-0803.3A
Table 7.9	~~Quick Street Light Requirements Selection~~ Lighting Levels For Intersections	~~7-0804.8~~ Sec. 7-0803.3B
Table 7.10	Spacing Requirements For Local Streets (RF-1, RF-2)	Sec. 7-0803.3C
Table 7.11	Alternate Security Fixture Spacing Requirements For Local Street (RF-3)	Sec. 7-0803.3C
Table 7.12	Summary of Procedures for Nonstandard Streetlights in	Sec. 7-0804.2B

Attachment A

Table Number	Title	Section
	the Right-of-Way	
Table 7.13	Design Criteria for Walkways within Right of Way	Sec. 7-0804.5D

Amend Chapter 7 (Streets, Street Lights, Parking and Driveways), §7-0000, by revising the List of Plates to read as follows:

LIST OF PLATES

STANDARD DESIGNATION	PLATE NO.	DESCRIPTION	SECTION
PS-3	21-7	Asphalt Concrete Pipestem Standards	7-0403.2A,7-0701,7-0703.2
PS-3A	22-7	Concrete Pipestem Standards	7-0403.2A,7-0701,7-0703.2,7-0703.2B
TLL-1	23-7	Design Example: Residential Subdivision: Lot Size less than 18,000 ft^2	7-0802.1 A~~(3) 7-0804.7~~
TLL-2	24-7	Design Example: Residential Subdivision: Lot Size 18,000 ft2 or greater	7-0802.1~~A(3) 7-0804.7~~
TLL-3	25-7	Design Example: Site Plan – Industrial ~~Subdivision~~	7-0802.1 ~~2C 7-0804.7~~
TLL-4	26-7	Design Example: Site Plan – Commercial ~~Subdivision~~	7-0802.1 ~~3B 7-0804.7~~
~~TLL-5~~	~~27-7~~	~~Design Example: Site Planned Development~~	~~7-0802.1~~
RF-1	28-7	Standard Roadway Fixture – Shoebox Cobra Head for Ditch Section Roads	7-0803.1, 7-0803.4 ~~7-0804.1A(1), 7-0804.6A~~
RF-2	29-7	Standard Roadway Fixture – Shoebox Cobra Head for Curb and Gutter Roads	7-0803.1, 7-0803.4 ~~7-0804.1A(1), 7-0804~~.6A, ~~7-0804~~.6B
IT-2	29A-7	Special Expressway Roadway Fixture for Major Roadways	7-0803.1, 7-0803.4 ~~7-0804~~.1A(3)
RF-3	30-7	Colonial Style Fixture for Subdivision Roadways with Curb and Gutter	7-0803.1, 7-0803.4 ~~7-0804~~.1A(2), ~~7-0804~~.6C
N/A	30A-7	Accessible Parking Signs	7-0602.4
N/A	30B-7	Van Accessible Parking Signs	7-0602.4

Attachment A

Amend Chapter 7 (Streets, Street Lights, Parking and Driveways), by revising §7-0801 (General Information), to read as follows:

7-0801 General Information

7-0801.1 Street-lights~~ing~~ must be installed, unless modified or waived by the Director in accordance with § 7-0801.6, with all developments as a requirement of subdivision and site plans for the purpose of enhancing crime deterrence, pedestrian safety and improving potentially hazardous intersections. Street-light~~ing~~ improvements should encourage energy conservation and reduce light pollution. The extent of street-light~~ing~~ improvements required for each development must be based on the proposed density, land use, street functional classification, and the anticipated level of pedestrian activity. The installation costs of the required streetlight~~ing~~ improvements must be paid by the Developer.

7-0801.2 The developer must bond 100 percent of the estimated streetlight installation cost as part of the overall bond required by the Director before plan approval in accordance with § 2-0500 *et seq*. This bonding estimate will be based on an average cost per streetlight as determined by the Director. All easements required by the electric utility company for streetlight~~ing~~ must be provided by the developer.

7-0801.3 The required street-light~~ing~~ improvements must be installed by the electric utility company serving the new development. However, the developer may perform the civil portion of the installation with the prior approval of the utility company. All required VDOT permits for the purpose of installing streetlights must be obtained by the electric utility. The fees for these VDOT permits will be included in the utility company cost estimate to be paid by the developer. The street-light~~ing~~ systems must be owned and maintained by the electric utility, unless the developer opts for a nonstandard street-light~~ing~~ system in accordance with § 7-0804~~5~~.

7-0801.4 After the streetlights are installed and energized, the County will be responsible for making payments to the electric utility company for the monthly operating and maintenance costs, unless the developer opts for a nonstandard street-light~~ing~~ system in accordance with § 7-0804.

7-0801.5 The Board may approve a nonstandard street-light~~ing~~ system, if such a system satisfies all the criteria of § 7-0804~~5~~.

7-0801.6 The Director may modify or waive the number or location of streetlights that are required to be installed in accordance with § 7-0802. Under no circumstances will a waiver or modification be approved that will result in

less than one streetlight at an intersection.

A. The request for a modification or waiver must include justification and supporting information listed in Section B below, and a photometric plan certified by a Lighting Professional certified by the National Council on Qualifications for the Lighting Professions (NCQLP), or a State licensed professional engineer, architect, landscape architect, or land surveyor.

B. In considering a request to modify or waive the requirement, the Director will consider factors including, but not limited to the following:
   1. Existing conditions such as right-of-way constraints, significant topographic and geometric challenges, continuity and levels of roadway lighting, and impacts upon registered historical properties or adopted Virginia byways;
   2. Street and intersection design considerations such as safety, intersection classification and geometry, traffic volumes, posted speed limit and design speed;
   3. Levels of pedestrian and cyclist activity and adjacent land uses, such as schools, community facilities, neighborhood retail, and transit stops and stations;
   4. Collision data and investigations related to illumination systems along the roadway within the surrounding area of the proposed development;
   5. Crime data and investigations within the vicinity of the proposed development;
   6. Environmental considerations, such as tree clearing, light trespass, sky glow and offsite glare; and
   7. Other situations where the Director determines that there is good cause to support a modification or waiver.

C. The Director may impose conditions on any modification or waiver to ensure that the safety issues outlined in § 7-0801.1 are addressed.

Amend Chapter 7 (Streets, Street Lights, Parking and Driveways), by revising §7-0802 (General Requirements), to read as follows:

7-0802 General Requirements

~~7-0802.1 Residential Subdivisions~~

~~A. Subdivisions with an Average Lot Size Less Than 18,000 square feet.~~

~~1. Street lights must be installed along all subdivision roadways that are or will be included in the State Roadway System and must meet the VDOT clear zone requirements or pass current crash test requirements for obstacles within street clear zones. Along adopted~~

~~Virginia byways, street lights are required only at intersections and entrances and to address the safety issues outlined in § 7-0801.1. Street lights are not required along private roadways~~

~~2. A minimum of three street lights must be installed along all the existing and/or proposed State roadway(s) at all entrances into the subdivision, except at private entrances serving a private home. If the frontage along the entrance is not sufficiently long to accommodate the three required street lights, then the number of required street lights must be adjusted accordingly. When subdivision lots are accessed directly from an existing State roadway, street lights must be installed along the entire frontage of these lots, unless the State roadway is designated as an adopted Virginia byway. Along adopted Virginia byways, street lights are required only at road intersections and commercial entrances and to address safety issues outlined in § 7-0801.1~~

~~3. Refer to Plate 23-7 for a typical lighting layout.~~

~~B. Subdivisions with an Average Lot Size Less Than 18,000 square feet.~~

~~1. Street lights are not required for roadways within subdivisions.~~

~~2. A minimum of three street lights must be installed along all the existing State roadway(s) at all proposed entrances into the subdivision, except at private entrances serving a private home. If the frontage along the entrance is not sufficiently long to accommodate these three required street lights, then the number of required street lights must be adjusted accordingly.~~

~~3. Refer to Plate 24-7 for a typical lighting layout.~~

7-0802.1 Streetlights are generally required along all roadways and intersections that are or will be included in the State Roadway System. Along adopted Virginia byways, streetlights are required only at intersections and entrances and to address the safety issues outlined in § 7-0801.1. Streetlights are not required along private roadways. See Table 7.5 for detailed requirements. Refer to Plate 23-7 through Plate 26-7 for typical lighting layouts.

~~Table 7.9 Quick Street Light Requirement Selection~~ Table 7.5 Streetlight Requirements

Plan Type ~~Classification~~	~~Three~~ Streetlights at All Entrances (Note 1)	Streetlights along all Interior Roadways (Note 2)	Streetlights Along All Abutting Roadways (Note 3)	~~Street Lights Required at Private Roadways~~
Site Plan	~~N/A~~YES	~~N/A~~YES	YES	~~NO~~

Attachment A

Subdivision Plans	**Average Lot Size is 18,000 ft² or Greater**	YES	NO	~~N/A~~NO	~~NO~~
	Average Lot Size is Less Than 18,000 ft²	YES	YES	~~N/A~~YES	~~NO~~
	~~**Industrial or Commercial**~~	~~YES~~	~~YES~~	~~N/A~~	~~NO~~
Public Improvements Plans		~~N/A~~ Note 4	~~YES~~ Note 4	~~YES~~ Note 4	~~NO~~

Notes:

1. A minimum of two streetlights must be installed along all existing and/or proposed State roadways, including adopted Virginia byways, at all entrances into the site or subdivision. For the purpose of this requirement, an entrance refers to a connection via a public street or private street. It does not include private driveways serving individual homes or commercial entrances leading to parking lots or parking structures for commercial or industrial uses. The Director may allow this requirement to be reduced to one streetlight if a photometric plan is submitted and demonstrates compliance with the lighting level requirements using a single light.
2. Streetlights must be installed along all interior roadways that are or will be included in the State Roadway System.
3. When the site is accessed directly from an existing State roadway, streetlights must be installed along the entire frontage of the site, unless the State roadway is designated as an adopted Virginia byway. When the site fronts an existing or proposed public service road, streetlights must be placed to illuminate the main roadway.
4. Streetlights must be installed along roadways as part of frontage improvements required by the Zoning Ordinance or Subdivision Ordinance. Linear utility projects are not required to provide streetlight improvements. New roadways, sidewalks, roadway widening, and other frontage-related improvements may require streetlights, as determined by the Director.

~~7-0802.2 Industrial and Commercial Subdivision~~

~~A. Street lights must be installed along all roadways that are or will be included in the State Roadway System and must meet the VDOT clear zone requirements or pass current crash test requirements for obstacles within street clear zones. This must include a minimum of one street light at each intersection within the subdivision. Along Virginia byways, street lights are required only at road intersections and commercial entrances and to address safety issues outlined in § 7-0801.1. Street lights are not required along private roadways.~~

~~B. A minimum of three street lights must be installed along the existing State roadway(s) at all entrances into the subdivision. When subdivision lots are accessed directly from an existing State roadway, street lights must be installed along the entire frontage of these lots, unless the State roadway is designated as an adopted Virginia byway. Along adopted Virginia byways, street lights are required only at road intersections and commercial entrances and to address safety issues outlined in § 7-0801.1.~~

C. Refer to Plate 25-7 for a typical lighting layout.

7-0802.3 Site Plans

A. Street lights must be installed along all existing and/or proposed State roads providing frontage to the development, unless the State roadway is designated as an adopted Virginia byway and must meet the VDOT clear zone requirements or pass current crash test requirements for obstacles within street clear zones. Along adopted Virginia byways, street lights are required only at road intersections and commercial entrances and to address safety issues outlined in § 7-0801.1.

B. Refer to Plate 26-7 for a typical lighting layout.

7-0802.4 Planned Developments (PDH,PDC,PRC,PRM and PTC Districts)

A. Street lights must be installed along all roadways that are or will be included in the State Roadway System unless the State roadway is designated as an adopted Virginia byway and must meet the VDOT clear zone requirements or pass current crash test requirements for obstacles within street clear zones or other standards, as applicable. Along adopted Virginia byways, street lights are required only at road intersections and commercial entrances and to address safety issues outlined in § 7-0801.1

B. A minimum of three street lights must be installed along all existing or proposed State roadways at all entrances into the development, except at private entrances serving a private home. If the property's frontage along the entrance is not sufficiently long to accommodate these three required street lights, then the number of required street lights must be adjusted accordingly. Where the existing or proposed State roadway provides frontage to the development, street lights must be installed along the entire frontage, unless the State roadway is designated as an adopted Virginia byway. Along adopted Virginia byways, street lights are required only at road intersections and commercial entrances and to address safety issues outlined in § 7-0801.1.

C. Street lights must be installed throughout the development in accordance with the residential subdivision, industrial and commercial subdivision and site plan requirements as previously stated in § 7-0802.1 et. Seq

~~D. Refer to Plate 27-7 for a typical lighting layout.~~

~~7-0802.5 Public Improvement Plans~~

~~A. Street lights must be installed along roadways that are or will be included in the State Roadway System in accordance with the residential subdivision, industrial and commercial subdivision, site plan and planned development requirements as previously stated in § 7-0802.~~

Amend Chapter 7 (Streets, Street Lights, Parking and Driveways), by revising §7-0803 (Authorization and Procedures), to read as follows:

7-0803 ~~Authorization and Procedures 7-0804~~ Standards and Criteria

7-0803.1 ~~7-0804.1~~ Standard Fixture ~~Luminaire~~ Style

~~A.~~ There are three standard lighting fixture styles ~~and poles~~ available for use. The selection of the style of fixture ~~and pole combination~~ for a particular development is to be made in relation to the area classification ~~(see Table 7.5)~~, ~~and~~ roadway classification ~~(see Table 7.6).~~ and VDOT clear zone requirements. See Table 7.6 ~~These lighting fixtures are to be set in accordance with the current VDOT Road Design Manual, Section A-2, Clear Zone Guidelines for fixed objects and must meet the VDOT clear zone requirements or pass current crash test requirements for obstacles within street clear zones. The available lighting fixtures are as follows:~~

~~1. Dominion Shoebox Cobrahead or NOVEC Cobrahead (RF-1 and RF-2): This is a cut-off fixture which is bracket mounted to a concrete (RF-2) or wood pole (RF-1) (see Plates 28-7 and 29-7). These two fixtures can be used on all roadways and area classifications, where the clear zone is less than 20 feet. When street light poles are set in-line with an existing power pole line, the light pole is to be wood (RF-1). When the light pole is to be set in an area where the electrical distribution is underground, the poles are to be concrete (RF-2). When the street light poles are set in front of an existing pole line, either RF-1 and RF-2 (preferred) can be used.~~

~~2. Colonial Cut-off (RF-3): This is a top pole mounted coach fixture on a black fiberglass pole that is set in the utility strip (see Plate 30-7).~~

~~3. Expressway (EX): This special fixture is only used on primary roadways where the VDOT's clear zone is greater than 20 feet. This fixture can be installed on wood poles (EX-1) or concrete (EX-2) (see Plate 29A-7)~~

~~B. Local Roadways in Residential, Single Family Detached Dwelling, classification areas: The preferred luminaire is the Colonial Cut-off (RF-3). This fixture is limited to curb-and-gutter roadways and underground electrical wiring. As an alternative, the RF-1 and RF-2 can also be used. For local roadway with commercial or industrial classifications, use RF-1 or RF-2 luminaires.~~

~~C. Collector and Arterial roadways in Commercial/Industrial and Residential classification areas: Luminaires to be used are the RF-1 or RF-2. Where the clear zone for fixed objects is greater than 20 feet, the luminaires to be used are the EX-1 and EX-2.~~

Table 7.6 Standard Fixture Style

Fixture Style	Area Classification (Note 1)	Roadway Classification (Note 2)	Applicability
RF-1/RF-2 (Dominion Shoebox Cobrahead NOVEC Cobrahead) see Plates 28-7 and 29-7 (Note 4)	Residential Commercial Industrial	Local Collector Arterial	1. For ditch section roads, use RF-1 (cobrahead mounted on wood pole). For curb and gutter roads, use RF-2 (cobrahead mounted on concreate pole). RF-1 can be substituted with RF-2. 2. When streetlight poles are set in-line with an existing power pole line, use RF-1. When the electrical distribution is underground, use RF-2. 3. When the streetlight poles are set in front of an existing pole line, either RF-1 or RF-2 (preferred) can be used. 4. When clear zone (Note 3) is less than 20 ft.
RF-3 (Colonial Cut-Off) see Plate 30-7 (Note 4)	Residential - Single Family Detached Dwelling	Local	1. For curb and gutter roads with underground electrical wiring only. 2. This is an alternate security fixture. RF-2 is preferred for residential subdivisions. 3. RF-3 can be used as pedestrian lights in planned districts
EX-1/EX-2 see Plate 29A-7 (Note 4)	Residential Commercial Industrial	Collector Arterial	1. When clear zone (Note 3) is more than 20 ft.

Notes:
1. Area Classification should be in accordance with Zoning Ordinance definition.
2. Road Classification is based on VDOT Roadway Functional Classification.
3. Clear Zone requirement should comply with the current VDOT Road Design Manual, Appendix A-2.
4. All fixtures should have zero uplight (U0) distribution and comply with the International Dark-Sky Association (IDA) guidelines to minimize glare and light trespass.

7-0803.2 ~~7-0804.2~~Standard Streetlight Source

A. The standard light source for all streetlights must be Light Emitting Diodes (LEDs) ~~fixtures~~ with Smart City capability. The use of LED streetlights must conform to the standards as set forth in Table 7.7, ~~and 7.8~~ unless otherwise approved by the Director.

B. ~~Any use of existing Mercury Vapor (MV), High Pressure Sodium (HPS), or Metal Halide (MH) street lights along existing state road frontage must be converted to LED. These new fixtures must meet the requirements of the American National Standards Institute/Illuminating Engineering Society's (ANSI/IES) Recommended Practice for Design and Maintenance of Roadway and Parking Facility Lighting (ANSI/IES RP-8-18, or latest).~~ The light source must have a Correlated Color Temperature (CCT) of 3,000 Kelvin, or lower where approved, and a Type III Distribution.

C. Luminaire Mounting Height – All standard luminaires must be installed with mounting heights as specified in Table 7.7.

D. ~~Any use of~~ Existing Mercury Vapor (MV), High Pressure Sodium (HPS), or Metal Halide (MH) streetlights along existing state road frontage must be converted to LED.

Table 7.7 Standard Dominion and NOVEC Luminaires

Fixture Style	HID Wattage	HID Lumens	LED Wattage	LED Lumens	Mounting Height (ft)	Notes
Cutoff Colonial RF-3	70	5000	41	3656	14	
	100	8000	66	3656	14	
	150	14000	94	7124	14	
Shoebox (Cobrahead) RF-1, RF-2	70	5000	30	3735	20-25	
	100	8000	45	5342	25-30	
	150	14000	60	8145	25-30	
	200	19000	88	11936	25-30	Not offered by NOVEC
	250	23000	106	15230	30-35	
	400	42000	175	25200	30-40	Not offered by NOVEC
Expressway EX-1, EX-2	250	23000	105	16193	30-35	
	400	42000	155	23469	30-40	

Notes:
1. LED wattage and lumens are based on product specifications shared by Dominion Energy as of 2023.
2. All luminaires are Type III distribution with a CCT of 3000K.

7-0803.3 ~~7-0804.3~~Light Level Requirements

A. Required illumination levels are determined based on ~~area~~ street classification ~~as described in Tables 7.7, 7.8 and 7.9. See Tables 7.5 for definitions of area classifications. Due to the variations in the geometrics and traffic counts for existing State roadways, the design of~~

~~street lights at these locations is site specific. The initial design of these street lights must conform to the generalized standards as set forth in Table 7.7. Special coordination with DPWES during the preparation of this street light design may be required to address specific site conditions. The design of these street lights must be shown on the first submission construction plans. This street light design may be subject to revision after review by DPWES. DPWES may also adjust approved street lighting layouts along existing State roadways. DPWES will explain to the developer the reasons why the approved lighting layout is adjusted. These modifications will be made only to coordinate with the location of existing or proposed street lights adjacent to the site or to meet current ANSI/IES RP-8-18.~~and pedestrian activity classification based on the Illuminance Method. See design standards in Table 7.8.

~~A. Residential Areas~~

~~1. Street lights must be provided along roadways within new residential subdivisions in accordance with § 7-0802.1. Luminaire size and maximum allowable spacing and mounting height must conform to the standards set forth in Tables 7.7 and 7.8.~~

~~2. A minimum of three street lights must be provided at all subdivision entrances as set forth in Tables 7.7~~

~~B. Commercial/Industrial Areas~~

~~1. Street lights must be provided along all proposed and existing roadways that are or will be included in the State Roadway System within new commercial and industrial subdivisions. Luminaire size and maximum allowable spacing must conform to the standards set forth in Tables 7.7~~

~~2. A minimum of three street lights must be provided at all subdivision entrances as set forth in Tables 7.7.~~

Table 7.8 Lighting Levels For Proposed and Existing Streets

ANSI/IES Functional Classification	VDOT Street Classification (Note 1)	Tysons Street Classification (Note 2)	Pedestrian Activity Classification (Note 3)	Average Illuminance (fc)	Average Uniformity Ratio Eavg/Emin	
Major	**Principal Arterial**	**Boulevard**	High	1.7	3.0	
			Medium	1.3	3.0	
			Low	0.9	3.0	
Collector		**Avenue Collector**	High	1.2	4.0	
			Medium	0.9	4.0	

	Minor Arterial Major Collector		Low	0.6	4.0	
Local	**Minor Collector Local**	**Collector Local**	High	0.9	6.0	
			Medium	0.7	6.0	
			Low	0.4	6.0	

Notes:
These requirements are based on ANSI/IES RP-8-22. The latest edition of the publication may be used in lieu of this table.

1. Street classification is based on the VDOT Roadway Functional Classification. For mixed-use urban centers subject to multimodal design standards, see VDOT Road Design Manual, Appendix B2, to determine roadway classification. Design engineers should use their best judgment and consult with county engineers as needed to determine the appropriate classification. This process is used to translate the ANSI/IES categories to the VDOT Functional Classification.
2. Transportation Standards for Tysons has adopted a different functional classification for roadways. Tysons Collector streets may be subject to either ANSI/IES Collector or Local Street design standards based on number of lanes. Streets with 4 lanes or more should follow ANSI/IES Collector lighting criteria.
3. Pedestrian activity classification is determined based on proposed use and adjacent activities. Design engineers should use their best judgement and consult with county engineers as needed to determine pedestrian activity classification.
   High: Areas with continuous or frequent nighttime pedestrian use, such as urban centers, downtown districts, commercial corridors, or near transit stations. More than 100 pedestrians during the highest nightly average one-hour volume period.
   Medium: Areas with moderate pedestrian use, typically mixed-use or neighborhood streets with intermittent activity. Between 11 and 99 pedestrians during the highest nightly average one-hour volume period.
   Low: Areas with little or infrequent pedestrian activity, such as residential local streets or 10 or fewer pedestrians during the highest nightly average one-hour volume period.

B. Required illumination levels at intersections should be in accordance with Table 7.9.

Table 7.9 Lighting Levels For Intersections

ANSI/IES Functional Classification	Average Illuminance (fc) Pedestrian Activity Level Classification			Uniformity Ratio Eavg/Emin
	High	Medium	Low	
Major/Major	3.2	2.4	1.7	3.0
Major/Collector	2.7	2.0	1.4	3.0
Major/Local	2.4	1.9	1.2	3.0
Collector//Collector	2.2	1.7	1.1	4.0
Collector/Local	2.0	1.5	0.9	4.0
Local/Local	1.7	1.3	0.7	6.0

Notes:
These requirements are based on ANSI/IES RP-8-22. The latest edition of the publication may be used in lieu of this table.

C. In lieu of using the illumination level as specified in Section A for streetlight design, a simplified spacing method may be used when the

proposed lighting layout conforms to Tables 7.10 and 7.11 for the specified luminaire type, mounting height, and roadway classification, and when the roadway and streetscape conditions are typical. Use of Table 7.10 and 7.11 is limited to the following conditions:

1. The street is classified as a local road with a typical cross-section and low to medium pedestrian activity level. These tables shall not be used for collector or major roadways, or for locations with unique conditions such as sharp curves, medians, or steep grades.
2. Existing roads with operating streetlights may require a lighting analysis to ensure lighting levels are evaluated comprehensively.
3. The design must use County-approved standard luminaires, poles, brackets, and mounting heights. The light source, distribution type, color temperature, and lumen output must match the approved specifications in Table 7.7.
4. Pole placement should follow standard layout patterns with adjustments made as necessary to coordinate with existing streetlights.
5. Minor adjustments to the spacing (up to 5 feet unless otherwise approved by the Director) requirements may be allowed to accommodate lot lines, streetscape features, topography, or other site constraints.

Table 7.10 Spacing Requirements For Local Streets (RF-1,RF-2)

Roadway Width (ft)	Luminaire Size HID/LED (Watts)	Mounting Height (ft)	Spacing (ft) Lights on one side		Spacing (ft) Lights on two sides (parallel)		Spacing (ft) Lights on two sides (stagger)	
			Low pedestrian	Medium pedestrian	Low pedestrian	Medium pedestrian	Low pedestrian	Medium pedestrian
24	70/30	20	N/A*	116	N/A	N/A	261	239
		25	157	96	N/A	162	319	198
	100/45	25	157	140	N/A	N/A	319	285
		30	185	114	N/A	191	378	236
30	70/30	20	N/A	96	N/A	N/A	259	221
		25	158	92	N/A	164	N/A	192
	100/45	25	158	131	N/A	N/A	321	276
		30	186	116	N/A	191	381	235
36	100/45	25	156	113	N/A	N/A	327	259
		30	187	110	N/A	194	383	229
	150/60	25	N/A	163	N/A	N/A	N/A	334
		30	193	164	N/A	N/A	398	339
	200/88	30	N/A	194	N/A	N/A	N/A	401
		35	222	209	N/A	N/A	466	421
40	100/45	25	159	100	N/A	N/A	318	246
		30	188	102	N/A	194	N/A	221
	150/60	25	N/A	152	N/A	N/A	N/A	331
		30	193	151	N/A	N/A	404	329
	200/88	30	N/A	192	N/A	N/A	N/A	401

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		35	222	203	N/A	N/A	466	414
44	100/45	25	159	N/A	N/A	195	298	213
		30	177	93	N/A	164	392	232
	150/60	25	N/A	N/A	N/A	N/A	N/A	312
		30	194	138	N/A	N/A	401	317
	200/88	30	N/A	193	N/A	N/A	N/A	398
		35	223	223	N/A	N/A	466	405
	250/106	30	N/A	N/A	N/A	N/A	N/A	N/A
		35	N/A	223	N/A	N/A	N/A	466
48	100/45	25	N/A	N/A	N/A	161	267	215
		30	159	97	N/A	191	383	201
	150/60	25	N/A	N/A	N/A	N/A	N/A	279
		30	192	126	N/A	N/A	394	303
	200/88	30	N/A	177	N/A	N/A	N/A	395
		35	220	N/A	N/A	N/A	459	392
	250/106	30	N/A	N/A	N/A	N/A	N/A	394
		35	N/A	221	N/A	N/A	N/A	460
*'N/A' indicates an inefficient, over-lighting configuration that is not viable.								

Table 7.11 Alternate Security Fixture			
Roadway Width (ft)	**Luminaire Size HID/LED (Watts)**	**Mounting Height (ft)**	**Spacing (ft) Lights on one side or staggered**
22-36	70/41	14	80-100 (Note 1)
Note 1: This spacing range represents the acceptable average fixture spacing for RF-3 luminaires. However, the spacing between any two adjacent fixtures must not vary by more than 5 feet from the selected average spacing.			

D. Regardless of the method used, the submitter should follow the best practices below when locating streetlights:
   1. Even Distribution: Pole placement should promote uniform light distribution across the project frontage to avoid dark spots and excessive brightness.
   2. Efficiency: Evaluate combinations of pole height, spacing, lumen output and pole layout arrangement (e.g., staggered, parallel, one sided) to identify the most cost-effective solution that meets the lighting level.
   3. Intersections Lighting:
      a. Intersection roadway lighting should not include more than one luminaire per pole to avoid glare.
      b. Generally, begin lighting layouts at intersections or other conflict areas and extend outward to ensure coverage of critical zones
   4. Pole height and fixture type should remain consistent along the roadway for visual and functional consistency.
   5. Crosswalks should be adequately illuminated with streetlights where feasible within the streetscape design to enhance pedestrian visibility and safety.

7-0803.4 ~~7-0804.4~~ Pole Placement and Bracket Length

A. ~~All standard roadway fixtures must be installed in such a manner as to maintain a minimum roadway overhang of 2 feet.~~ All pole locations must conform to the current edition of the VDOT Road Design Manual, Appendix ~~Section~~ A-2, Clear Zone Requirements ~~Guidelines and must meet the~~ VDOT ~~clear zone requirements~~ or pass current crash test requirements for obstacles within street clear zones.

B. ~~1.Residential Areas.~~ Poles located at intersections must be installed as close as possible to, but outside, the radius of the intersection. Poles located along roadways between intersections ~~must be installed with a 1-foot offset to side lot property boundaries. All pole placements and bracket lengths must conform to the standards set forth in Tables 7.7. 2.Commercial/Industrial Areas. Poles located at intersections must be installed as close as possible to, but outside, the radius of the intersection. Poles located along roadways between intersections must~~ should be installed, if possible, within the public right-of-way with at least a 1-foot offset ~~to side lot~~ from property boundaries. ~~All pole placements and bracket lengths must conform to the standards set forth in Tables 7.7.~~

C. Standard concrete poles (RF-2) should be installed a minimum of 7.5 feet from the face of curb or 2.0 feet behind the sidewalk. Standard wood poles (RF-1) should be installed a minimum of 10 feet from the edge of pavement.

D. All standard streetlights must be installed to maintain a minimum roadway overhang of 2 feet. The maximum bracket length for standard concrete poles (RF-2) is 12 feet, available in 2.5-, 6-, 8-, 10-, and 12-foot options. Longer brackets, up to 20 feet (available in 16- and 20-foot lengths), may be used with heavy-duty concrete poles. Wood poles require downguide for brackets longer than 12ft. Brackets length for wood poles (RF-1) range from 6 feet to 20 feet in 2 foot increments.

E. ~~B.~~Standard colonial style roadway lighting fixtures (RF-3) must utilize black fiberglass poles. These poles should be installed 2 feet behind the face of curb.

~~C. If a development has frontage on an existing or proposed public service road, street lights must be located to light the main roadway in accordance with adopted illumination standards.~~

F. Existing utility poles may be used for streetlight installation, provided it is determined to be feasible based on safety, structure capacity, and approval from the utility company.

7-0803.5 ~~7-0804.5 Luminaire Mounting Height – All RF-1 and RF-2 luminaires must be installed with mounting heights as specified in Tables 7.7. All RF-3 luminaires must be installed at a height of 14 feet.~~Plan Submission Requirements

A. All existing streetlights within 300 feet of the site's frontage must be shown and labeled with fixture style, luminaire size, and mounting height.

B. All proposed RF-1, RF-2, RF-3, EX-1, and EX-2 streetlights must be plotted accurately to scale on the plans with respect to pole location and, where applicable, bracket length.

~~7-804.6 Street light information to be shown on development plans:~~

1. ~~A.The standard roadway fixture for use on ditch section roadways is the RF-1 (Plate 28-7). However, the RF-1 can be substituted with the RF-2 (concrete pole with underground wiring) if desired.~~ The RF-1 locations must be designated on the plan using ~~in accordance with~~ the symbol shown in Plate 28-7 ~~or 29-7. Each RF-1 location must be~~ and dimensioned from edge-of-pavement to face-of-pole. The label must include ~~Each RF-1 location must be labeled as to~~ luminaire size, bracket length and mounting height as follows: RF-1-luminaire size-bracket length (mounting height), e.g., RF-1-88~~45~~-12(35) refers to a 88~~45~~ watt luminaire with a 12-foot bracket length at a mounting height of 35 feet.

2. ~~B.Standard roadway fixture for use on curb-and-gutter roadways (Plate 29-7).~~ The RF-2 locations must be designated on the plan using ~~with~~ the symbol shown in Plate 29-7 and dimensioned from face of curb to face of pole. ~~Each RF-2 location must be labeled as to~~ The label must include luminaire size, bracket length and mounting height as follows: RF-2-luminaire size-bracket length (mounting height), e.g., RF-2-60~~71~~-10(30~~35~~) refers to a 60~~71~~ watt luminaire with a 10-foot bracket length at a mounting height of 30~~35~~ feet.

3. ~~C.Standard colonial style roadway lighting fixture (Plate 30-7).~~ The RF-3 locations must be designated on the plan using ~~in accordance with~~ the symbol shown in Plate 30-7. ~~Each RF-3 location must be~~

~~labeled as to~~ The label must include luminaire size as follows: RF-3-luminaire size, e.g., RF-3-66~~72~~ refers to a 66~~72~~ watt luminaire.

4. ~~D.Special Expressway lighting fixture (Plate 29A-7).~~ The EX-1 and EX-2 locations must be designated on the plan using ~~in accordance with~~ the symbol shown in Plate 29A-7. ~~Each EX-1 and EX-2 location must be labeled as to~~ The label must include luminaire size, bracket length, mounting height and tilt as follows: EX-1-luminaire size-bracket length(mounting height)(tilt), e.g., EX-1-105~~145~~-1(35)(0) refers to a 105~~145~~ watt luminaire with a 1-foot bracket length at a mounting height of 35 feet with a tilt of zero.

~~E.All RF-1, RF-2, RF-3, EX-1, and EX-2 street lights must be plotted accurately to scale on the plans with respect to pole location and, where applicable, bracket length.~~

C. Street classification, right-of-way boundaries, easements, intersections, mid-block crosswalks, and pedestrian conflict areas need to be clearly shown.

D. Other features within the streetscape must be clearly shown on the lighting plan to identify potential conflicts. Such features include, but are not limited to: trees, planters, traffic control devices, pedestrian access points, pedestrian facilities and crosswalks.

E. A photometric plan must be provided by the developer to LDS to demonstrate compliance with Tables 7.8 and 7.9. All photometric plans must include the following:
   1. Results from Illuminance method-minimum maintained average values in footcandles (fc).
   2. Calculation zone areas. Calculations may be point-by-point or software-based and must include grid spacing, calculation boundaries, and relevant assumptions.
   3. Uniformity ratios: average/minimum.
   4. Lighting loss factor (LLF): Light loss factor of not less than 0.85 should be used for light emitting diode (LED) or 0.72 for high intensity discharge (HID) lamps.
   5. Certification: the plan must be sealed by a Lighting Certified professional by the National Council on Qualifications for the Lighting Professional (NCQLP), or a State licensed professional engineer, architect, landscape architect, or land surveyor.

F. When Tables 7.10 and 7.11 are used for roadway lighting design, the submitted plan must clearly label the distance between poles along the roadway.

~~7-0804.7 For design examples, see Plates 23-7 through 27-7.~~

~~**Table 7.5 Area Classification**~~

~~**Residential** – All land uses as described in Section 2102 of the Zoning Ordinance.~~

~~**Commercial Industrial** – All land uses as described in Sections 2103 and 2104 of the Zoning Ordinance.~~

~~**Planned Development** – All land uses as described in Section 2105 of the Zoning Ordinance.~~

~~**Table 7.6 Road Classification**~~

~~**Local** – Roadways used primarily for direct access to residential, commercial, or industrial or other abutting property. These roadways do not carry through traffic.~~

~~**Collector** – Roadways used for serving through traffic between arterial and local roadways. These roadways are used mainly for traffic movement within residential, commercial and industrial areas.~~

~~**Arterial** – Roadways used as a principal network for through traffic flow. These roadways connect areas of principal traffic generation and important rural highways entering population centers such as cities.~~

~~7-0804.8~~

~~Lighting Levels Tables~~

~~**Table 7.7 Lighting Levels For Proposed and Existing Streets: Standard Roadway Fixture (RF-1 and RF-2)(Light Emitting Diode)**~~

~~Area Classification~~	~~Roadway Section Type ft.~~	~~Roadway Width ft.~~	~~Luminaire Size Watts~~	~~Maximum Spacing ft.~~	~~Mounting Height ft.~~	~~Notes~~
~~Residential~~	~~Curb & Gutter~~	~~30~~	~~54~~	~~175~~	~~30~~	~~1,3,4~~
		~~36~~	~~54~~	~~165~~	~~30~~	~~1,3,4~~
		~~44~~	~~71~~	~~200~~	~~35~~	~~1,3,4~~
	~~Ditch Section~~	~~24~~	~~37~~	~~170~~	~~25~~	~~1,3,4~~
		~~36~~	~~54~~	~~165~~	~~30~~	~~1,3,4~~
		~~48~~	~~71~~	~~200~~	~~35~~	~~1,3,4~~
~~Industrial/Commercial~~	~~Curb & Gutter~~	~~30~~	~~105~~	~~220~~	~~35~~	~~1,3,4~~
		~~36~~	~~105~~	~~215~~	~~35~~	~~1,3,4~~
		~~44~~	~~145~~	~~220~~	~~35~~	~~2,3,4~~
	~~Ditch~~	~~24~~	~~105~~	~~220~~	~~35~~	~~1,3,4~~

~~**Table 7.7 Lighting Levels For Proposed and Existing Streets: Standard Roadway Fixture (RF-1 and RF-2)(Light Emitting Diode)**~~

~~Area Classification~~	~~Roadway Section Type ft.~~	~~Roadway Width ft.~~	~~Luminaire Size Watts~~	~~Maximum Spacing ft.~~	~~Mounting Height ft.~~	~~Notes~~
	~~Section~~	~~36~~	~~105~~	~~215~~	~~35~~	~~1,3,4~~
		~~48~~	~~145~~	~~220~~	~~35~~	~~1,3,4~~

~~NOTES:~~

~~1/ All luminaires to be installed on one side of the roadway.~~

~~2/ Luminaires are to be set symmetrically on both sides of the roadway. When the development only fronts one side of the road, street lights only need to be provided on that side at the spacing specified.~~

~~3/ Luminaires bracket lengths are to be sized as to provide a 2-ft. roadway overhang. The maximum bracket length for standard concrete poles is 12 ft. Longer brackets, up to 20 ft. (in 2-ft. increments), are available for wood poles (down guiding is required) and for special concrete poles. Pole locations are to be determined based on current VDOT Road Design Manual, Section A-2-Clear Zone Guidelines.~~

~~4/ Unless otherwise approved by the Director, the light source must have a Correlated Color Temperature (CCT) of 3,000 Kelvin, or lower where approved, and a Type III Distribution.~~

~~**Table 7.8 Lighting Levels For Proposed Curb & Gutter Streets: Alternate Security Fixtures (RF-3)(Light Emitting Diode)**~~

~~Area Classification~~	~~Roadway Classification~~	~~Luminaire Size Watts~~	~~Maximum Spacing ft.~~	~~Mounting Height ft.~~
~~Residential, Single Family Detached~~	~~Local~~	~~72~~	~~160~~	~~14~~

~~NOTES:~~

~~Poles to be placed on one side of the roadway.~~

~~Unless otherwise approved by the Director, the light source must have a Correlated Color Temperature (CCT) of 3,000 Kelvin, or lower where approved, and a Type III Distribution.~~

Amend Chapter 7 (Streets, Street Lights, Parking and Driveways), by revising §7-0804 (Standards and Criteria), to read as follows:

7-0804 ~~Standards and Criteria 7-0805~~ Nonstandard Streetlights

7-0804.1 ~~7-0805.1~~ It is the County's objective to provide for the implementation of a safe, effective, and economical street-light~~ing~~ system. ~~To this end~~, ~~s~~Standard fixtures, lighting intensities, and implementation criteria are specified in § 7-0801 through ~~§ 7-0804~~§ 7-0803. However, nonstandard

street-light~~ing~~ systems may be approved to satisfy the requirements of § 7-0800 *et seq*., if the resulting lighting levels meet or exceed those specified for the area under consideration. In addition, the nonstandard street-light~~ing~~ system must meet the general County goals of crime deterrence, increased pedestrian safety, and reduced hazardous driving conditions. Any proposed streetlight system that does not conform to the requirements of § 7-0801 through ~~§ 7-0804~~§ 7-0803 is considered nonstandard. This may include any deviation from standard fixtures, poles, brackets, illumination intensities, light sources and lighting layout required in § 7-0800 *et seq*. However, minor adjustments of standard pole locations to accommodate lot lines or unusual physical topographical features of the site are allowable and will not cause a lighting system to be considered nonstandard.

~~7-0804.2 7-0805.2 The procedure to obtain approval of a nonstandard street light system will be as follows:~~

~~A. The developer must submit to DPWES a written request to use a nonstandard street light system. This request will include a description of the nonstandard street light system components and lighting layout, and lighting computations as per § 7-0805.5B. Schematic drawings or pictures of the nonstandard street light components, manufacturer's specifications, and photometric data must also be submitted.~~

~~After reviewing the information submitted, DPWES will provide a recommendation on the acceptance, modification, or rejection of the proposed nonstandard street light system~~

7-0804.2 Nonstandard streetlights have been approved for properties located within development centers including: Tysons Urban Center (PTC), Reston Transit Station Area (TSA), Huntington TSA, West Falls Church TSA, Commercial Revitalization Districts (CRD), including Annandale, Bailey's Crossroads and Seven Corners, McLean and Richmond Highway, Commercial Revialization Areas (CRA) including Lincolnia, Lake Anne, and Merrified, Springfield CRA/TSA.

A. The Board has approved nonstandard streetlights with adoption of the Tysons Urban Design Guidelines, Guidelines for Development in Reston TSAs, and Fairfax County Urban Design Guidelines. These guidelines include streetlight suggestions that may differ from the requirements set forth in the PFM based upon the unique characteristics of the urban environment. Developers are strongly encouraged to use the guidelines in by-right development proposals in these areas.

~~7-0804.3 7-0805.3 All nonstandard street light systems must comply with VDOT requirements for street lights, including clear zone consideration.~~

Table 7.12 – Summary of Procedures for Nonstandard Streetlights in the Right-of-Way

Nonstandard Streetlight Classification	Procurement of Materials	Maintenance and Operations	Construction	Electrical Design	Installation	Ownership	Maintenance Agreement (Note 1)
Private Nonstandard	Developer	Developer	Developer	Developer	Developer	Property Owner	YES
Premium Nonstandard	Dominion	Dominion	Dominion	Dominion	Dominion	Dominion	NO
Pre-selected Nonstandard fixtures (Note 2)	Developer	Dominion	Dominion	Dominion	Dominion	Dominion & DPWES	NO

Notes:

1. See § 7-0804.6 for requirements of private maintenance agreement.
2. Pre-selected nonstandard lighting fixtures that have been approved by the utility company and DPWES. These lights are operated and maintained by Dominion, however, the developer is responsible for procurement. Developer must coordinate with Dominion prior to installation. Refer to § 7-0805.4 for authorization and installation procedures.

7-0804.3 ~~7-0805.4 If a nonstandard street light system is proposed for a planned development made up of more than one section, then an overall nonstandard street lighting layout for the entire development must be submitted to DPWES before approval of any section of the development~~ Other nonstandard streetlights may be proposed by the developer. The procedure to obtain approval of a nonstandard streetlight system will be as follows:

A. The developer must submit to LDS a written request to use a nonstandard streetlight system. This request will include a description of the nonstandard streetlight system components and lighting layout, and compliance with the lighting requirements per §7-0804.4. Schematic drawing or pictures of the nonstandard streetlight components, manufacturer's specifications, and photometric data must also be submitted.

B. The request will be coordinated with DPWES. After reviewing the information submitted, DPWES will provide a recommendation on the acceptance, modification or rejection of the proposed nonstandard streetlight system.

~~7-0804.4 7-0805.5 The following conditions must be met before a final approval of a nonstandard street light system:~~

~~A. The existing and/or proposed nonstandard street light system must include all areas where street lighting is specified in accordance with § 7-0800 *et. seq*.~~

~~B. Lighting computations for the proposed nonstandard lighting system must be provided by the developer to DPWES. These computations must show that the proposed nonstandard lighting system meets the ANSI/IES RP-8-18 or latest version, and that it conforms to the guidelines of the International Dark-Sky Association (IDA) concerning glare and light trespass. These computations must be sealed by a Lighting Certified professional by the National Council on Qualifications for the Lighting Professional (NCQLP), or by a State licensed professional engineer.~~

~~C. The developer must, as a condition of the approval of the nonstandard street light system, enter into an agreement with the County for the perpetual maintenance and operation of the lighting system. This agreement must be recorded in the land records of the County and must run with the title of the land. The agreement will stipulate the following:~~

~~1. The arrangements for and all costs associated with perpetual operation and maintenance of the nonstandard street light system must be the responsibility of and at the sole expense of the property owner(s). The County will not be obligated to bear any of the cost to operate or maintain the nonstandard street light system.~~

~~2. The nonstandard street light system will be replaced with standard street lights, as specified in § 7-0800 *et seq*., at the option of the County, if this system is not properly operated or maintained in the future. Such a street light replacement must be at the sole expense of the property owner(s).~~

~~3. The County will not be obligated to install, remove or replace or to pay for the installation, removal or replacement of nonstandard street lights.~~

7-0804.4 All nonstandard streetlight systems must comply with the following standards:

A. American National Standards Institute/Illuminating Engineering Society's (ANSI/IES) Recommended Practice for Design and Maintenance of Roadway and Parking Facility Lighting (ANSI/IES RP-8-22, or the most recent adopted edition)

B. The International Dark-Sky Association (IDA) guidelines to minimize glare and light trespass. Fixtures must have zero uplight (U0) distribution to reduce light pollution and conform to IDA guidelines.

C. All pole locations must conform to Clear Zone Requirements in the current edition of the VDOT Road Design Manual, Appendix A-2, or pass current crash test requirements for obstacles within street clear zones.

D. LED light source must have a Correlated Color Temperature (CCT) of 3,000 Kelvin, or lower where approved,

~~7-0804.5 7-0805.5 The following conditions must be met before a final approval of a nonstandard street light system:~~

~~A. The existing and/or proposed nonstandard street light system must include all areas where street lighting is specified in accordance with § 7-0800 *et. seq*.~~

~~B. Lighting computations for the proposed nonstandard lighting system must be provided by the developer to DPWES. These computations must show that the proposed nonstandard lighting system meets the ANSI/IES RP-8-18 or latest version, and that it conforms to the guidelines of the International Dark-Sky Association (IDA) concerning glare and light trespass. These computations must be sealed by a Lighting Certified professional by the National Council on Qualifications for the Lighting Professional (NCQLP), or by a State licensed professional engineer.~~

~~C. The developer must, as a condition of the approval of the nonstandard street light system, enter into an agreement with the County for the perpetual maintenance and operation of the lighting system. This agreement must be recorded in the land records of the County and must run with the title of the land. The agreement will stipulate the following:~~

~~1. The arrangements for and all costs associated with perpetual operation and maintenance of the nonstandard street light system must be the responsibility of and at the sole expense of the property owner(s). The County will not be obligated to bear any of the cost to operate or maintain the nonstandard street light system.~~

~~2. The nonstandard street light system will be replaced with standard street lights, as specified in § 7-0800 *et seq*., at the option of the County, if this system is not properly operated or maintained in the future. Such a street light replacement must be at the sole expense of the property owner(s).~~

~~3. The County will not be obligated to install, remove or replace or to pay for the installation, removal or replacement of nonstandard street lights.~~

7-0804.5 Plan Submissions for nonstandard streetlight systems must include the following:

A. A description of the nonstandard streetlight system components with schematic drawings or pictures. Provide manufacturer's specifications and details including photometric data, procedures for installation, operation and maintenance, and maintenance responsibility.

B. Submission requirements as specified in § 7-0803.5A, § 7-0803.5C, § 7-0803.5D, and § 7-0803.5E.

C. The best lighting practices in § 7-0803.3D should be used.

D. Mounting heights should be 30 feet, 35 feet or 40 feet for either local, collector, or major roads and spaced as necessary to provide the required lighting, where height remains consistent along the road. Subject to approval by the director, other mounting heights may be considered.

E. For development in development centers specified in §7-0804.2, pedestrian lighting will be analyzed separately from roadway lighting as follows:
   1. LED pedestrian lighting luminaire may be attached to the back side of the roadway lighting at a 15-foot or 20-foot mounting height, with additional freestanding pedestrian lighting between 15-foot or 20-foot mounting height added as needed between the roadway lighting. Consistent pedestrian light mounting height along a given street is encouraged.
   2. Design criteria for pedestrian walkways should achieve illumination levels and uniformity in Table 7.13 as recommended by ANSI/IES RP-8-22 or latest version.

Table 7.13 Design criteria for Walkways within Right of Way

ANSI/IES Pedestrian Activity Classification	E_{avg}(fc)	E_{avg}/E_{min}
High	0.9	5.0
Medium	0.5	5.0
Low	0.2	10.0

Emin: Minimum horizontal illuminance at the surface of the sidewalk.
Eavg: Minimum maintained average horizontal illuminance at the surface of the sidewalk.

F. If a nonstandard streetlight system is proposed for a planned development made up of more than one section, then an overall nonstandard streetlight layout for the entire development must be submitted to LDS before approval of any section analysis of the development. Lighting analysis should include the following:
   1. CDP/FDP area's lighting computation. Demonstrate with light computations that the CDP/FDP lighting layout is viable. Show proposed on-site lights and future lights for those areas within CDP area (off-site from site plan) and those adjacent areas that are expected to redevelop in the near future. Show existing lighting and street geometry for areas that are not expected to redevelop in the near future. Applicants with larger CDP areas may submit lighting plans for sections of development that account for the site plan area and 300 feet surrounding the site plan area.
   2. Site plan lighting computations. Demonstrate with light computations that the site plan area's lighting layout is viable.
      a. Show how proposed on-site lights and existing off-site lighting and street geometry conditions perform.
      b. Show how proposed on-site lights perform in future site plan with ultimate street geometry. Areas not expected to be redeveloped should be shown with existing street geometry. Areas expected to redevelop in the near future (by another CDP or similar) should show ultimate street geometry. Streets that are entirely new streets should show ultimate street geometry, even if they are not expected to redevelop in the near future.

7-0804.6 Before final plan approval, the developer must enter into an agreement with the County for the perpetual maintenance and operation of the lighting system classified as private nonstandard streetlight in Table 7.12. This agreement must be recorded in the land records of the County and must run with the title of the land. The agreement will stipulate the following:

A. The arrangements for and all costs associated with perpetual operation and maintenance of the nonstandard streetlight system must be the responsibility of and at the sole expense of the property owner(s). The County will not be obligated to bear any of the cost to operate or maintain the nonstandard streetlight system.

B. The nonstandard streetlight system will be replaced with standard streetlights, as specified in § 7-0800 *et seq.*, at the option of the County, if this system is not properly operated or maintained in the future. Such a streetlight replacement must be at the sole expense of the property owner(s).

C. The County will not be obligated to install, remove or replace or pay for the installation, removal or replacement of nonstandard streetlights.

Amend Chapter 7 (Streets, Street Lights, Parking and Driveways), by revising §7-0805 (Nonstandard Street Lighting), to read as follows:

7-0805 ~~Nonstandard Street Lighting 7-0803~~ Authorization and Procedures

7-0805.1 ~~7-0803.1~~ Fairfax County is served by two electric utility companies: Dominion Energy (Dominion) and the Northern Virginia Electric Cooperative (NOVEC). When standard lights are used, see procedures in § 7-0805.2 and § 7-0805.3 depending on which electric service area the project is located in, ~~the following authorization and procedures apply~~. When pre-selected nonstandard lights are used, see procedures in § 7-0805.4.

7-0805.2 ~~7-0803.2~~ Dominion Electric Service Area:

A. In order to minimize cost and disruption, Dominion may include the cabling to the new streetlights in their construction plans for the electrical infrastructure serving the development. As soon as construction begins, the developer must provide approved plans to Dominion showing all the streetlight~~ing~~ improvements that have been bonded with the development.

B. A minimum of ~~135~~ 160 days before the desired streetlight installation date, the developer must request that DPWES obtain a cost estimate and construction sketch for the streetlights. DPWES will submit this cost estimate request to Dominion. Dominion will prepare and submit to DPWES a construction sketch and cost estimate within approximately ~~45~~ 60 days. The use of common trenches for streetlight wiring and the electric service to the lots is to be considered in order to minimize cost. Upon receipt, DPWES will review the construction sketch and cost estimate to ensure that the scope of the streetlight installations conforms to the approved plan and then DPWES will forward the cost estimate to the developer for payment to the County.

C. The developer must make full payment to the County for the streetlight installations within 30 days after receiving the copy of the cost estimate, but in no case will the payment be accepted by DPWES after the cost estimate has expired. Fully executed copies of all deeds of the required streetlight easements must be transmitted directly to Dominion. Dominion will not be obligated to install any streetlights until authorization from DPWES and all signed easement agreements from the developer have been received. After the payment has been received and cleared by the bank, DPWES will authorize Dominion to proceed with the streetlight installation.

D. The developer must coordinate directly with Dominion to schedule the installation of streetlights. This coordination must be for installation of the wiring for the streetlights, concurrently with the electric service, and the subsequent installation of the light poles, fixtures, and final connection when the site is ready for such work. If the streetlight installations have not been scheduled within one year of the date of the cost estimate, and if the delay is not the fault of Dominion, Dominion may revise the cost estimate, which may require additional payment by the developer.

E. Once full payment has been made by the developer for the bonded streetlights and all easements have been granted to Dominion, the developer's bond can be reduced to account for the streetlight installation 120 days after receipt of the payment, ~~A~~any damage claims resulting from the installation of the streetlights must be resolved between the developer and Dominion before final bond release.

F. The County will make final payment to Dominion and accept the streetlights into the County Streetlight System upon the submission of an invoice requesting payment and a standard completion report to DPWES by Dominion, except that the streetlight installations must be inspected and approved by the County before making final payment and acceptance.

7-0805.3 ~~7-0803.3~~ NOVEC Electric Service Area

A. As soon as construction begins, the developer must request in writing that NOVEC prepare a cost estimate for the required streetlights. The developer must provide approved plans to NOVEC showing all the streetlight~~ing~~ improvements that have been bonded with the development.

B. NOVEC must prepare and deliver a streetlight wiring construction sketch and cost letter to the developer for payment. The use of common trenches for streetlight wiring and the electric service to the lots is to be considered in order to minimize cost. The developer is to pay NOVEC directly for the required streetlight wiring work. NOVEC will prepare and provide the developer a cost estimate for the subsequent installation work of the streetlight poles and fixtures included on the plans, with a copy sent to DPWES. The streetlight poles and fixtures are to be installed when the site is ready for such work by NOVEC. Easement agreements and plats must be included with this cost letter.

C. DPWES will review NOVEC's construction sketch and cost estimate to ensure that the scope of the streetlight installations conforms to the approved development plan. DPWES will authorize NOVEC in writing to include the new streetlights into the Fairfax County Streetlight Account. If the cost estimate is not in agreement with the approved plans, DPWES will mark up the streetlight construction sketch indicating the deficiencies found and return it to NOVEC for correction. Adjustment to the streetlight layout may need to be made to account for any change in the original existing conditions when the plans were approved. After NOVEC has made the necessary corrections, it will be authorized by DPWES to include these streetlights into the County account.

D. The developer must make full payment to NOVEC for the streetlight installations within the time frame that the cost estimate is valid. Fully executed copies of all deeds of the required streetlight easements must be included with the payment. NOVEC will not be obligated to install any streetlights until full payment and all signed easement agreements have been received. NOVEC must provide DPWES with a copy of the receipt provided to the developer for the streetlight installation payment.

E. The developer must coordinate directly with NOVEC to schedule the installation of streetlights. This coordination must be for installation of the wiring for of the streetlights, concurrently with the electric service, and the subsequent installation of the light poles and fixtures when the site is ready for such work. If the streetlight installations are not completed within one year of the date of payment of the estimated cost, providing the delay is not the fault of NOVEC, NOVEC may require the developer to make additional payment.

F. The developer must submit to the County payment receipts for all the streetlight installations indicated on the approved plans as verification that the streetlight requirements have been satisfied. Subject to verification that all required easements have been provided to NOVEC, the developer's bond can be reduced to account for the streetlight installation.

G. The County will accept the streetlights into the County Streetlight System upon the submission of a standard completion report to DPWES by NOVEC, except that the streetlight installations must be inspected and approved by the County before acceptance.

~~7-0805.4~~ ~~7-0803.4~~ DPWES ~~will review the electric utility company construction sketch and cost estimate to ensure that the scope of the street light installations conforms to the approved development plan.~~ DPWES ~~will authorize in writing the electric utility company to include the new street~~

~~lights into the Fairfax County Street Light Account. If the cost estimate is not in agreement with the approved plans, DPWES will mark up the street light construction sketch indicating the deficiencies found and return it to the electric utility company for correction. Adjustment to the street light layout may need to be made to account for any change in the original existing conditions when the plans were approved. After the electric utility company has made the necessary corrections, it will be authorized by DPWES to include these street lights into the County account.~~

7-0805.4 Pre-selected Nonstandard Streetlights

Pre-selected nonstandard streetlights should generally follow the authorization and procedures for the Dominion service area in Section 7-0805.2 above and the subsections below.

A. The developer must coordinate directly with Dominion prior to installation of the light fixture or facilities.

B. The developer must arrange the procurement of light fixtures or facilities with the manufacturer as specified by Dominion and in coordination with DPWES.

C. The Developer will supply Dominion the nonstandard facilities needed for installation work including fixtures, brackets and/or poles.

D. The County will not be obligated to bear any of the cost associated with the installation of the nonstandard light system.

~~7-0803.5 The developer must make full payment to the electric utility company for the street light installations within the time frame that the cost estimate is valid. Fully executed copies of all deeds of the required street light easements must be included with the payment. The electric utility company will not be obligated to install any street lights until full payment and all signed easement agreements have been received. The electric utility company must provide DPWES with a copy of the receipt provided to the developer for the street light installation payment.~~

~~7-0803.6 The developer must coordinate directly with the electric utility company to schedule the installation of street lights. This coordination must be for the wiring of the street lights, concurrently with the electric service, and the subsequent installation of the light poles and fixtures when the site is ready for such work. If the street light installations are not completed within one year of the date of the cost estimate payment, providing the delay is not the fault of the electric utility company, the electric utility company may require the developer to make additional payment.~~

~~7-0803.7 The developer must submit to the County payment receipts for all the street light installations indicated on the approved plans as verification that the street light requirements have been satisfied and that the developer's bond can be reduced to account for the street light installation.~~

~~7-0803.8 The County may accept the street lights into the County Street Light System upon the submission of a standard completion report to DPWES by the electric utility company, except that the street light installations must be inspected and approved by the County before acceptance.~~

Amend Chapter 7 (Streets, Street Lights, Parking and Driveways), §7-0000, by revising Plate 23-7, 24-7, 25-7, 26-7, 28-7, 29-7, 29A-7, and 30-7 as indicated in red texts below. Plate 27-7 will be removed from the PFM.

Attachment A

Plate 23-7 Design Example: Residential Subdivision

FAIRFAX COUNTY PUBLIC FACILITIES MANUAL



This is a proposed hypothetical residential subdivision containing lots averaging less than 18,000 square feet. In accordance with §7-0802.1, two street lights are required at both entrances to the subdivision. Street lights are also required along the existing public street abutting the subdivision, as well as along the proposed subdivision roads that will be included in the State roadway system. The existing State roadway is a curb-and-gutter local roadway with a 44-foot pavement width. Therefore, standard RF-2 must be utilized in accordance with §7-0803.1. According to Table 7.10, 60-watt street lights with a mounting height of 30 feet are required at a spacing of 194 feet. The proposed subdivision roads are curb-and-gutter roadways with a 36-foot pavement width; therefore, standard RF-3 is used. According to Table 7.11, a luminaire size of 41 watts is appropriate at a spacing of 100 feet. Poles must be placed 2 feet behind the curb as specified on Plate 30-7. When RF-3 is used, no separate lighting calculation is required for interior intersections.

This is a proposed hypothetical residential subd
less than 18,000 square feet. According to §7-0
at all entrances to the subdivision and along a
State roadway system. A minimum of three ligh
to the subdivision. This existing State roadway
with a 44-foot pavement width. Therefore, the
in accordance with §7-0804.1. According to Tab
maximum spacing of 200 feet are required with

According to §7-0804.1B, the preferred luminair
subdivision is the standard RF-3. According to
road with single family detached dwellings, a lu
required at a spacing of 160 feet. The poles mu
curb as specified on Plate 30-7 and along the

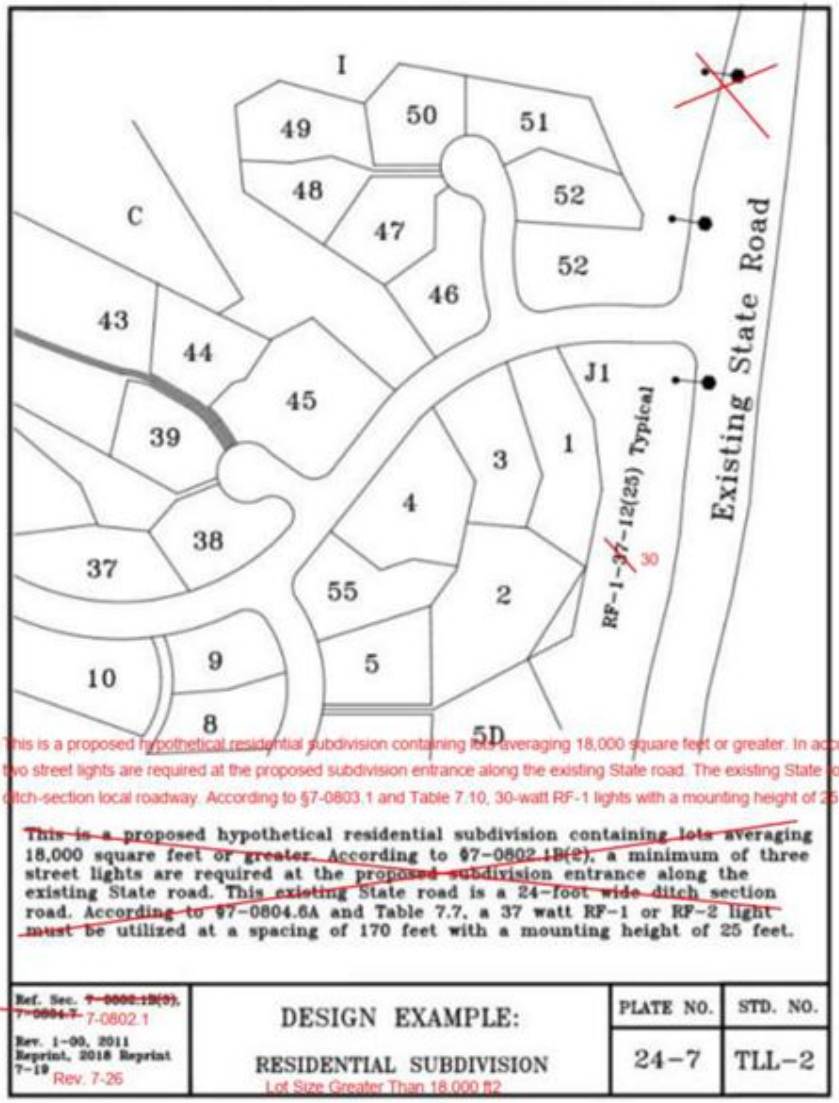
Ref. Sec. ~~7-0800.1A(3), 7-0804.7~~ 7-0802.1 Rev. 1-00, 2011 Reprint, 2018 Reprint, 7-19	DESIGN EXAMPLE: RESIDENTIAL SUBDIVISION Lot Size Less Than 18,000 ft2	PLATE NO.	STD. NO.
		23-7	TLL-1

Rev. 7-26

Attachment A

Plate 24-7 Design Example: Residential Subdivision

FAIRFAX COUNTY PUBLIC FACILITIES MANUAL



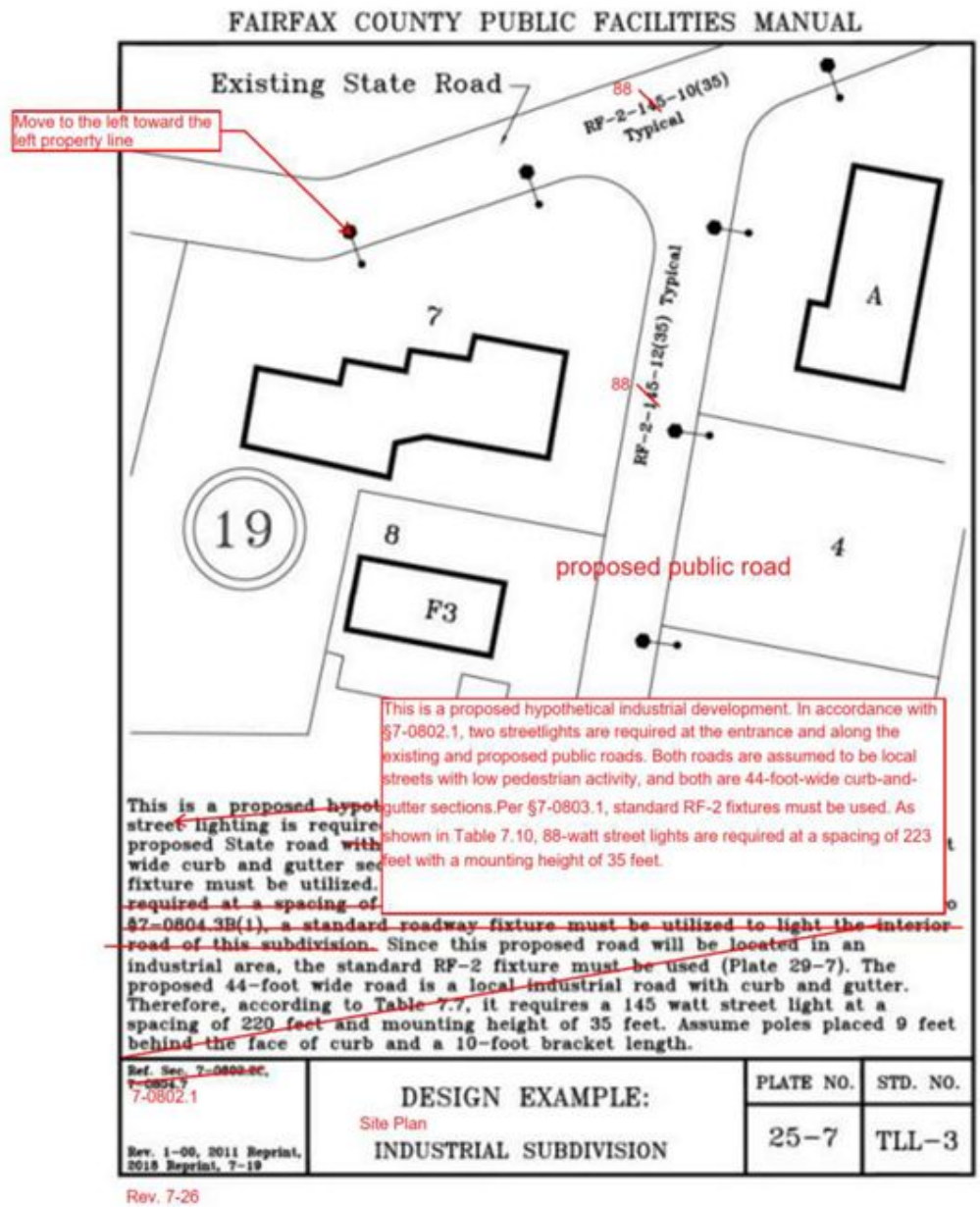
This is a proposed hypothetical residential subdivision containing lots averaging 18,000 square feet or greater. In accordance with §7-0802.1, two street lights are required at the proposed subdivision entrance along the existing State road. The existing State road is a 24-foot-wide ditch-section local roadway. According to §7-0803.1 and Table 7.10, 30-watt RF-1 lights with a mounting height of 25 feet are appropriate.

~~This is a proposed hypothetical residential subdivision containing lots averaging~~ 18,000 square feet ~~or greater~~. According to ~~§7-0802.1B(2)~~, a minimum of three street lights are required at the ~~proposed~~ subdivision entrance along the existing State road. ~~This existing~~ State road is a 24-~~foot wide ditch section~~ road. ~~According to §7-0804.6A and Table 7.7,~~ a 37 watt RF-1 or RF-2 light ~~must~~ be utilized at a spacing of 170 feet with a mounting height of 25 feet.

Ref. Sec. ~~7-0802.1B(2), 7-0804.7~~ 7-0802.1 Rev. 1-00, 2011 Reprint, 2018 Reprint 7-19 Rev. 7-26	DESIGN EXAMPLE: RESIDENTIAL SUBDIVISION Lot Size Greater Than 18,000 ft2	PLATE NO.	STD. NO.
		24-7	TLL-2

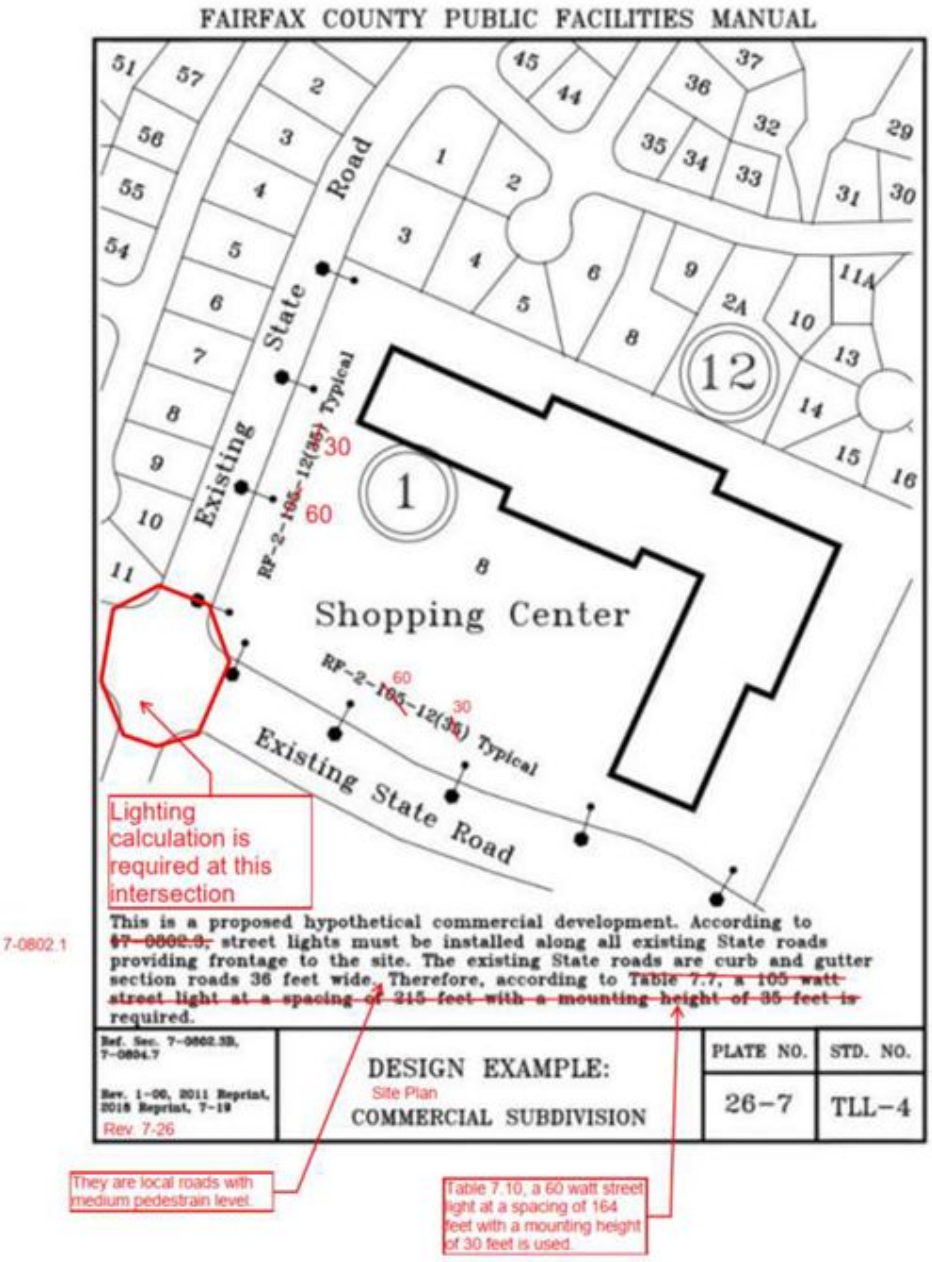
Attachment A

Plate 25-7 Design Example: Industrial Subdivision



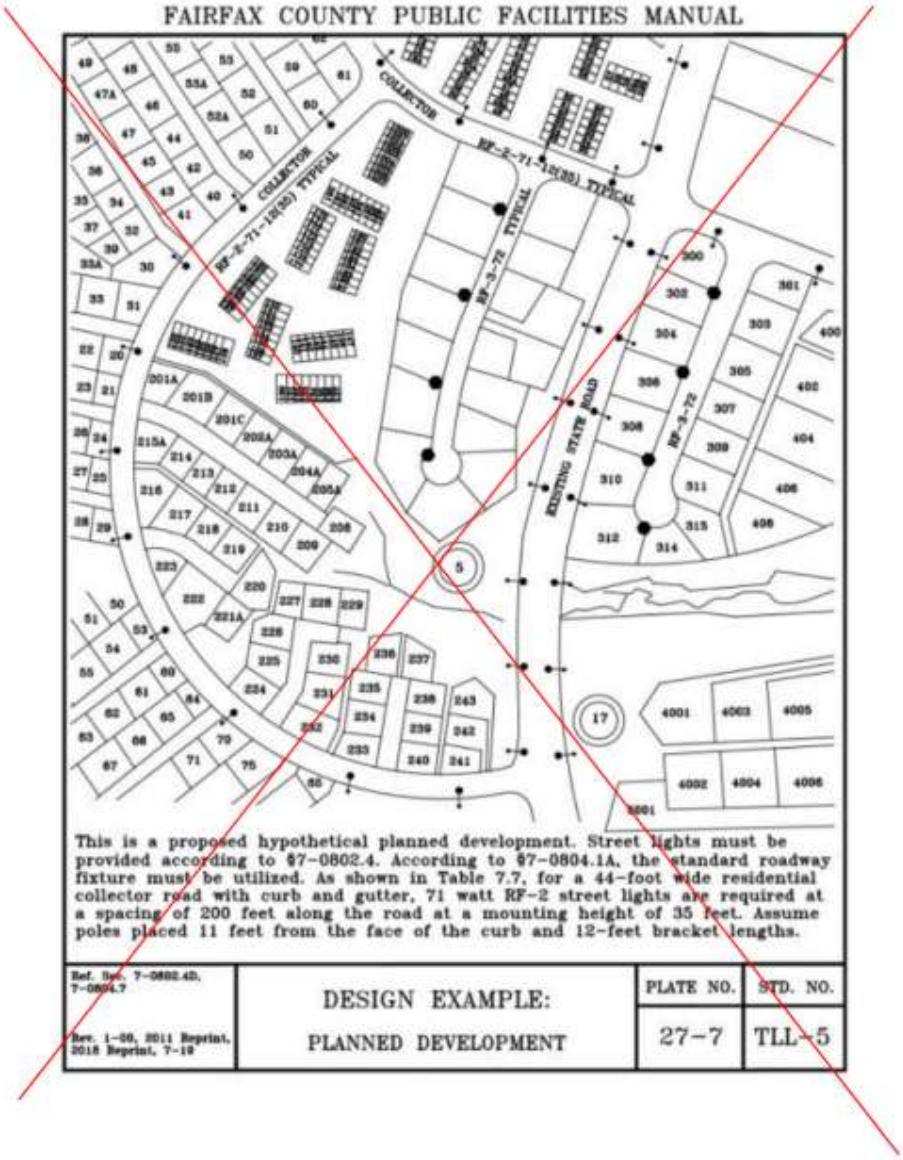
Attachment A

Plate 26-7 Design Example: Commercial Subdivision



Attachment A

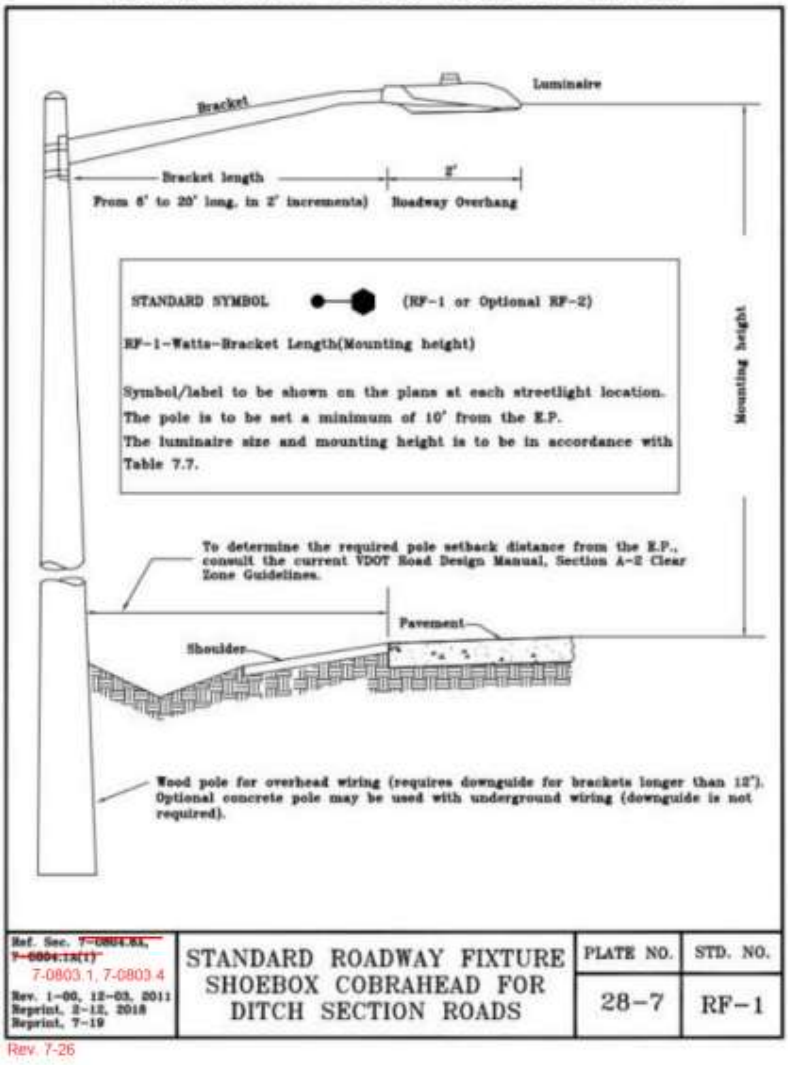
Plate 27-7 Design Example: Planned Development



Attachment A

Plate 28-7 Standard Roadway Fixture Shoebox Cobrahead for Ditch Section Roads

FAIRFAX COUNTY PUBLIC FACILITIES MANUAL



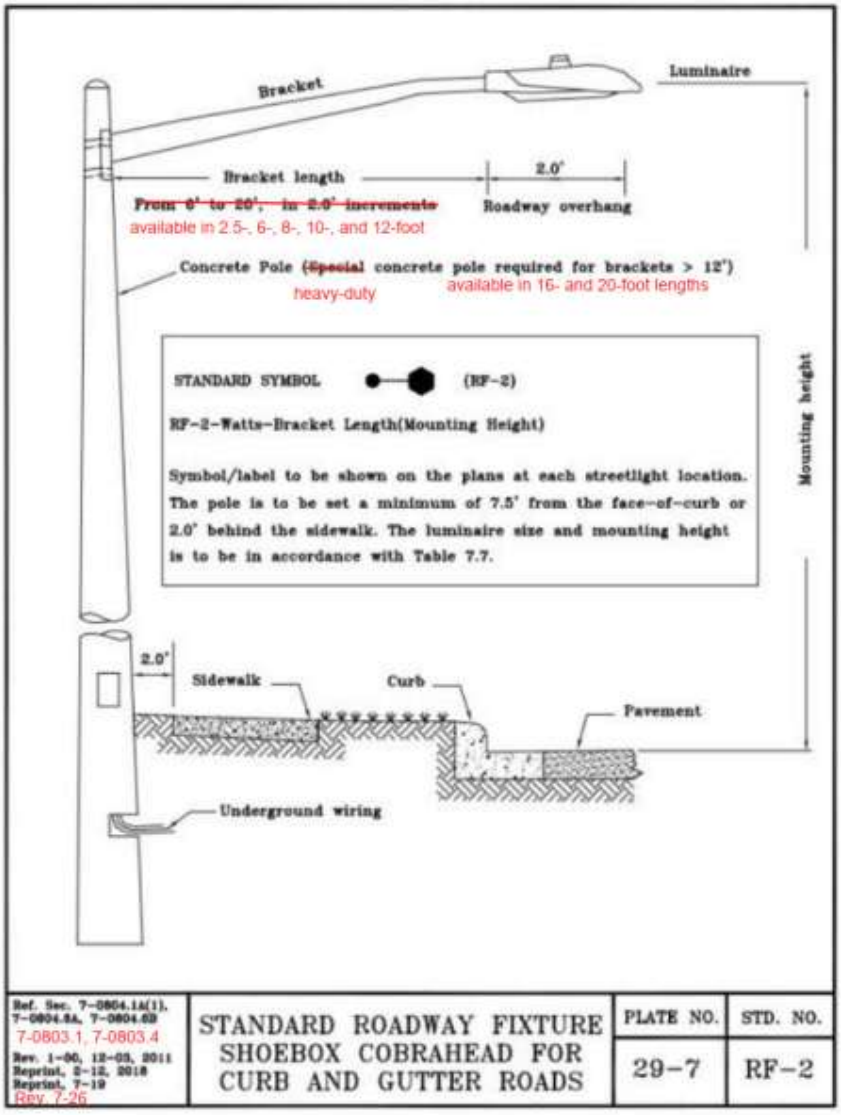
Ref. Sec. ~~7-0804.8A, 7-0804.1A(1)~~ 7-0803.1, 7-0803.4 Rev. 1-00, 12-03, 2011 Reprint, 2-12, 2018 Reprint, 7-19	STANDARD ROADWAY FIXTURE SHOEBOX COBRAHEAD FOR DITCH SECTION ROADS	PLATE NO.	STD. NO.
		28-7	RF-1

Rev. 7-26

Attachment A

Plate 29-7 Standard Roadway Fixture Shoebox Cobrahead for Curb and Gutter Roads

FAIRFAX COUNTY PUBLIC FACILITIES MANUAL

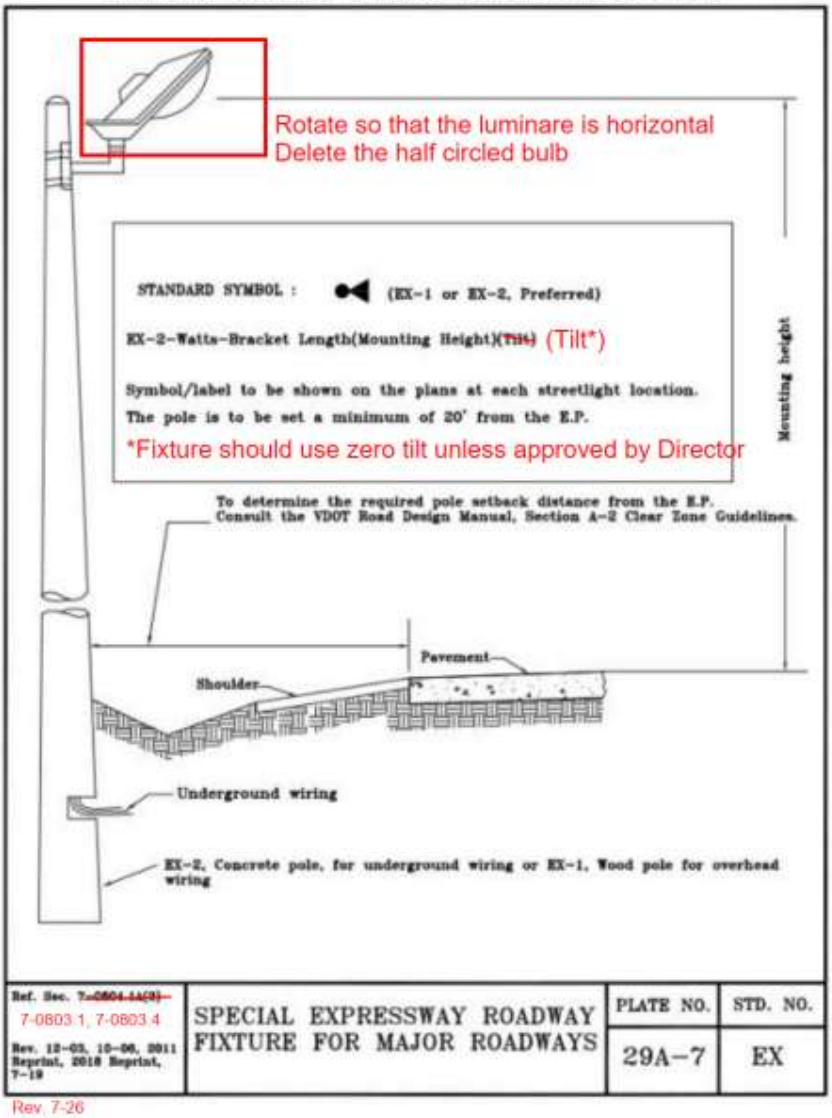


Ref. Sec. 7-0804.1A(1), 7-0804.8A, 7-0804.8B 7-0803.1, 7-0803.4 Rev. 1-00, 12-03, 2011 Reprint, 2-12, 2018 Reprint, 7-19 Rev. 7-26	STANDARD ROADWAY FIXTURE SHOEBOX COBRAHEAD FOR CURB AND GUTTER ROADS	PLATE NO.	STD. NO.
		29-7	RF-2

Attachment A

Plate 29A-7 Special Expressway Roadway Fixture for Major Roadways

FAIRFAX COUNTY PUBLIC FACILITIES MANUAL



Ref. Sec. ~~7-0804.1A(3)~~ 7-0803.1, 7-0803.4 Rev. 12-03, 10-06, 2011 Reprint, 2018 Reprint, 7-19	SPECIAL EXPRESSWAY ROADWAY FIXTURE FOR MAJOR ROADWAYS	PLATE NO.	STD. NO.
		29A-7	EX

Rev. 7-26

Attachment A

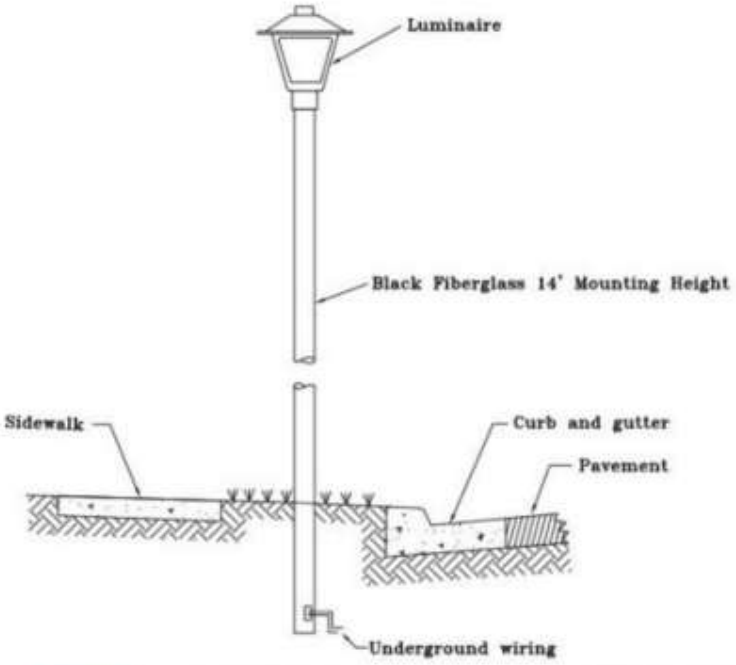
Plate 30-7 Colonial Style Fixture for Subdivision Roadways with Curb and Gutter

FAIRFAX COUNTY PUBLIC FACILITIES MANUAL

STANDARD SYMBOL ⬢ (RF-3)

RF-3-Watts

Symbol/label to be shown on the plans at each streetlight location. The pole is to be set in the utility strip in accordance with VDOT clear zone requirements. The luminaire size and mounting height are to be in accordance with Table ~~7.8.~~ 7.7



Ref. Sec. ~~7-0804.1(4), 7-0804.3C~~ 7-0803.1, 7-0803.4 Rev. 1-00, 11-05, 7-06, 2011 Reprint, 2-12, 2018 Reprint, 7-19	COLONIAL STYLE FIXTURE FOR SUBDIVISION ROADWAYS WITH CURB AND GUTTER	PLATE NO.	STD. NO.
		30-7	RF-3

Rev. 7-26

REVISED

Board Agenda Item
April 14, 2026

ADMINISTRATIVE – 2

Authorization to Advertise a Public Hearing to Consider an Ordinance to Amend and Readopt Fairfax County Code Sections 7-2-13, and 7-3-2, to Relocate a Polling Place in **(**Mason District**)** and Relocate a Voter Satellite Office ~~(Mason District)~~

ISSUE:
Authorization to advertise a Public Hearing to consider an ordinance that proposes to amend and readopt *Fairfax County Code §§ 7-2-13 and 7-3-2* to relocate the polling place for Holmes precinct, and to recognize relocation of the Franconia Governmental Center to its new facility, which serves as a voter satellite office.

RECOMMENDATION:
The County Executive recommends that the Board authorize the advertisement of a public hearing on Tuesday, May 5, 2026, at 4:30 p.m. to consider this ordinance.

TIMING:
Board action is requested on April 14, 2026, to provide sufficient time to advertise the proposed public hearing for adoption of this ordinance on May 5, 2026, at 4:30 p.m.

BACKGROUND:
The Virginia Code permits the governing body of each county and city to establish by ordinance as many precincts as it deems necessary with one polling place for each precinct. The Board of Supervisors is authorized to change polling place locations subject to the requirements of *Virginia Code §§ 24.2-307, -310, and -310.1*. The Virginia Code further permits the governing body of each county and city to establish voter satellite offices to be used in the locality for absentee voting in person, subject to the requirements of *Virginia Code § 24.2-701.2*.

Virginia Code § 24.2-129 also requires that certain "covered practices" go through either a statutorily specified public comment process or receive a Certification of No Objection from the Attorney General before the practices can be given effect. The public comment process takes a minimum of 75 days to complete, while the Attorney General process takes a maximum of 60 days to complete. Among the "covered practices" identified are any changes that relocate polling places in the County, and Department of Elections guidance advises that relocation of voter satellite offices also constitute a covered practice. The Board must first adopt an ordinance making the required polling place and voter satellite changes. If and after the Board adopts the ordinance, the

REVISED

Board Agenda Item
April 14, 2026

County Attorney will file a request for a Certification of No Objection with the Virginia Attorney General, in accordance with *Virginia Code § 24.2-129(D).*

In the Mason District, the Director of Library Administration informed the Office of Elections that the Culmore Community Library will be closed for renovations and unavailable for voting once renovations are underway. Staff recommend moving the polling place from Culmore Community Library, 6101 Knollwood Drive, Falls Church, to Bailey's Elementary School, 6111 Knollwood Drive, Falls Church. The school is within walking distance of the library.

As of February 2026, the Franconia Governmental Center at 6121 Franconia Road, Alexandria, which currently serves as an early voting satellite office, has moved to a new location at 7130 Silver Lake Boulevard, Alexandria, and the Franconia Road building will be closing permanently in late April. Staff recommend recognizing the new Franconia Governmental Center's location by moving the voter satellite office to that address.

Given the unavailability of both current locations, these changes must be made at this time. Additionally, and due to a unique combination of circumstances related to multiple special elections and the rescheduling of the 2026 primary election to August 4, these changes are being requested during the only window of time available to implement them in time for the August 4 primary election.

EQUITY IMPACT:
None.

FISCAL IMPACT:
None.

ENCLOSED DOCUMENTS:
Attachment 1: Virginia Code Pertaining to Election Precincts, Polling Places, and Voter Satellite Offices
Attachment 2: Summary of Proposed Changes
Attachment 3: Description and Map of Proposed Polling Place Change
Attachment 4: Map of Voter Satellite Locations and Proposed Change
Attachment 5: Proposed Ordinance

REVISED

Board Agenda Item
April 14, 2026

STAFF:
Ellicia Seard-McCormick, Deputy County Executive
Katherine K. Hanley, Chairman of the Fairfax County Electoral Board
Beth Dixon Methfessel, Clerk to the Fairfax County Electoral Board

ASSIGNED COUNSEL:
Martin R. Desjardins, Assistant County Attorney

§ 24.2-129. Covered practices; actions required prior to enactment or administration.

A. For the purposes of this section:
"Certification of no objection" means a certification issued by the Attorney General that there is no objection to the enactment or administration of a covered practice by a locality because the covered practice neither has the purpose or effect of denying or abridging the right to vote based on race or color or membership in a language minority group nor will result in the retrogression in the position of members of a racial or ethnic group with respect to their effective exercise of the electoral franchise.

"Covered practice" means:
1. Any change to the method of election of members of a governing body or an elected school board by adding seats elected at large or by converting one or more seats elected from a single-member district to one or more at-large seats or seats from a multi-member district;
2. Any change, or series of changes within a 12-month period, to the boundaries of the locality that reduces by more than five percentage points the proportion of the locality's voting age population that is composed of members of a single racial or language minority group, as determined by the most recent American Community Survey data;
3. Any change to the boundaries of election districts or wards in the locality, including changes made pursuant to a decennial redistricting measure;
4. Any change that restricts the ability of any person to provide interpreter services to voters in any language other than English or that limits or impairs the creation or distribution of voting or election materials in any language other than English; or
5. Any change that reduces the number of or consolidates or relocates polling places in the locality, except where permitted by law in the event of an emergency.
"Voting age population" means the resident population of persons who are 18 years of age or older, as determined by the most recent American Community Survey data available at the time any change to a covered practice is published pursuant to subsection B.

B. Prior to enacting or seeking to administer any voting qualification or prerequisite to voting, or any standard, practice, or procedure with respect to voting, that is a covered practice, the governing body shall cause to be published on the official website for the locality the proposed covered practice and general notice of opportunity for public comment on the proposed covered practice. The governing body shall also publicize the notice through press releases and such other media as will best serve the purpose and subject involved. Such notice shall be made at least 45 days in advance of the last date prescribed in the notice for public comment.
Public comment shall be accepted for a period of no fewer than 30 days. During this period, the governing body shall afford interested persons an opportunity to submit data, views, and arguments in writing by mail, fax, or email, or through an online public comment forum on the official website for the locality if one has been established. The governing body shall conduct at least one public hearing during this period to receive

public comment on the proposed covered practice. The governing body may make changes to the proposed covered practice in response to public comment received. If doing so, the revised covered practice shall be published and public comment shall be accepted in accordance with this subsection, except the public comment period shall be no fewer than 15 days.

C. Following the public comment period or periods prescribed in subsection B, the governing body shall publish the final covered practice, which shall include a plain English description of the practice and the text of an ordinance giving effect to the practice, maps of proposed boundary changes, or other relevant materials, and notice that the covered practice will take effect in 30 days. During this 30-day waiting period, any person who will be subject to or affected by the covered practice may challenge in the circuit court of the locality where the covered practice is to be implemented the covered practice as (i) having the purpose or effect of denying or abridging the right to vote on the basis of race or color or membership in a language minority group or (ii) resulting in the retrogression in the position of members of a racial or ethnic group with respect to their effective exercise of the electoral franchise. In such action, the court may, in its discretion, allow a private plaintiff a reasonable attorney fee as part of the costs, if such plaintiff is the prevailing party.

D. The governing body of a locality seeking to administer or implement a covered practice, in lieu of following the provisions of subsections B and C, may submit the proposed covered practice to the Office of the Attorney General for issuance of a certification of no objection. Such practice shall not be given effect until the Attorney General has issued such certification. A certification of no objection shall be deemed to have been issued if the Attorney General does not interpose an objection within 60 days of the governing body's submission or if, upon good cause shown and to facilitate an expedited approval within 60 days of the governing body's submission, the Attorney General has affirmatively indicated that no such objection will be made. An affirmative indication by the Attorney General that no objection will be made or the absence of an objection to the covered practice by the Attorney General shall not bar a subsequent action to enjoin enforcement of such qualification, prerequisite, standard, practice, or procedure.

2021, Sp. Sess. I, cc. 528, 533.

§ 24.2-307 (in part). Requirements for county and city precincts.

The governing body of each county and city shall establish by ordinance as many precincts as it deems necessary. Each governing body is authorized to increase or decrease the number of precincts and alter precinct boundaries subject to the requirements of this chapter.

At the time any precinct is established, it shall have no more than 5,000 registered voters. The general registrar shall notify the governing body whenever the number of

voters who voted in a precinct in an election for President of the United States exceeds 4,000. Within six months of receiving the notice, the governing body shall proceed to revise the precinct boundaries, and any newly established or redrawn precinct shall have no more than 5,000 registered voters.

At the time any precinct is established, each precinct in a county shall have no fewer than 100 registered voters and each precinct in a city shall have no fewer than 500 registered voters.

Each precinct shall be wholly contained within a single congressional district, Senate district, House of Delegates district, and election district used for the election of one or more members of the governing body or school board for the county or city.

The governing body shall establish by ordinance one polling place for each precinct.

Code 1950, §§ 24-45, 24-46; 1954, c. 375; 1956, c. 378; 1962, cc. 185, 536; 1970, c. 462, §§ 24.1-36, 24.1-37; 1971, Ex. Sess., c. 119; 1976, c. 616; 1977, c. 30; 1978, c. 778; 1980, c. 639; 1992, c. 445; 1993, c. 641; 1999, c. 515; 2020, c. 1268.

§ 24.2-310 (in part). Requirements for polling places.

A. The polling place for each precinct shall be located within the county or city and either within the precinct or within one mile of the precinct boundary, unless a waiver has been granted pursuant to subsection G. The polling place for a county precinct may be located within a city (i) if the city is wholly contained within the county election district served by the precinct or (ii) if the city is wholly contained within the county and the polling place is located on property owned by the county. The polling place for a town precinct may be located within one mile of the precinct and town boundary. For town elections held in November, the town shall use the polling places established by the county for its elections.

B. The governing body of each county, city, and town shall provide funds to enable the general registrar to provide adequate facilities at each polling place for the conduct of elections. Each polling place shall be located in a public building whenever practicable. If more than one polling place is located in the same building, each polling place shall be located in a separate room or separate and defined space.

C. Polling places shall be accessible to qualified voters as required by the provisions of the Virginians with Disabilities Act (§ 51.5-1 et seq.), the Voting Accessibility for the Elderly and Handicapped Act (52 U.S.C. § 20101 et seq.), and the Americans with Disabilities Act relating to public services (42 U.S.C. § 12131 et seq.). The State Board shall provide instructions to the local electoral boards and general registrars to assist the localities in complying with the requirements of the Acts.

Code 1950, §§ 24-45, 24-46, 24-171, 24-179 through 24-181; 1954, c. 375; 1956, c. 378; 1962, cc. 185, 536; 1970, c. 462, §§ 24.1-36, 24.1-37, 24.1-92, 24.1-97; 1971, Ex. Sess., c. 119; 1976, c. 616; 1977, c. 30; 1978, c. 778; 1980, c. 639; 1981, c. 425; 1984, c. 217; 1985, c. 197; 1986, c. 558; 1992, c. 445; 1993, cc. 546, 641; 1994, c. 307; 2003, c. 1015; 2004, c. 25; 2005, c. 340; 2008, cc. 113, 394; 2010, cc. 639, 707; 2012, cc. 488, 759; 2016, cc. 18, 492; 2022, c. 5; 2025, c. 584

§ 24.2-310.1. Polling places; additional requirement.

The requirement stated in this section shall be in addition to requirements stated in §§ 24.2-307, 24.2-308, and 24.2-310, including the requirement that polling places be located in public buildings whenever practical. No polling place shall be located in a building which serves primarily as the headquarters, office, or assembly building for any private organization, other than an organization of a civic, educational, religious, charitable, historical, patriotic, cultural, or similar nature, unless the State Board has approved the use of the building because no other building meeting the accessibility requirements of this title is available.

1993, c. 904, § 24.1-37.1; 1993, c. 641.

§ 24.2-701.2 (in part). Absentee voting in person; voter satellite offices.

A. The governing body of any county or city may establish, by ordinance, voter satellite offices to be used in the locality for absentee voting in person. The governing body may establish as many offices as it deems necessary. No change in, including the creation or abolishment of, any voter satellite office shall be enacted within 60 days next preceding any general election. Notice shall be published prior to enactment in a newspaper having general circulation in the locality once a week for two successive weeks.

B. Any voter satellite office shall be in a public building owned or leased by the county, city, or town within the county and may be in a facility that is owned or leased by the Commonwealth and used as a location for Department of Motor Vehicles facilities or as an office of the general registrar. Such location shall be deemed the equivalent of the office of the general registrar for the purposes of completing the application for an absentee ballot in person pursuant to §§ 24.2-701 and 24.2-706. Any such location shall have adequate facilities for the protection of all elections materials produced in the process of absentee voting in person, the voted and unvoted absentee ballots, and any voting systems in use at the location.

C. Voter satellite offices shall be accessible to qualified voters as required by the provisions of the Virginians with Disabilities Act (§ 51.5-1 et seq.), the Voting Accessibility for the Elderly and Handicapped Act (52 U.S.C. § 20101 et seq.), and the Americans with Disabilities Act relating to public services (42 U.S.C. § 12131 et seq.). The State Board shall provide instructions to the local electoral boards and general registrars to assist the localities in complying with the requirements of the acts.

2020, cc. 856, 1149, 1151, 1201; 2025, c. 584.

MAY 2026 SUMMARY OF PROPOSED CHANGES

SUPERVISOR DISTRICT	OLD PRECINCT(S)	REGISTERED VOTERS*	OLD LOCATION	NEW PRECINCT(S)	PROJECTED REGISTERED VOTERS	NEW LOCATION	NOTES ON CHANGES
MASON	506 Holmes	847	Culmore Community Library	506 Holmes	847	Bailey's Elementary School	The Culmore Community Library is closed for renovations
n/a	n/a	n/a	Franconia Governmental Center	n/a	n/a	Franconia Governmental Center	Address change only

***** VERIS registered voters as of 03/01/2026 - Reports Library_Statistics_Registrant_Counts_By_Locality

Commonwealth of Virginia

COUNTY OF FAIRFAX

MASON District

PRECINCT:	**506 HOLMES**
CONGRESSIONAL DISTRICT:	**8**
VIRGINIA SENATORIAL DISTRICT:	**39**
HOUSE OF DELEGATES DISTRICT:	**4**

DESCRIPTION:
Beginning at the intersection of Glenmore Drive and Leesburg Pike (Route 7), thence with Leesburg Pike (Route 7) in a southeasterly direction to its intersection with Columbia Pike at Bailey's Crossroads; thence with Columbia Pike in a southwesterly direction to its intersection with Blair Road; thence with Blair Road in a northwesterly direction to its intersection with Beachway Drive; thence with Beachway Drive in a northwesterly direction to its intersection with Nevius Street; thence with Nevius Street in a northeasterly direction to its intersection with Knollwood Drive; thence with Knollwood Drive in a southeasterly direction to its intersection with Glenmore Drive; thence with Glenmore Drive in a northeasterly direction to its intersection with Leesburg Pike (Route 7), the point of beginning.

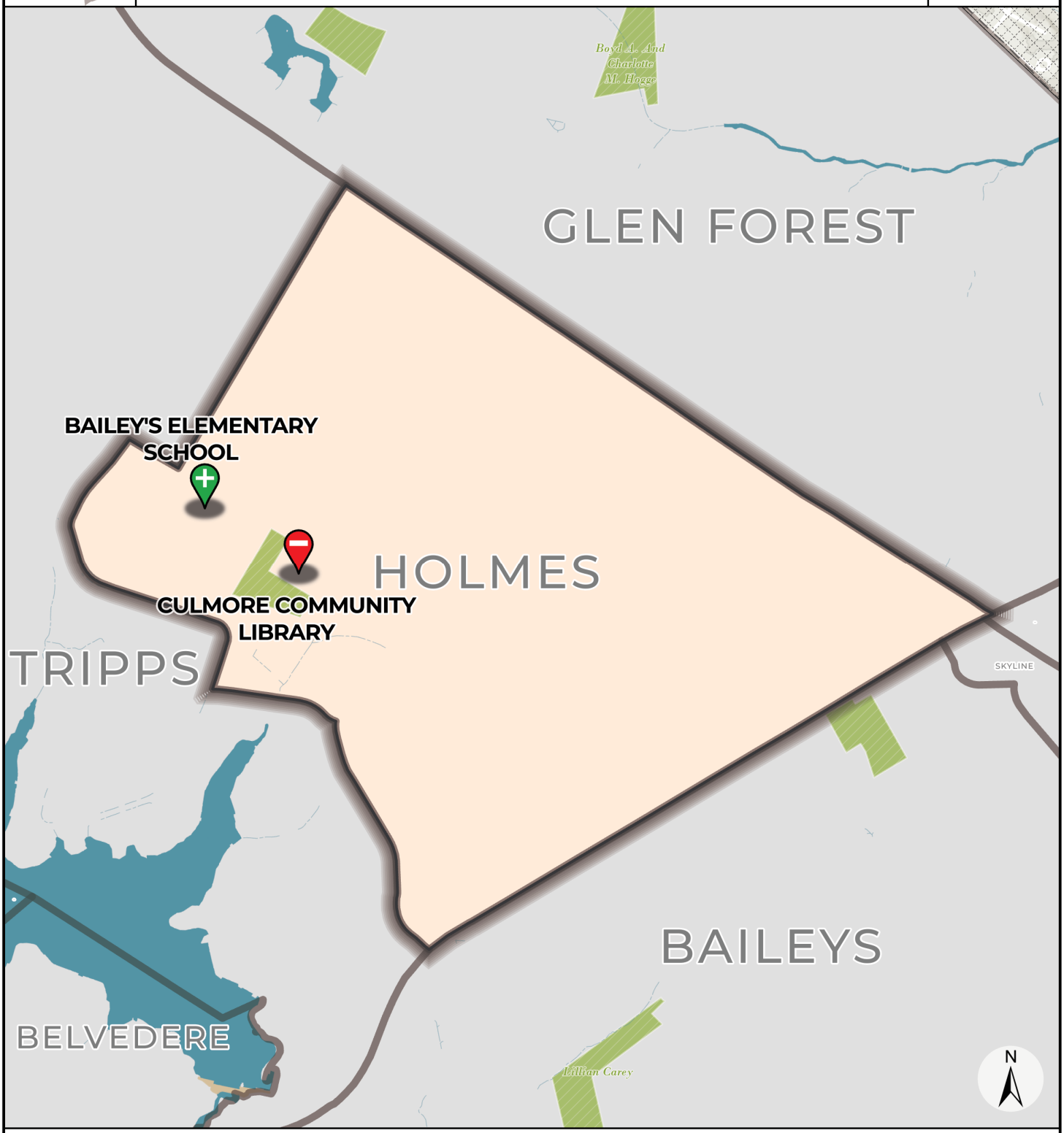
POLLING PLACE: ~~Culmore Community Library~~ Bailey's Elementary School
~~6101~~ 6111 Knollwood Dr, Falls Church

NOTES:
Established July 2011
Precinct combined Holmes No. 1 and Holmes No. 2 – July 2011
Precinct re-divided – November 2014
Polling place moved – December 2015
Senatorial and House Districts changed – December 2021
Precinct combined Holmes #1 and Holmes #2 – March 2022
Precinct boundary adjusted to create Tripps precinct – March 2022
Polling place renamed – July 2024
Emergency relocation of polling place – February 2026
Polling place relocated – May 2026

Commonwealth of Virginia

County of Fairfax

Mason District



Current Precinct Name, Polling Place and Address:

506 HOLMES, Culmore Community Library, 6101 Knollwood Dr.

Proposed Precinct Name, Polling Place and Address:

506 HOLMES, Bailey's Elementary School, 6111 Knollwood Dr.

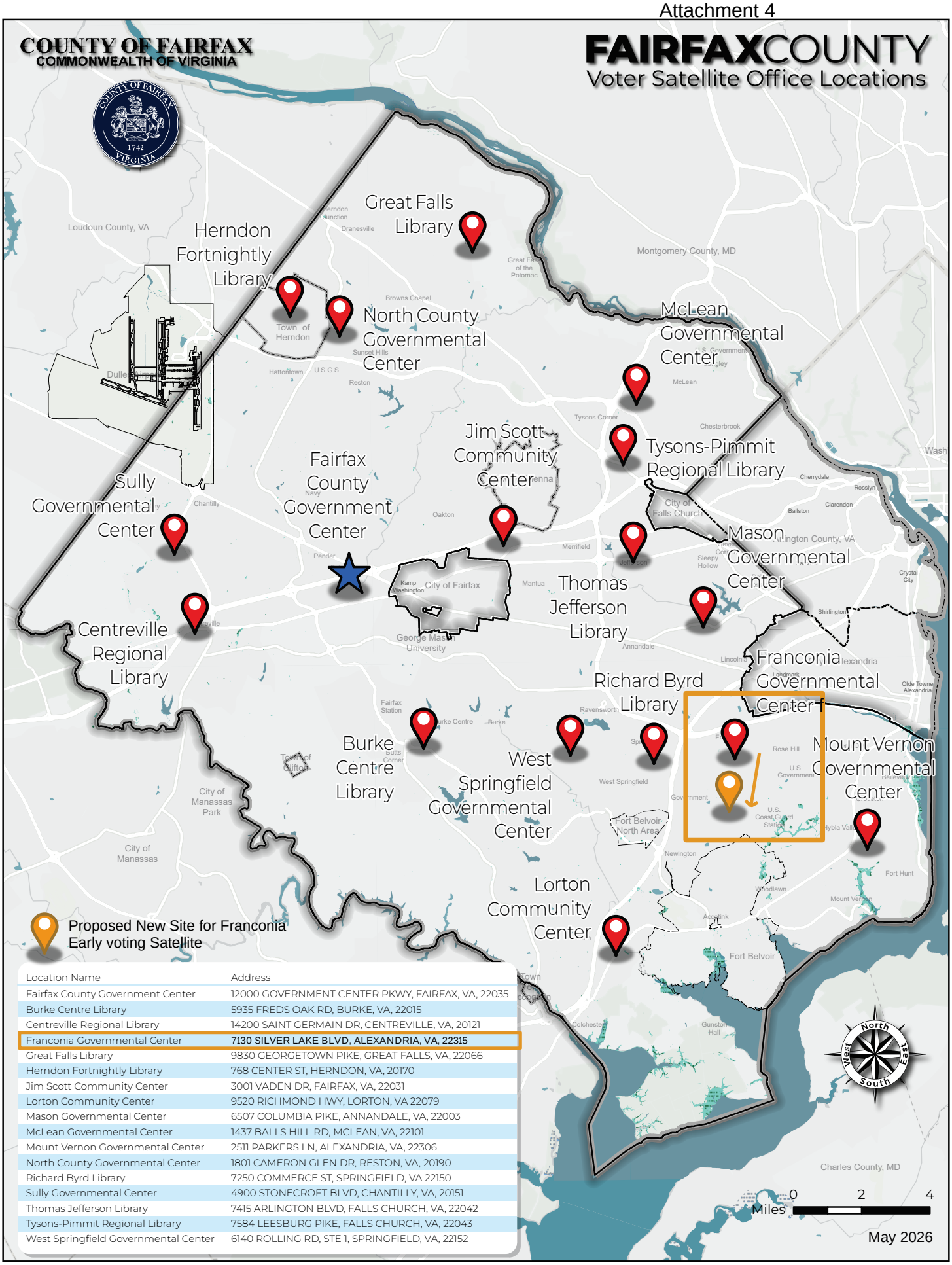
May 2026

0 0.07 0.14

Miles

COUNTY OF FAIRFAX
COMMONWEALTH OF VIRGINIA

FAIRFAXCOUNTY
Voter Satellite Office Locations



Location Name	Address
Fairfax County Government Center	12000 GOVERNMENT CENTER PKWY, FAIRFAX, VA, 22035
Burke Centre Library	5935 FREDS OAK RD, BURKE, VA, 22015
Centreville Regional Library	14200 SAINT GERMAIN DR, CENTREVILLE, VA, 20121
Franconia Governmental Center	7130 SILVER LAKE BLVD, ALEXANDRIA, VA, 22315
Great Falls Library	9830 GEORGETOWN PIKE, GREAT FALLS, VA, 22066
Herndon Fortnightly Library	768 CENTER ST, HERNDON, VA, 20170
Jim Scott Community Center	3001 VADEN DR, FAIRFAX, VA, 22031
Lorton Community Center	9520 RICHMOND HWY, LORTON, VA 22079
Mason Governmental Center	6507 COLUMBIA PIKE, ANNANDALE, VA, 22003
McLean Governmental Center	1437 BALLS HILL RD, MCLEAN, VA, 22101
Mount Vernon Governmental Center	2511 PARKERS LN, ALEXANDRIA, VA, 22306
North County Governmental Center	1801 CAMERON GLEN DR, RESTON, VA, 20190
Richard Byrd Library	7250 COMMERCE ST, SPRINGFIELD, VA 22150
Sully Governmental Center	4900 STONECROFT BLVD, CHANTILLY, VA, 20151
Thomas Jefferson Library	7415 ARLINGTON BLVD, FALLS CHURCH, VA, 22042
Tysons-Pimmit Regional Library	7584 LEESBURG PIKE, FALLS CHURCH, VA, 22043
West Springfield Governmental Center	6140 ROLLING RD, STE 1, SPRINGFIELD, VA, 22152

AN ORDINANCE AMENDING AND READOPTING FAIRFAX COUNTY CODE SECTIONS 7-2-13 AND 7-3-2 TO RELOCATE A PRECINCT IN THE MASON DISTRICT AND RELOCATE A VOTER SATELLITE OFFICE

AN ORDINANCE to amend the Fairfax County Code by amending and readopting Sections 7-2-13 and 7-3-2 to Relocate a Precinct in the Mason District and Relocate a Voter Satellite Office

Draft of April 14, 2026

Be it ordained by the Board of Supervisors of Fairfax County:

1. **That Sections 7-2-13, and 7-3-2 of the Fairfax County Code are amended and readopted, as follows:**

ARTICLE 2. – Election Districts for the Board of Supervisors.

Section 7-2-13. – General Provisions.

All references to election precincts refer to those precincts, together with the descriptions and maps of the boundaries and polling places for each of those precincts, which were adopted by the Board of Supervisors on March 24, 2003, as amended on March 8, 2004, March 21, 2005, March 27, 2006, March 26, 2007, September 10, 2007, March 10, 2008, January 12, 2009, March 9, 2010, July 27, 2010, April 26, 2011, July 26, 2011, January 10, 2012, July 10, 2012, March 19, 2013, July 9, 2013, November 18, 2014, June 23, 2015, December 8, 2015, July 12, 2016, July 11, 2017, March 20, 2018, December 4, 2018, April 9, 2019, December 3, 2019, March 24, 2020, March 23, 2021, June 22, 2021, December 7, 2021, March 8, 2022, June 7, 2022, March 7, 2023, December 5, 2023, March 19, 2024, June 25, 2024, January 14, 2025; ~~and~~ June 24, 2025, and May 5, 2026, kept on file with the clerk to the Board of Supervisors. Whenever a road, a stream, or other physical feature describes the boundary of a precinct, the center of such road, stream, or physical feature is the dividing line between that precinct and any adjoining precinct.

ARTICLE 3. – Voter Satellite Offices.

Section 7-3-2. – County Voter Satellite Offices.

Voter satellite offices are hereby established at the following locations:

(a) Burke Centre Library
5935 Fred Oaks Road, Burke, Virginia 22015

(b) Centreville Regional Library
14200 Saint Germain Drive, Centreville, Virginia 20121

(c) **Franconia Governmental Center**
~~6121 Franconia Road, Alexandria, Virginia 22310~~
7130 Silver Lake Boulevard, Alexandria, Virginia 22315

(d) **Great Falls Library**
9830 Georgetown Pike, Great Falls, Virginia 22066

(e) **Herndon Fortnightly Library**
768 Center Street, Herndon, Virginia 20170

(f) **Jim Scott Community Center**
3001 Vaden Drive, Fairfax, Virginia 22031

(g) **Lorton Community Center**
9520 Richmond Highway, Lorton, Virginia 22079

(h) **Mason Governmental Center**
6507 Columbia Pike, Annandale, Virginia 22003

(i) **McLean Governmental Center**
1437 Balls Hill Road, McLean, Virginia 22101

(j) **Mount Vernon Governmental Center**
2511 Parkers Lane, Alexandria, Virginia 22306

(k) **North County Governmental Center**
1801 Cameron Glen Drive, Reston, Virginia 20190

(l) **Richard Byrd Library**
7250 Commerce Street, Springfield, Virginia 22150

(m) **Sully Governmental Center**
4900 Stonecroft Boulevard, Chantilly, Virginia 20151

(n) **Thomas Jefferson Library**
7415 Arlington Boulevard, Falls Church, Virginia 22042

(o) **Tysons-Pimmit Regional Library**
7584 Leesburg Pike, Falls Church, Virginia 22043

(p) **West Springfield Governmental Center**
6140 Rolling Road, Springfield, Virginia 22152

2. That the election polling place for the following existing precinct is established at:

Supervisor District	Precinct	Polling Place
Mason	Holmes (Polling Place Moved)	From: Culmore Community Library 6101 Knollwood Dr. Falls Church, VA 22041 To: Bailey's Elementary School 6111 Knollwood Dr. Falls Church, VA 22041

3. That this ordinance shall become effective upon adoption, and that clauses 1 and 2 shall be given effect after completion of the procedures set forth in Virginia Code § 24.2-129(D).

4. That the Clerk for the Board of Supervisors will send a certified copy of this ordinance to the Fairfax County Electoral Board, and staff from the Office of Elections will send a copy of this ordinance to the Virginia Department of Elections.

GIVEN under my hand this _____ day of _____, 2026

_____
Jill G. Cooper
Clerk for the Board of Supervisors
Department of Clerk Services

Board Agenda Item
April 14, 2026

ADMINISTRATIVE – 3

Approval of a "Watch for Children" Sign as Part of the Residential Traffic Administration Program – Middle Run Drive (Springfield District)

ISSUE:
Board endorsement of a "Watch for Children" sign as part of the Residential Traffic Administration Program (RTAP).

RECOMMENDATION:
The County Executive recommends approval for the installation of the following:

- One "Watch for Children" sign on Middle Run Drive (Springfield District)

In addition, the County Executive recommends that the Fairfax County Department of Transportation (FCDOT) be requested to schedule the installation of the approved "Watch for Children" sign as soon as possible.

TIMING:
Board action is requested on April 14, 2026, to help facilitate prompt installation of the proposed signage.

BACKGROUND:
RTAP allows for the installation of one or more "Watch for Children" signs at the primary entrance to residential neighborhoods, or at a location with an extremely high concentration of children relative to the area, such as playgrounds, day care centers, or community centers. FCDOT reviews each request to ensure the proposed sign(s) will be effectively located and will not conflict with any other traffic control devices.

On March 5, 2026, FCDOT received verification from the Springfield District Supervisor's Office confirming community support for one "Watch for Children" sign on Middle Run Drive.

EQUITY IMPACT:
None.

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FISCAL IMPACT:
Funding in the amount of $300 is available in Fund 300-C30050, Project 2G25-076-000, Traffic Calming Program.

ENCLOSED DOCUMENTS:
None.

STAFF:
Jennifer Miller, Deputy County Executive
Gregg Steverson, Director, Fairfax County Department of Transportation (FCDOT)
Martha Elena Coello, Deputy Director, FCDOT
Eric Teitelman, Chief, Active Transportation, Capital Projects and Traffic Engineering Division, FCDOT
Neil Freschman, Chief, Traffic Engineering Section, FCDOT
Steven K. Knudsen, Transportation Planner, Traffic Engineering Section, FCDOT
Nicole Machacuay, Transportation Planner, Traffic Engineering Section, FCDOT
Ryan O'Carroll, Transportation Planner, Traffic Engineering Section, FCDOT
Grace Vaughn, Planning Technician, Traffic Engineering Section, FCDOT

Board Agenda Item
April 14, 2026

ADMINISTRATIVE – 4

Extension of Review Period for 2232 Application for Centreville High School (Springfield District)

ISSUE:
Extension of review period for 2232 application to ensure compliance with review requirements of *Section 15.2-2232 of the Code of Virginia.*

PROJECT DESCRIPTION:
Fairfax County Public Schools - Department of Facilities and Transportation Services is requesting a 2232 approval for the planned renovation and addition to the existing Centreville High School. This project is funded through the 2021 FCPS Bond Referendum and is included in the 2024-2028 Capital Improvement Program. Fairfax County Public Schools is still pursuing options to comply with the Floor Area Ratio (FAR) zoning requirements. Pending identification of a solution, the project, including this 2232 application, is paused. The extension period request is to allow the application to remain on hold while the issues are addressed.

The review period for the following application should be extended:

2232-2024-SP-00004	Centreville High School Tax Map No. 66-1 ((1)) 10; 66-1 ((1)) 12A; 66-1 ((1)) 12B 6001 Union Mill Road, Clifton, VA 20124 Springfield District Accepted on June 17, 2024 Initial Board extension granted on July 30, 2024 Second Board extension granted on April 22, 2025, which will expire on April 28, 2026 Requesting extension to May 18, 2027

RECOMMENDATION:
The County Executive recommends that the Board extend the review period for the following application: 2232-2024-SP-00004.

TIMING:
Board action is requested on April 14, 2026, to extend the review period for the application prior to the expiration of the review period on May 18, 2027.

Board Agenda Item
April 14, 2026

BACKGROUND:
Subsection B of Section 15.2-2232 of the Code of Virginia states: “Failure of the commission to act within 60 days of a submission, unless the time is extended by the governing body, shall be deemed approval.” The full length of an extension period may not be necessary, and any extension is not intended to set a date for final action.

The 2232 application for Centreville High School was submitted on June 17, 2024, with a 60 day review deadline by August 16, 2024. On July 30, 2024, and April 22, 2025, the Board granted extensions of the 2232 application review to allow adequate time for review and to allow the applicant to work through certain zoning and lease agreement issues. This work is currently ongoing, and Staff recommends an extension of the 2232 application review to May 18, 2027, prior to the current application period expiring on April 28, 2026.

EQUITY IMPACT:
None.

FISCAL IMPACT:
None.

ENCLOSED DOCUMENTS:
None.

STAFF:
Jennifer Miller, Deputy County Executive
Tracy Strunk, Director, Department of Planning and Development (DPD)
Salem Bush, Branch Chief, Public Facilities and Development Review Branch, Planning Division, (DPD)
Mohamed Ali, Planner II, Public Facilities and Development Review Branch, Planning Division, (DPD)

Board Agenda Item
April 14, 2026

ADMINISTRATIVE – 5

Additional Time to Establish Use or Commence Construction for Special Exception SE-2022-BR-00042, Tiffany D. Santana (Braddock District)

ISSUE:
Board consideration of additional time to establish use or commence construction for SE-2022-BR-00042, pursuant to the provisions of subsection *8100.3.D.(6) of the Zoning Ordinance*.

RECOMMENDATION:
The County Executive recommends that the Board approve 30 months additional time for SE-2022-BR-00042, to establish the use or commence construction, to March 16, 2029.

TIMING:
Board action is requested on April 14, 2026. The expiration date of the special exception was March 16, 2026.

BACKGROUND:
Under *subsection 8100.3.D.(6) of the Zoning Ordinance*, if the use is not established or if construction is not commenced within the time specified by the Board of Supervisors, an approved special exception shall automatically expire without notice unless the Board approves additional time. A request for additional time must be filed with the Zoning Administrator prior to the expiration date of the special exception. The Board may approve additional time if it determines that the use is in accordance with the applicable provisions of the Zoning Ordinance and that approval of additional time is in the public interest.

The subject property is a 12,133-square-foot wedge-shaped parcel located at 5252 Pumphrey Drive, east of Roberts Road, and south of Gainsborough Drive within the Kings Park West subdivision in Burke. The site is zoned R-3 and is developed with a single-family detached dwelling. (See locator map, Attachment 1). On September 16, 2023, the Board of Supervisors approved Special Exception SE-2022-BR-00042, subject to development conditions. (See Clerk's letter, Attachment 2). The application was filed in the name of Tiffany D. Santana, to permit a congregate living facility within the existing single-family detached dwelling. The facility is intended to be operated by the Bethany

House of Northern Virginia, a local non-profit that provides short-term housing for women escaping domestic violence. The SE approval depicted the installation of a 7-foot-tall privacy fence in the rear yard, and a driveway expansion to upgrade the entrance area and provide ADA-accessible parking, as site modifications. The approval did not depict any modifications to the exterior of the dwelling.

SE-2022-BR-00042 was approved with a condition requiring that the use be established within 30 months of the approval date unless the Board grants additional time. The Special Exception would have expired, without notice, on March 16, 2026. On February 18, 2026, the Department of Planning and Development (DPD) received a letter, from Kathryn R. Taylor, agent for the Applicant, requesting 30 months of additional time (See Attachment 3).

Ms. Taylor states additional time is necessary to establish the use because the Applicant has experienced unforeseen construction delays with vendors and contractors. According to the Applicant, the construction timeline for the project has been delayed at least 12 months. However, the Applicant has demonstrated diligence in pursuit of the establishment of the SE through approval of Minor Site Plan MSP-2023-00065 on March 21, 2024, issuance of Building Permit ALTR-2024-01453 on June 28, 2024, and County inspections which are recorded to have last occurred on February 5, 2026. Ms. Taylor is requesting an additional 30 months to ensure the SE approval remains valid and allow the requestor to fully establish the use.

Staff has reviewed SE-2022-BR-00042 and has established that the proposal is still in conformance with all applicable provisions of the Fairfax County Zoning Ordinance to permit a congregate living facility within the R-3 zoning district. Further, staff knows of no change in land use circumstances which should require the filing of a new special exception application and review through the public hearing process. The Comprehensive Plan recommendation for the property has not changed since approval of the SE. Finally, the conditions associated with the Board's approval of SE-2022-BR-00042 are still appropriate and remain in full force and effect. The applicant has demonstrated that they are pursuing establishment of the use in good faith, and (as noted) have secured minor site plan approval, building permit issuance, and related County inspections. Staff believes that approval of the request for 30 months additional time is in the public interest and recommends that it be approved.

EQUITY IMPACT:
None.

Board Agenda Item
April 14, 2026

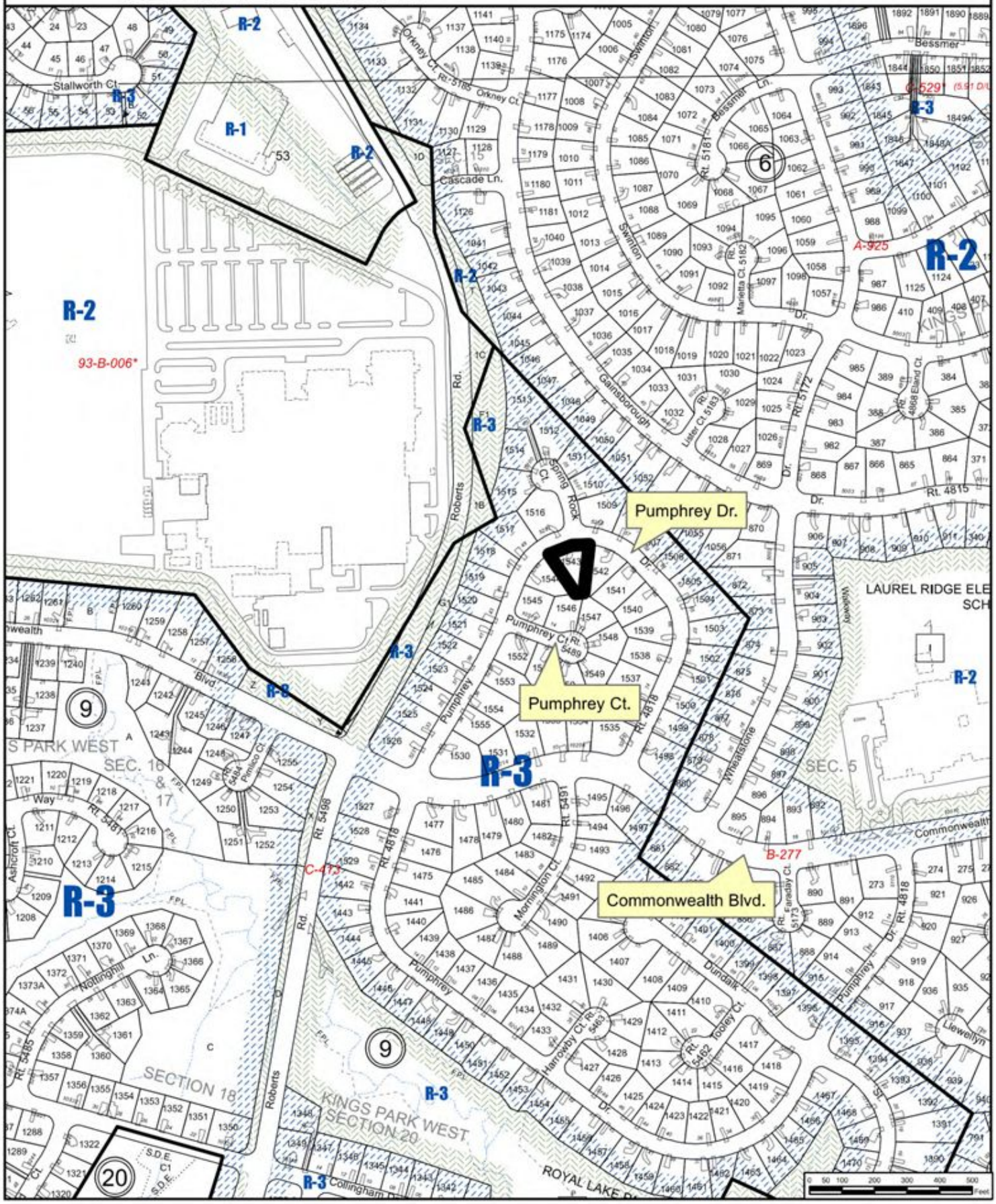
FISCAL IMPACT:
None.

ENCLOSED DOCUMENTS:
Attachment 1: Locator Map
Attachment 2: Clerk's Letter dated September 20, 2023, to Kathryn R. Taylor
Attachment 3: Letter dated February 18, 2026, to Leslie B. Johnson

STAFF:
Jennifer Miller, Deputy County Executive
Tracy D. Strunk, Director, Department of Planning and Development (DPD)
Suzanne Wright, Director, Zoning Evaluation Division (ZED), DPD
Cathy Belgin, Chief, Conformance Review & Acceptance Branch, ZED, DPD
Ryan Johnson, Staff Coordinator, ZED, DPD

Special Exception
SE-2022-BR-00042

Tiffany D. Santana



County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods, and diverse communities of Fairfax County

September 20, 2023

Kathryn R. Taylor
Walsh, Colucci, Lubeley & Walsh, P.C.
2200 Clarendon Boulevard, Suite 1300
Arlington, VA 22201

RE: Special Exception Application SE 2022-BR-00042 - Tiffany D. Santana
Braddock District

Dear Ms. Taylor:

At a regular meeting held on September 12, 2023, the Board of Supervisors approved Special Exception Application SE 2022-BR-00042, subject to the development conditions dated September 12, 2023, as attached.

The Board also:

- Modified the transitional screening and barrier requirements along all boundaries of the property in favor of that shown on the SE Plat

For additional information, please visit https://plus.fairfaxcounty.gov/CitizenAccess/ or contact the Zoning Evaluation Division at (703) 324-1290.

Sincerely,

Jill G. Cooper
Clerk for the Board of Supervisors

Cc: Supervisor James R. Walkinshaw, Braddock District
Thomas Reed, Director, Real Estate Division, Dept. of Tax Administration
Suzanne Wright, Director, Zoning Evaluation Division, Dept. of Planning and Development
Drew Hushour, Deputy Zoning Administrator, Dept. of Planning and Development
Michael Liddle, Director, GIS Services, Department of Information Technology
Jeff Hermann, Chief, Site Analysis and Transportation Planning Division, FCDOT
Samantha Hudson, Park Planning Branch Manager, FCPA
Abdi Hamud, Program Administrator, DHCD/Design Development Division
Jessica Gillis, Coordinator, Facilities Planning, Fairfax County Public Schools
Michael Guarino, Chief Capital Projects Sections, Dept. of Transportation
Morgan Wolfe, Chief, Bonds & Agreements, Land Development Services

Attachment

Department of Clerk Services
Clerk for the Board of Supervisors
12000 Government Center Parkway, Suite 552
Fairfax, Virginia 22035
Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 711
Email: clerktothebos@fairfaxcounty.gov
http://www.fairfaxcounty.gov/bosclerk

APPROVED DEVELOPMENT CONDITIONS

SE-2022-BR-00042

September 12, 2023

1. This Special Exception approval is limited to the specific congregate living use and owner/operator as described in the submitted statement of justification dated March 17, 2023 (the "SOJ"). Modifications to the specific use identified in the SOJ requires further action by the Board of Supervisors. This Special Exception is granted for the location indicated on the Special Exception Plat and is not transferrable to other land.

2. This Special Exception is granted only for the purpose(s), structure(s) and/or uses(s) indicated on the SE Plat approved with this application, as qualified by these development conditions.

3. Any site plan submitted pursuant to this Special Exception must be in substantial conformance with the approved SE Plat entitled "Congregate Living Facility, 5252 Pumphrey Drive" prepared by J2 Engineers, Inc., dated December 27, 2022, as revised through May 4, 2023. Minor modifications to the approved Special Exception may be permitted pursuant to Sect. 8100.5 of the Zoning Ordinance.

4. The maximum daily resident population permitted on-site is limited to six (6) persons and the total number of resident staff persons or employees is limited to one (1).

5. There must be no administrative, business, or general intake functions conducted at the subject facility which would be inconsistent with the definition of a congregate living facility as defined in Article 9 of the Zoning Ordinance.

6. The three driveway parking spaces must be kept open and available for vehicles at all times. Notwithstanding what is shown on the SE Plat, the driveway must be expanded as an apron adjacent to the existing driveway to the extent feasible. The location of the proposed parking spaces must meet ADA requirements.

7. The proposed privacy fence in the side and rear yards must be installed as shown on the SE Plat except as may be limited by applicable homeowners' association restrictions. The location of the fence is generally shown on the SE Plat but may be adjusted as approved by Fairfax County in response to requests of adjacent property owners. The fence must be maintained in good condition at all times.

8. The existing house must be refurbished so that it is in a state of good repair which must include, but not be limited to, roof replacement and deck replacement. The house must be maintained in good condition at all times.

9. The lawn and landscaping on the property must be maintained in good condition at all times.

10. The Applicant must contract for regular trash service.

11. Any exterior security lighting must be directed so as not to shine toward adjacent properties.

12. The applicant must designate a point of contact at Bethany House to serve as a community liaison. The name, telephone number, and e-mail address of this liaison must be provided to the Kings Park West Community Association and the Braddock District Supervisor's office.

13. The applicant must provide a plain clothed, professional security guard to be discreetly stationed at the facility on a nightly basis.

14. Pursuant to the Zoning Ordinance, this special exception will automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established. The Board of Supervisors may grant additional time to establish the use if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

15. The applicant is responsible for obtaining the required Use Permit through established procedures, and this special exception will not be valid until this has been accomplished.

This approval, contingent on the above-noted conditions, does not relieve the Applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The approval of this application does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to this application.

Kathryn R. Taylor
(703) 528-4700 Ext. 5426
ktaylor@thelandlawyers.com

WALSH COLUCCI
LUBELEY & WALSH PC

February 18, 2026

Via PLUS
Leslie B. Johnson, Zoning Administrator
Fairfax County Department of Planning & Development
Zoning Administration Division
12055 Government Center Parkway, Suite 807
Fairfax, Virginia 22035

Re: SE 2022-BR-00042
Applicant: Tiffany D. Santana
Fairfax County Tax Map Reference: 68-4 ((9)) 1543 (the "Property")

Dear Ms. Johnson:

Please accept this letter as a request for additional time to establish SE 2022-BR-00042 in accordance with the provisions of Subsection 8100.3.D(6)(b) of the Fairfax County Zoning Ordinance (the "Zoning Ordinance").

By way of background, the Board of Supervisors (the "Board") approved the referenced special exception ("SE") application at its hearing held on September 12, 2023, to permit the construction of a congregate living facility on the Property. Pursuant to the approved development conditions, the Board granted the SE approval for a period of thirty (30) months. Accordingly, the SE is due to expire on March 12, 2026, unless the use has been established.

On behalf of the Applicant, I request 30 months of additional time to establish the approved use as evidenced by the issuance of a Certificate of Occupancy for the congregate living facility. After the Board approval in September of 2023, a minor site plan was submitted consistent with the approved special exception plat and referenced as MSP-2023-00065 (the "MSP"). The MSP was approved by the County on or around March 21, 2024. In accordance, the requisite permitting was issued and construction of the approved site and building improvements commenced shortly thereafter. At the time, the Applicant expected construction to be completed by the end of March of 2025. However, due to unforeseen challenges with the contracted construction company and associated vendors, completion of the site and building improvements has been significantly delayed by nearly 12 months. Currently, the Applicant continues to work on interior renovations to the existing dwelling on the Property, which is set to be completed by the end of February 2026.

ATTACHMENT 3

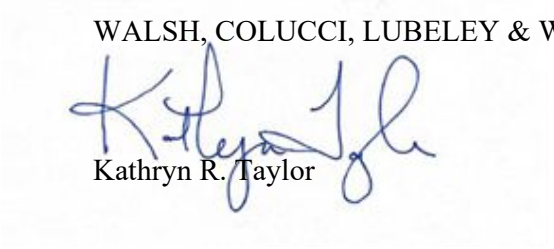
In addition, the Applicant is in the process of engaging a new contractor to complete the required driveway improvements as well as outdoor fence installation. Although recent severe winter weather conditions have further deferred completion of these exterior improvements, the Applicant anticipates resuming construction as soon as warmer temperatures permit. Upon completion of construction, the Applicant will seek all necessary inspections and approvals for the new facility with the goal of obtaining the required Certificate of Occupancy around late summer/early fall of 2026.

Since the original SE approval in 2023, the Applicant has been diligently pursuing the construction of the proposed facility, which commenced in 2024. However, due to unforeseen circumstances beyond the Applicant's control as described above, the anticipated construction schedule has been delayed. Thus, the Applicant requests 30 months of additional time to complete construction of the approved congregate living facility in conjunction with SE 2022-BR-00042 and to obtain the necessary Certificate of Occupancy. In addition, there have been no changes in circumstances that would render the SE approval noncompliant with the Zoning Ordinance or inconsistent with public interests.

Should you have any questions regarding this request, or require additional information, please do not hesitate to contact me. As always, I appreciate your cooperation and assistance.

Very truly yours,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.



Kathryn R. Taylor

cc: Tambria Schroeder
Caleb Acker
Fred Westerlund

{A1381522.DOCX / 1 Ltr. to Johnson re: Request for Additional Time (02.18.26) 000820 000003}

Board Agenda Item
April 14, 2026

ACTION – 1

Approval of Memorandum of Understanding Between the ECDC Enterprise Development Group and Fairfax County and Assignment of Small Business Revolving Loan Fund Assets from the Community Business Partnership to ECDC Enterprise Development Group

ISSUE:
Board of Supervisors' approval is requested to enter into a Memorandum of Understanding with the ECDC Enterprise Development Group to manage the Fairfax County Small Business Revolving Loan Fund and approve assignment of the assets of the Fairfax County Small Business Revolving Loan Fund from the Community Business Partnership to ECDC Enterprise Development Group.

RECOMMENDATION:
The County Executive recommends that the Board of Supervisors approve the Memorandum of Understanding with ECDC Enterprise Development Group and approve assignment of all assets of the Fairfax County Small Business Revolving Loan Fund from the Community Business Partnership to ECDC Enterprise Development Group.

TIMING:
Board action is requested on April 14, 2026, as the Community Business Partnership is ceasing operation.

BACKGROUND:
On April 27, 2020, the Board of Supervisors (Board) approved the Fairfax County Small Business COVID-19 Recovery Microloan Fund and executed a Memorandum of Understanding with the Community Business Partnership (CBP) to administer the program. Repayment of those initial loans were then deposited into a Fairfax County Small Business Revolving Loan Fund (Revolving Fund) to be used by CBP as revolving capital for lending to small businesses.

Subsequent amendments to the MOU were approved by the Board on April 21, 2021, and April 12, 2022, modifying how the Revolving Fund was operated by CBP. These changes ensured small businesses continued to benefit from the loans and supported operations by allowing for a Loan Loss Reserve (Attachment 1).

CBP received an aggregate amount of $2,500,000 from Fairfax County for these purposes in 2020. Of this amount, $2,282,500 was allocated as capital for the purpose of lending. The remaining $217,500 was to be allocated to CBP for administrative costs associated with the program for the first two years of operation.

In 2021, a total of $1,069,000 of unallocated capital for loans was returned to Fairfax County, resulting in a total capital outlay of $1,213,500 for the Fairfax County Small Business COVID-19 Recovery Microloan Fund program. This was due to having additional COVID-19 emergency response support from Fairfax County and the Federal Government, in the form of grants or awards, which led to the return of loans and decreased demand. The decline in program use was accompanied by a reduction in the total administrative costs associated with the program to an aggregate value of $163,250, reflecting the lower amount of loan capital to be managed.

In addition to the compensation received for establishing the Revolving Fund, CBP obtained annual contributions from the County. These contributions were appropriated as a component of the Fairfax County Economic Development Authority budget. These funds were for the purpose of providing management, technical, and other assistance to existing and potential small and medium-sized businesses. Annual funding was provided to CBP for the Fiscal Years 1998 through 2026.

As of February 28, 2026, the CBP Revolving Fund portfolio consists of the following assets :

	Total Outstanding Loans	Balance
Active Loans	59	$261,558.09
Loan Loss Reserve	N/A	$52,130.71
Available to Lend	N/A	$865,477.87
Total Revolving Fund Assets	59	$1,179,196.67

On June 3, 2025, the Board of Directors of the CBP voted to cease operations and close the organization. Following this vote, CBP worked on a plan of closure to ensure the efficient and smooth ending of the organization by the end of 2026. One of the key outstanding tasks was to identify a new lending partner to manage the multiple loan portfolios that CBP administered, including the Revolving Fund.

CBP led the search for a suitable Community Development Financial Institution (CDFI) Certified organization, based in Virginia, with the experience and capacity to manage the loan program. In January 2026, CBP recommended ECDC Enterprise Development Group (EDG) as the best organization to continue the program and began the work of transitioning the CBP Revolving Fund portfolio to EDG.

EDG is a nonprofit CDFI based in Arlington dedicated to creating opportunities for self-sufficiency and sustainable business growth. They focus on providing microloans, business training, and pre- and post-loan technical assistance, ensuring that low- to moderate-income individuals have the resources to achieve business aspirations. EDG operates under the Ethiopian Community Development Council, Inc. (ECDC), which is one of ten refugee resettlement agencies in the United States, and has been serving the DC Metro area since 1983.

EDG has existing small business loan programs that align with the purpose of the Revolving Fund. EDG is currently active in the Fairfax County market, having 72 active business loans of an original loan amount value of $3,019,000 (outstanding principal balance of $2,026,000) with Fairfax County businesses as of March 14, 2026. As of year-end 2024, EDG had a total loan portfolio of 210 loans for a total amount of $5.3M within the DC Metro region, with a portfolio balance of $10.7M under management. Additional information on EDG's loan programs and lending performance can be found in the EDG 2024 Annual Impact Report (Attachment 2).

To continue operations of the Revolving Fund, staff recommends execution of a Memorandum of Understanding Between EDG and the Board in the substantial form of Attachment X3 to create the Microloan Revolving Loan Program (Microloan Program). Attachment X3 carries forward the intent of the Revolving Fund, with a few changes from the previous Memorandum of Understanding with CBP regarding CBP's administration of the Revolving Fund.

Key changes include:

- One-time withdrawal by EDG of $100,000 from the Microloan Program. This covers administrative costs for integration of the program into the EDG loan portfolio, similar to the fees provided to CBP for the two-year administrative integration costs for establishing the program.

- Increase of maximum loan amount per business from $30,000 to $50,000. This increase aligns with existing EDG loan products and may increase demand for these loans.

- Allowance of one-time 2% loan processing fees, due at time of loan closing. This allows for the program to be administratively self-sufficient within EDG and aligns with their other loan products.

There will be no additional operational support from the County required for the operation of the Microloan Program. The program will meet previous eligibility and fund management requirements. Funds will be held in a restricted funds account, loans will

be offered to Fairfax County-based businesses only, and a robust reporting requirement managed by the Department of Economic Initiatives will remain in place.

EDG and CBP have agreed to a form of Loan Assignment and Transfer Agreement (Attachment X4). Execution of this agreement would effectuate the transfer of the Revolving Fund into the Microloan Program, which requires Board approval under the existing MOU that Fairfax County has with CBP (Attachment 1).

EQUITY IMPACT:
Fairfax County is committed to promoting economic mobility opportunities for all residents through policies and programs that foster entrepreneurship and small business development. According to the Federal Reserve, new companies owned by individuals of color tend to be smaller and in slightly worse financial condition than peer companies. Many start-ups and new companies struggle financially.

The proposed Microloan Program is an opportunity to support low- to moderate-income individuals in becoming entrepreneurs or growing existing small businesses. The programming that EDG provides as a Community Development Financial Institution (CDFI) benefits individuals from all walks of life, including women, people of color, and others with limited access to mainstream banking lending options. CDFI's play an important role in generating economic growth and opportunity in the most distressed communities.

FISCAL IMPACT:
EDG has sizable existing small business loan programs that align with the purpose of the Revolving Fund. EDG is expected to administer the Revolving Fund with existing staff capacity

One time withdrawal by EDG of $100,000 from the previously appropriated Revolving Fund portfolio will cover administrative costs to EDG for integration of the program into their loan portfolio, similar to the fee provided to CBP for the two-year administrative integration costs for establishing the program.

EDG is not proposed to receive annual contribution support from the County to manage the Revolving Fund. Consistent with this change, a reduction of $375,500 in County's contribution to CBP is reflected in the FY2027 Advertised Budget Plan.

Board Agenda Item
April 14, 2026

ENCLOSED DOCUMENTS:
Attachment 1 – Memorandum of Understanding Between CBP and Fairfax County Board of Supervisors, as Amended
Attachment 2 – EDG 2024 Annual Impact Report can be found online at: https://edgus.org/wp-content/uploads/2025/08/EDG-Annual-Report2024-Final-1.pdf
Attachment 3 – Memorandum of Understanding Between ECDC Enterprise Development Group and Board of Supervisors of Fairfax County, Virginia
Attachment 4 – EDG and CBP Loan Assignment and Transfer Agreement

STAFF:
Jennifer Miller, Deputy County Executive
Rebecca Moudry, Director, Department of Economic Initiatives (DEI)
Scott Sizer, Deputy Director, DEI
Frank Kuhns, Division Manager, Small & Local Business Development, DEI

ASSIGNED COUNSEL:
Ryan Wolf, Senior Assistant County Attorney

MEMORANDUM OF UNDERSTANDING

BETWEEN

COMMUNITY BUSINESS PARTNERSHIP

AND

FAIRFAX COUNTY BOARD OF SUPERVISORS

This Memorandum of Understanding ("MOU") is made as of the 27th day of April, 2020, by and between Community Business Partnership, a Virginia non-profit corporation with a place of business at 6564 Loisdale Court, Suite 600, Springfield, Virginia 22150 ("CBP") and the Fairfax County Board of Supervisors, a body corporate and politic ("Board") with a place of business at 12000 Government Center Parkway, Suite 432, Fairfax, Virginia 22035.

RECITALS

R-1 Fairfax County small businesses have been adversely and immediately impacted by the COVID-19 related economic downturn.

R-2 The Board, through its Department of Economic Initiatives ("DEI"), seeks to provide aid and assistance to these businesses, with a particular emphasis on small businesses that may not be aware of or have access to information about other assistance, including federal programs.

R-3 CBP has historical and expert knowledge on loaning public funds to small businesses. CBP has been a US Treasury certified Community Development Financial Institution (CDFI) since 2016 and has a 1.5 person staff that is dedicated to properly and professionally providing debt financing to businesses unable to find traditional sources of capital. CBP has three US Small Business programs that provide expert counseling to CBP borrowers. All three programs are expected to add full time staff as a result of increased grant awards through the CARES Act recently passed by Congress.

R-4 The Board and CBP have an existing arrangement pursuant to which the Board has appropriated funds to the Fairfax County Economic Development Authority ("FCEDA") which in turns disburses the funds to CBP in accordance with terms approved by the Board. The disbursement of funds is made through a memorandum of agreement between FCEDA and CBP (formerly South Fairfax Regional Business Partnership), dated December 15, 1997, as subsequently modified (the "EDA MOA").

R-5 The Board and CBP desire to enter into a new agreement providing for the Board to appropriate to FCEDA $2,500,000 from the Economic Opportunity Reserve (the "EOR Funds") for a microloan project ("Project") with the understanding that FCEDA will in turn disburse the

EOR Funds to CBP in accordance with the terms agreed upon by the Board and CBP as described in this MOU. The appropriated funds will be made available to FCEDA at such time and in such increments as necessary for CBP to carry out the Project.

R-6 FCEDA has agreed to modify the EDA MOA to provide for FCEDA to disburse the EOR Funds to CBP for the Project.

NOW, THEREFORE, in consideration of the mutual benefits and obligations set forth in this MOU, the Board and CBP agree as follows:

1. Microloan Project Description and Activities

1.1. Classification of Proceeds. This Project will consist of the awarding of the EOR Funds in the aggregate amount of $2,500,000 to FCEDA to be disbursed by FCEDA to CBP, of which $2,282,500.00 will be used for the purpose of lending (the "Initial Loan Funds") in accordance with the Recovery and Revolving Loan Guidelines, while $217,500.00 will be used by CBP for administrative costs (the "Administration Fee") associated with the Project. The EOR Funds will be made available to FCEDA as such time and in such amounts as may be necessary for CBP to carry out the Project in accordance with this MOU.

CBP will use the EOR Funds solely for the purposes described herein and consistent with the required terms and conditions of this MOU and the EDA MOA. CBP will deposit the Initial Loan Funds into an account (the "Initial Loan Funds Account").

1.2. Lending. CBP will make loans from the Initial Loan Funds Account exclusively to sustain or evolve pre-COVID-19 solvent businesses that have been adversely affected by the COVID-19 outbreak. Loans shall be made in accordance with the criteria established by DEI and CBP as set forth in the attached Fairfax County Small Business COVID-19 Recovery Microloan Fund and Fairfax County Small Business Revolving Loan Fund Guidelines (the "Recovery and Revolving Fund Guidelines").

1.3. Repayments of the Initial Loan Funds will be used toward future lending as described in Section 2 below.

1.4. Administration. Realizing the expertise needed to oversee the successful deployment and ongoing management of the Project, CBP will maintain professional lending employee(s). CBP will apply for technical assistance grants with the US Treasury's CDFI Fund as well as the SBA's microloan program to supplement the program in years one and two and to sustain the program after year two.

1.5. Borrower Compliance. Only businesses properly licensed in Fairfax County, including its towns, and complying with the eligibility requirements set forth in the

Recovery and Revolving Loan Guidelines will be allowed to participate in the program.

1.6. Governmental Permits. As part of the eligibility criteria, borrowers will be required to submit a Non-Residential Use Permit for their business location(s) as well as evidence of a current Business and Professional Occupational License (BPOL).

1.7. Collateral and Guarantees. Borrowers will not be required to provide specific collateral to be approved for financing, but rather they may be collateralized through a personal guaranty, UCC lien on business assets, or other form of security.

2. Fairfax County Small Business Revolving Loan Fund

2.1. Funding. Repayments will be returned to CBP to be deposited in the Fairfax County Small Business Revolving Loan Fund to be established by CBP consistent with this MOU (the "Fairfax County Small Business Revolving Loan Fund"). This new fund will supersede the existing County Microloan Fund established in 2018 and the outstanding balance from the County Microloan Fund will be deposited into the Fairfax County Small Business Revolving Loan Fund to make loans to small businesses in Fairfax County.

2.2. Qualifying Small Businesses. Businesses eligible to receive funding from the Fairfax County Small Business Revolving Loan Fund will be as defined in the Recovery and Revolving Loan Guidelines, as may be modified in accordance with Section 2.2.2.

2.2.1. Loans from the Fairfax County Small Business Revolving Loan Fund, unlike the Initial Loan Funds, will not be stipulated to be "used to sustain or evolve the pre-COVID-19 business."

2.2.2. As part of the assessment of the reports provided to DEI by CBP, the Board and CBP may mutually agree to amend this MOU to modify the terms reflected in the Recovery and Revolving Loan Guidelines.

3. Public Relations

3.1. Fairfax County Use of CBP for Publicity. CBP hereby grants to Fairfax County the right to use the CBP's name, likeness, and logo in any public relations or publicity efforts. This includes, but is not limited to, press releases, media interviews, website, publications, brochures, etc. Fairfax County's publicity efforts may also include details about CBP's project, contract, or other publicly available information.

3.2. CBP Acknowledgement of Fairfax County's Interest in the Project. CBP will acknowledge Fairfax County appropriately in all organizational and public forums as

to the support, financial and otherwise, that has been provided to the Project. This recognition will include, but will not be limited to, print/electronic media, publications, interviews, brochures, website, etc.

4. Schedule

4.1. EOR Funds Disbursement. Following execution of this MOU, $2,391,500 of the EOR Funds will be disbursed through the FCEDA to CBP. This $2,391,500 includes the entirety of the Initial Loan Funds, and $109,000, which is the first installment of the Administration Fee. Beginning in April, 2021, the balance of the EOR Funds, which constitute the remainder of the Administration Fee, will be disbursed, in quarterly increments, through the FCEDA to CBP. FCEDA will disburse the Administration Fee upon receipt of confirmation by DEI that the quarterly reports as outlined in the Reporting Requirements section, below have been satisfactorily provided

4.2. Implementation Schedule. The Board and CBP have agreed to an Implementation Schedule, providing for disbursement of the Initial Loan Funds, commencing on April 28, 2020, and completing such initial disbursements ("Initial Loan Disbursements") by no later than October 31, 2020 ("Initial Lending Completion Date"). The Initial Lending Completion Date may be extended only with the permission of the Board. CBP will continuously market and lend Fairfax County Small Business Revolving Loan Funds, in accordance with this MOU and the EDA MOU.

5. Insurance

5.1. CBP's Liability Insurance. CBP will, at its sole expense, obtain and maintain in force insurance in such amounts and covering such risks as are customary for entities engaged in the same or similar business to include, where applicable, comprehensive general liability covering any activities on CBP property. At a minimum, this will include insurance against all claims of bodily injury or property damage, in amounts of not less than $2,000,000 per claim and up to $4,000,000 per incident.

6. Reporting Requirements

Quarterly Reporting. CBP will provide DEI with a report as outlined below, which will detail all activity associated with EOR Funds including the Fairfax County Small Business Revolving Loan Fund. Reports will include fund balance, amount available to lend, demographic data of the borrowers (including self-identification by gender, ethnicity and race), average loan per business, location of businesses which apply for as well as businesses who receive loans, broken down by Fairfax County Magisterial District, average number of employees, business sectors and types, and

number of inquiries of those seeking loan funding, including whether or not they proceed beyond the pre-submission counseling stage. These reports will be provided to DEI by the following dates:

Year One

1. July 15, 2020 for the months of May and June, 2020
2. October 15, 2020 for the months of July, August, and September, 2020
3. January 15, 2021 for the months of October, November, and December, 2020
4. April 15, 2021 for the months of January, February, and March 2021

Year Two

1. July 15, 2021 for the months of April, May, and June, 2021
2. October 15, 2021 for the months of July, August, and September, 2021
3. January 15, 2021 for the months of October, November, and December, 2021
4. April 15, 2022 for the months of January, February, and March 2022

Year Three and Beyond

1. CBP will provide annual reports for the preceding full fiscal year every September 1

6.1. Subrecipient Financial Reporting. CBP will submit to DEI its annual audited financial statements within 120 days of its fiscal year end.

6.2. Closeout Agreement. At such time as the Initial Loan Funds have been disbursed, but no later than January 31, 2021, CBP will close the Initial Loan Funds Account and file a final cumulative report. Any funds remaining in the Initial Loan Funds Account will be refunded to the Board to be returned to the Economic Opportunity Reserve. Notwithstanding the reporting requirements outlined above, once the Initial Loan Funds Account is closed, only annual reports will be required, except as stated below.

7. Accounting, Audit, and Record Keeping Requirements

7.1. Accounting Records. CBP will keep all Project-related accounts and records, which fully disclose the amount and disposition by CBP of the EOR Funds, and all loans made through the Fairfax County Small Business Revolving Loan Fund, including the total cost of the Project, and the amount and nature of any portion of the Project cost supplied by other sources, and such other financial records pertinent to the Project. Records to be maintained will include fiscal records consisting of all books, documents, ledgers, systems and expenses incurred, including, but not limited to, purchase requisitions, orders, invoices, vouchers, bills and receipts, inventories, and all lien documents.

7.2. Time Period. All of the records, documents, and data described above and all income verification information will be kept during the performance of the Project, and for the Fairfax County Small Business Revolving Loan Fund, and for three (3) years after their respective completion dates, or until the satisfactory completion of an audit, whichever is later.

7.3. Availability of Records. Subrecipients of any funds associated with this MOU will make available to Fairfax County or any of their duly authorized representatives, for the purpose of audit and examination, any books, documents, papers, and records of CBP pertinent to this MOU.

8. Indemnification

8.1. Indemnification. CBP will indemnify and hold harmless the Board, and all employees and agents of the Board including all employees and agents of DEI, from and against all liability, judgments, claims, demands, suits, actions, losses, penalties, fines, damages, costs and expenses, including without limitation attorneys' fees including the value of legal services provided by the County Attorney's Office, of any kind or nature whatsoever, due to or arising out of or from CBP's administration of the Project, the Fairfax County Small Business Revolving Loan Fund, or any breach by CBP of its obligations under this MOU.

9. Maintenance of Corporate Existence

9.1. Corporate Existence. CBP will both preserve and maintain the legal existence and good standing of its nonprofit corporation status and its registration in Virginia as is required to do business in the Commonwealth.

9.2. Scope of Mission. CBP agrees that its Articles of Incorporation and Corporate Bylaws incorporated herein by reference, provide an adequate administrative mechanism for assuring the CBP's mission of for providing loan funding and support to Fairfax County businesses, as required pursuant to this MOU.

10. Termination by Board

Termination. The parties agree that the Board may terminate this MOU at any time if the Board determines that it is in the best interest of Fairfax County. Any termination will be effected by delivery of notice to CBP and will state the date when the termination will be effective, provided that no termination will be effective until at least 30 days after prior written notice is delivered to CBP.

11. Miscellaneous Provisions

11.1. Compliance with Laws. CBP will comply with all applicable federal, state and local laws, statues, regulation, executive orders and rules as they relate to the application, acceptance and use of funds for this Project, and the Fairfax County Small Business Revolving Loan Fund including, but not limited to, the requirements as specified in this MOU.

11.2. No assignment. CBP will not assign or transfer any of its rights or obligations under this MOU without the prior written consent of Fairfax County, and any attempted assignment or transfer will be ineffective, null, void, and of no effect.

11.3. Amendments. No amendment or modification of any provision of this MOU will be effective unless it is in writing and executed by both parties.

This MOU, together with all attachments, schedules and exhibits thereto, contains the full, final, and exclusive statement of the MOU of the parties and supersedes all prior understandings, representations, or agreements, whether written or oral, with respect to such subject matter.

In witness whereof, Community Business Partners and the Fairfax County Board of Supervisors have executed this MOU as of the date first above written.

COMMUNITY BUSINESS PARTNERSHIP

By: _____

Name: Mark Scarano

Title: Executive Director

FAIRFAX COUNTY BOARD OF SUPERVISORS

By: _____

Name: Bryan J. Hill

Title: County Executive

Fairfax County Small Business COVID-19 Recovery Microloan Fund and Fairfax County Small Business Revolving Loan Fund Guidelines

"Recovery and Revolving Loan Fund Guidelines"

Pre-Submission Consultation

Prospective applicants will participate in a brief application intake and pre-submission counseling session. The purpose of this pre-submission counseling session is to ensure businesses are informed of and directed to the most appropriate federal, state or local support programs and to assist as many small business owners as possible.

Eligibility

This funding is established for for-profit small businesses with one or more location(s), including the principal place of business, in Fairfax County (including the Towns of Herndon, Vienna and Clifton) that are able to demonstrate that they were solvent prior to the Covid-19 outbreak and that they were negatively impacted by the state and federal mandates intended to contain the spread of coronavirus or business disruption and injury due to Covid-19. Loan assistance is intended to provide interim relief. To be eligible, businesses must have:

- 50 or fewer total employees; for businesses with multiple locations, the 50-employee limit is the total for all business locations inside or outside of Fairfax County
- Must be established and operating in Fairfax County for two (2) or more years.

The financial performance review will include:

- Minimum personal credit score of 600. Exceptions can be made if there is no evidence of derogatory credit in the last two years.
- Global Debt Service Coverage (GDSC, in the range of 1:1) and dept to income ratio (in the range of 40%), considering pre-Covid-19 and anticipated post-Covid-19 business income and operations.
- No outstanding liens or legal judgments, and in good standing.

The following businesses are not eligible for this loan: banks, financial services, sole proprietorships, home-based businesses, e-commerce, seasonal businesses which operate only part of the year, businesses whose primary products and services are age-restricted in terms of eligible consumers, franchise businesses, except for those franchises which are locally-owned and operated.

Use Limitations

Funding can be used for: working capital, equipment, rent, debt payments, inventory and other business critical cash operating expenses. Funding must be used to sustain or evolve the pre-COVID-19 business. It cannot be used to pay debts to close the business

or to start a new business; borrower must agree to maintain the business in a commercial location in Fairfax County for the duration of the loan.

Terms, Rates, and Conditions

Loan Amount:	Up to $20,000, per business, no more than one business per borrower, or related entity
Term & Amortization:	Up to 6 years
Repayment:	Loan payment deferred for six (6) months;
Interest Rate:	0%
Origination Fees:	$0
Closing Fees:	$0
Collateral:	Personal guaranty and UCC lien on business assets

Required documentation

- Current Commercial Business Lease (if applicable)
- Business & personal tax returns for the previous two years
- Monthly sales history, for the previous two years
- Year-end profit-and-loss statement and balance sheet for the previous two years
- Current profit-and-loss statement
- Current debt schedule
- Contract backlog report
- Accounts receivable/accounts payable reports for the previous two years
- The most recent Federal income tax returns for the applicant business for the previous two years
- Current Fairfax County BPOL license and Non-Residential Use/Occupancy Permit

Applicability to the Fairfax County Small Business Revolving Loan Fund

The foregoing criteria will apply to the loans disbursed from the Fairfax County Small Business Revolving Loan Fund, unless and until amended by the Board of Supervisors, except that businesses do not need to have been affected by COVID-19 or commit to using the funds to sustain or grow a pre-COVID-19 business, to be eligible for the revolving loan fund.

FIRST AMENDMENT TO MEMORANDUM OF UNDERSTANDING

BETWEEN

COMMUNITY BUSINESS PARTNERSHIP

AND

FAIRFAX COUNTY BOARD OF SUPERVISORS

This First Amendment to Memorandum of Understanding ("First Amendment") is made as of the _____ day of April, 2021, by and between Community Business Partnership, a Virginia non-profit corporation with a place of business at 6564 Loisdale Court, Suite 600, Springfield, Virginia 22150 ("CBP") and the Fairfax County Board of Supervisors, a body corporate and politic ("Board") with a place of business at 12000 Government Center Parkway, Suite 432, Fairfax, Virginia 22035.

RECITALS

R-1 CBP and the Board entered into a Memorandum of Understanding dated as of the 27th day of April, 2020 ("MOU") for the funding and administration of a microloan project ("Project") as more particularly described in the MOU.

R-2 The MOU provides, among other things, for CBP to administer and fund the Project with $2,500,000.00 made available from the Economic Opportunity Reserve ("EOR Funds") to support County businesses adversely affected by the COVID-19 pandemic. The MOU further provides that of the $2,500,000.00 EOR Funds, $2,282,5000 would be made available for what was estimated to be126 loans, with the balance of $217,500.00 to be paid to CBP as the Administration Fee, as defined therein and in accordance with the provisions thereof. The terms for the revolving loans as initially envisioned were described in Attachment A to the MOU entitled "Fairfax County Small Business COVID-19 Recovery Microloan Fund and Fairfax County Small Business Revolving Loan Fund Guidelines" (hereinafter referred to as the "Recovery and Revolving Loan Fund Guidelines").

R-3 In accordance with Section 4.1 of the MOU, $109,000.00 has already been disbursed to CBP for the first year of the Administration Fee. The balance of the Administration Fee in the aggregate amount of $108,500.00 was to be disbursed to CBP in accordance with Section 4.1 of the MOU in quarterly increments beginning in April, 2021.

R-4 The scope of the original Project contemplated by the MOU of approximately 126 loans and the concomitant administrative services necessary to be provided by CBP have been reduced to 64 loans because demand for the loans anticipated in the Project was decreased as a result of an unanticipated subsequent RISE Grant program, also administered by CBP with grant funds awarded by the Board. In recognition of the reduced administrative obligation to maintain fewer loans, CBP and the Board desire to reduce the balance of the Administration Fee by 50% from $108,500.00 to $54,250.00.

R-5 The MOU also committed CBP to administer revolving loans for eligible businesses, from the repaid loan funds, however, the MOU did not provide for administrative fees beyond year two of the Project. The Board and CBP desire to amend the MOU to authorize CBP to collect interest on the revolving loans and to retain that interest as the administrative fee for as long as the MOU remains in place.

R-5 The Board and CBP desire to modify the MOU to (i) reduce the balance of the Administration Fee paid by the Board by 50% from $108,500.00 to $54,250.00, for the second year of the Program; (ii) authorize CBP to collect interest on revolving loans capitalized by the microloans and retain the interest payments as the administrative fee; and (iii) revise the Recovery and Revolving Loan Fund Guidelines, as set forth on Exhibit 1 attached hereto.

NOW, THEREFORE, in consideration of the mutual understanding of the parties in this First Amendment, CBP and the Board agree as follows:

1. The foregoing recitals are hereby incorporated and made part of this First Amendment.

2. Section 4.1 of the MOU is hereby amended to provide that the balance of the Administration Fee to be paid by the Board under the MOU is reduced by 50% from $108,500.00 to $54,250.00, to be paid to CBP as otherwise provided in Section 4.1 in quarterly increments beginning in April, 2021. Payment to CBP of the $54,250,00 is hereby deemed payment in full of the Board's obligation for the Administration Fee for year 2 of the microloan program. CBP will be entitled to retain as compensation any interest payments received from the revolving loans made pursuant to the MOU.

3. Attachment A to the MOU, Recovery and Revolving Loan Guidelines, is hereby deleted in its entirety and replaced with the Amended Fairfax County Small Business COVID-19 Recovery Microloan Fund and Fairfax County Small Business Revolving Loan Fund Guidelines as set forth on Exhibit 1 attached hereto.

4. Except as expressly modified by the terms of this First Amendment, the MOU remains unchanged and in full force and effect.

In witness whereof, Community Business Partners and the Fairfax County Board of Supervisors have executed this First Amendment as of the date first above written.

COMMUNITY BUSINESS PARTNERSHIP

By: _____

Name: Mark Scarano

Title: Executive Director

FAIRFAX COUNTY BOARD OF SUPERVISORS

By: _____

Name: Bryan J. Hill

Title: County Executive

Attachment A

Fairfax County Small Business COVID-19 Recovery Microloan Fund and Fairfax County Small Business Revolving Loan Fund Guidelines

Pre-Submission Consultation

Prospective applicants must participate in a brief application intake and pre-submission counseling session. The purpose of this pre-submission counseling session is to ensure businesses are informed of and directed to the most appropriate federal, state, or local support programs and to assist as many small business owners as possible.

Eligibility

This funding is established for for-profit small businesses with one or more location(s), including the principal place of business, in Fairfax County (including the Towns of Herndon, Vienna and Clifton). To be eligible, businesses must:

- Have 50 or fewer total employees; for businesses with multiple locations, the 50-employee limit is the total for all business locations inside or outside of Fairfax County
- Be established and operating in Fairfax County for at least one (1) year

The financial performance review will include:

- Minimum personal credit score of 575
- Global Debt Service Coverage (GDSC, in the range of 0.75:1) and debt-to-income ratio in the range of 40%
- No outstanding liens or legal judgments, and in good standing

The following businesses are not eligible for this loan: banks, payday lenders, adult entertainment venues, and franchise businesses, except for those franchises which are locally-owned and operated.

Use Limitations

Funding can be used for: working capital, equipment, rent and/or utilities for commercial space, and inventory. It cannot be used to pay debts to close the business; borrower must agree to maintain the business in Fairfax County for the duration of the loan.

Terms, Rates, and Conditions

Loan Amount:	Up to $30,000, per business, no more than one business per borrower, or related entity
Term & Amortization:	Up to 6 years
Interest Rate:	Prime +0% to prime+3%, on risk-based grading

Credit Check Fee:	$50
UCC Lien:	$60
Late Payment Fee:	5% of outstanding balance
Non-sufficient Funds Fee:	$25
Collateral Requirements:	Security interest in business assets via VA SCC UCC filing and unlimited, unconditional personal guarantees from any person with 20% or greater ownership interest in the business
Attorneys/Collections Fees:	In the event of borrower default

Required documentation

- Current commercial business lease and valid Non-Residential Use/Occupancy Permit (if applicable)
- Business & personal tax returns for the previous two years
- Monthly sales history, for the previous six months
- Current profit-and-loss statement and balance sheet
- Current business debt schedule
- Accounts receivable/accounts payable reports for the previous year
- Federal income tax returns for the applicant business for the previous year
- Current and previous year's Fairfax County BPOL license

Applicability to the Fairfax County Small Business Revolving Loan Fund

The foregoing criteria will apply to the loans disbursed from the Fairfax County Small Business Revolving Loan Fund, unless and until amended by the Board of Supervisors.

SECOND AMENDMENT TO MEMORANDUM OF UNDERSTANDING
BETWEEN
COMMUNITY BUSINESS PARTNERSHIP
AND
FAIRFAX COUNTY BOARD OF SUPERVISORS

This SECOND AMENDMENT TO MEMORANDUM OF UNDERSTANDING (this "**Second Amendment**") is made as of the ___ day of _____, 2022, by and between Community Business Partnership, a Virginia non-profit corporation, with a place of business at 6564 Loisdale Court, Suite 600, Springfield, Virginia 22150 ("**CBP**"), and the Fairfax County Board of Supervisors, a body corporate and politic (the "**Board**"), with a place of business at 12000 Government Center Parkway, Suite 432, Fairfax, Virginia 22035.

RECITALS

R-1 CBP and the Board entered into a Memorandum of Understanding dated as of April 27, 2020, as amended by that certain First Amendment to Memorandum of Understanding dated as of April , 2021 (the "**MOU**"), for the funding and administration of a microloan project (the "**Project**") as more particularly described in the MOU.

R-2 CBP desires to establish a loan loss reserve for the Project (the "**LLR**") using accounting guidelines established by the Financial Accounting Standards Board ("**FASB guidelines**").

NOW, THEREFORE, in consideration of the mutual benefits and obligations set forth in this Second Amendment, CBP and the Board agree as follows:

1. Reserve Fund. CBP will establish the LLR as a deposit account using FASB guidelines. The LLR will have a balance equal to 15% of the outstanding balance of the notes receivable owed to CBP by its borrowers under the Project (the "**Reserve Ratio**"). One year after the date hereof, CBP may reduce the Reserve Ratio to 10% if CBP lending policies allow. Any funds that become available as a result of a reduced Reserve Ratio will be used to make additional loans in accordance with the terms of the MOU.

2. Use of Existing Funds. CBP will fund the LLR using existing Project funds. The Board is not obligated to provide additional funds to CBP in connection with the establishment of the LLR.

3. Binding Effect. Except as expressly modified by the terms of this Second Amendment, the MOU remains unchanged and in full force and effect.

[Signature Page Follows]

IN WITNESS WHEREOF, CBP and the Board have executed this Second Amendment as of the date first above written.

COMMUNITY BUSINESS PARTNERSHIP,
a Virginia non-profit corporation

By: _____
Name: _____
Title: _____

FAIRFAX COUNTY BOARD OF SUPERVISORS,
a body corporate and politic

By: _____
Name: _____
Title: _____

ATTACHMENT 3

MEMORANDUM OF UNDERSTANDING
BETWEEN
ECDC ENTERPRISE DEVELOPMENT GROUP
AND
BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA

This Memorandum of Understanding ("MOU") is made as of _____ __, 2026 (the "Effective Date"), by and between ECDC Enterprise Development Group ("EDG"), a Virginia 501(c)(3) nonprofit organization, and the Board of Supervisors of Fairfax County, Virginia (the "Board"), a body corporate and politic.

RECITALS

R-1. The Board, through its Department of Economic Initiatives, seeks to support the development of small businesses in Fairfax County.

R-2. The Board previously had an arrangement with Community Business Partnership, a Virginia nonprofit ("CBP"), pursuant to which the Board appropriated funds to the Fairfax County Economic Development Authority ("FCEDA"), in accordance with terms approved by the Board as well as a Memorandum of Agreement between the FCEDA and CBP dated December 15, 1997 (as amended to date, the "FCEDA-CBP MOA").

R-3. On April 14, 2020, the Board authorized the establishment of the "Microloan Program", pursuant to which the Board appropriated certain funds to FCEDA that were disbursed to CBP for the making of loans to small businesses in Fairfax County, and which was further governed by that certain a Memorandum of Understanding between the Board and CBP, dated April 27, 2020 (as amended to date, the "Board-CBP MOU") regarding CBP's administration of the Microloan Program.

R-4. CBP is now in the process of dissolving and winding up its affairs and wishes to assign its Microloan Program assets, rights, and responsibilities to a new entity to continue the administration of the Microloan program.

R-5. EDG is a Virginia 501(c)(3) nonprofit corporation with experience in small business loan administration and wishes to succeed CBP as the administrator of the Microloan Program.

R-6. FCEDA has agreed to enter into a contemporaneous memorandum of understanding with EDG in connection with the Microloan Program (the "FCEDA-EDG MOU").

NOW, THEREFORE, in consideration of the mutual benefits and obligations set forth in this MOU, the Board and EDG agree as follows:

1. Microloan Project Description and Activities

1.1 The "Microloan Program Reserve Funds" will consist of (a) after the Effective Date, amounts paid under (and value otherwise derived from) the outstanding loans (other than payments of interest) funded pursuant to the County-CBP MOU and assigned from CBP to EDG on or about the Effective Date, as set forth on Attachment A, (b) the sum of $901,964 as of December 31,2025 representing a combination of Microloan Program Reserve Funds disbursed by FCEDA to CBP under the FCEDA-CBP MOA but not yet lent out as well as payments by Microloan Program borrowers back to CBP, transferred from CBP to EDG on or about the Effective Date, and (c) amounts paid under (and value otherwise derived from) any Microloan Program loans (other than payments of interest) made by EDG after the Effective Date.

1.2 EDG will use Microloan Program Reserve Funds solely for the purposes described in this MOU and the FCEDA-EDG MOU. EDG will deposit the Microloan Program Reserve Funds into a designated restricted use account (the "MPF Account").

1.3 EDG will make loans from the MPF Account solely to small businesses in Fairfax County consistent with the Microloan Revolving Loan Fund Guidelines attached as Attachment B (the "Guidelines"), except that EDG may make a one-time withdrawal of $100,000 from the MPF Account in a lump sum promptly after accepting the Microloan Program to cover its administrative costs. Further, EDG will be entitled to retain, as its own funds and not as Microloan Program Reserve Funds, any interest payments received from loans made pursuant to the MOU.

1.4 Realizing the expertise needed to oversee the successful development and ongoing management of the Microloan Program, EDG will maintain professional lending employees.

2. Public Relations

2.1 EDG hereby grants to the Board the right to use EDG's name, likeness, and logo in any public relations or publicity efforts. This includes, but is not limited to, press releases, media interviews, websites, publications, brochures, and the like. The Board's publicity efforts may also include details about Microloan Program loans or other publicly available information.

2.2 EDG will acknowledge the Board appropriately in all organizational and public forums as to the support, financial and otherwise, that has been provided to the Microloan Program. This recognition will include, but not be limited to, print/electronic media, publications, interviews, brochures, websites, and the like.

3. Insurance

3.1 EDG will, at its sole expense, obtain and maintain in force insurance in such amounts and covering such risks as are customary for entities engaged in the same or similar business, including comprehensive general liability insurance covering activities on EDG property. At a minimum, this will include insurance against all claims of bodily injury and property

damage, in amounts of not less than $2,000,000 per claim and up to $3,000,000 per incident.

4. Reporting

4.1 EDG will provide the Board with a report as outlined below, which will detail all activity associated with Microloan Program Reserve Funds. Reports will include fund balance, amount available to lend, demographic data of the borrowers, average loan per business, location of businesses which apply for as well as businesses who receive loans, broken down by Fairfax County Magisterial District, average number of employees, business sectors and types, and number of inquiries of those seeking loan funding, including whether or not they proceed beyond the pre-submission counseling stage. These reports will be provided to the Board by the following dates:

Year One

- Wednesday July 15, 2026 for the months of May and June, 2026
- Thursday October 15, 2026 for the months of July, August, and September, 2026
- Friday January 15, 2027 for the months of October, November, and December, 2026
- Thursday April 15, 2027 for the months of January, February, and March 2027

Year Two

- Thursday July 15, 2027 for the months of April, May, and June, 2027
- Friday October 15, 2027 for the months of July, August, and September, 2027
- Friday January 14, 2028 for the months of October, November, and December, 2027
- Friday April 14 2028 for the months of January, February, and March 2028

Year Three and Beyond

- EDG and DEI will provide annual reports for the preceding full fiscal year every September 1

4.2 EDG will submit its annual audited financial statements to the Board within 120 days of its fiscal year end.

5. Accounting, Audit, and Recordkeeping Requirements

5.1 EDG will keep all Microloan Program-related accounts and records, which fully disclose the amount and disposition by EDG of the Microloan Program Funds, and all loans made through the Microloan Program, including the total cost of the Microloan Program and the amount and nature of any portion of the Microloan Program supplied by other sources, and such other financial records pertinent to the Microloan Program. Records to be maintained will include fiscal records consisting of all books, documents, ledgers, systems, and expenses incurred, including, but not limited to, purchase requisitions, orders, invoices, vouchers, bills and receipts, inventories, and all lien documents.

5.2 All of the records, documents, and data described in Section 5.1 and all income verification information will be kept during EDG's administration of the Microloan

Program and for three (3) years after the conclusion of EDG's administration of the Microloan Program, or until satisfactory completion of an audit, whichever comes first.

5.3 EDG will make available to the Board or any of its duly authorized representatives, for the purpose of audit and examination, any books, documents, papers, and records of EDG pertinent to this MOU.

6. Indemnification

6.1 EDG will indemnify and hold harmless the Board, and all employees and agents of the Board, from and against all liabilities, judgments, claims, demands, suits, actions, losses, penalties, fines, damages, costs, and expenses, including without limitation attorneys' fees, of any kind or nature whatsoever, due to or arising out of EDG's administration of the Microloan Program (except as may be due to the sole negligence of the Board) or of any breach by EDG of its obligations occurring on or after the Effective Date under this MOU. For the avoidance of doubt, EDG shall have no liability for any liabilities, claims, losses, damages, costs, or expenses arising out of any acts or omissions occurring prior to the Effective Date.

7. Maintenance of Corporate Existence

7.1 EDG will both preserve and maintain the legal existence and good standing of both its nonprofit corporation status and its registration in Virginia as is required to do business in the Commonwealth.

7.2 EDG agrees that its articles of incorporation and bylaws incorporated herein by reference provide an adequate administrative mechanism for assuring EDG's mission of providing loan funding and support to Fairfax County businesses, as required by this MOU.

8. Termination by Board

8.1 The Board may terminate this MOU at any time if the Board determines that it is in the best interests of Fairfax County to do so. Any such termination will be effected by delivery of notice to EDG and will state the date when termination will be effective, provided that no termination will be effective until at least 30 days after prior written notice is delivered to EDG.

9. Miscellaneous Provisions

9.1 EDG will comply with all applicable federal, state, and local laws, statutes, regulations, executive orders, and rules as they relate to then application, acceptance, and use of funds for the Microloan Program, including those set forth in this MOU.

9.2 EDG will not assign or transfer any of its rights or obligations under this MOU, or under any Microloan Program loan document, without the prior written consent of the Board, and any attempted assignment or transfer will be ineffective, void, null, and of no effect.

9.3 No amendment or modification of any provision of this MOU will be effective unless it is in writing and executed by both parties.

10. Notice

10.1 All notices, reports, demands or other communications between the parties ("Notice") must be in writing. Notices must be given by (i) personal delivery, or (ii) a nationally-recognized, next-day courier service, addressed as follows:

If to the Board:

Fairfax County Department of Economic Initiatives
12015 Route 50
Suite 510
Fairfax, VA 22033
Email: EconomicInitiatives@FairfaxCounty.gov
Attention: Frank Kuhns]

If to EDG:

ECDC Enterprise Development Group
901 South Highland Street
Arlington Virginia 22204
Email: egebrehiwot@edgus.org
Attention : Esayas Gebrehiwot

10.2 Notice given in accordance with this MOU will be effective upon receipt or refusal by the party to which it is given. For convenience, Notices may be sent via email; however, such email Notice will not be considered effective until the original Notice is received by the party to which it is given pursuant to one of the delivery methods described in subsection (a) above. Either party may change its Notice address from time to time by informing the other party in writing of such new address.

This MOU, together with all attachments, schedules, and exhibits hereto, contains the full, final, and exclusive statement of the MOU and supersedes all prior understandings, representations, or agreements, whether written or oral, with respect to the Microloan Program.

Signatures appear on the following page.

IN WITNESS WHEREOF, EDG and the Board have executed this MOU as of the Effective Date set forth above.

EDG:

ECDC ENTERPRISE DEVELOPMENT GROUP,
a Virginia 501(c)(3) nonprofit corporation

By: _____
Name:
Title:

BOARD:

THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA,
a body corporate and politic

By: _____
Name: Bryan J. Hill
Title: County Executive

ATTACHMENT A – CURRENT MICROLOAN PROGRAM LOANS

Please see attached document.

ATTACHMENT B – MICROLOAN REVOLVING LOAN FUND GUIDELINES

Pre-Submission Consultation

Prospective applicants will participate in a brief application intake and pre-submission counseling session. The purpose of this pre-submission counseling session is to ensure businesses are informed of, and directed to, the most appropriate federal, state or local support programs and to assist as many small business owners as possible.

Eligibility

This funding is established for-profit small businesses with one or more location(s), including the principal place of business in Fairfax County (including the Towns of Herndon, Vienna, and Clifton). Loan funds are intended to be used to sustain or grow small businesses. To be eligible, businesses must have:

- 50 or fewer total employees; for businesses with multiple locations, the 50-employee limit is the total for all business locations inside or outside of Fairfax County
- Must be established and validly operating in Fairfax County for at least (1) year.

The financial performance review will include:

- Minimum personal credit score of 575.
- Global Debt Service Coverage (GDSC) in the range of 0.75:1 and debt to income ratio in the range of 40%.
- No outstanding liens or legal judgments, and in good standing.

The following businesses are not eligible for this loan: banks, payday lenders, adult entertainment venues, and franchise businesses, except for those franchises which are locally-owned and operated.

Use Limitations

Funding can be used for: working capital, equipment, rent and/or utilities for commercial space, inventory and other business critical cash operating expenses. Borrower must agree to maintain the business in Fairfax County for the duration of the loan.

Terms, Rates, and Conditions

Loan Amount:	Up to $50,000 per business, no more than one business per borrower, or related entity

Term & Amortization:	Up to 6 years
Repayment:	Loan payment can be deferred by borrower for six (6) months
Interest Rate:	0% - 9.75% approved range, on risk-based grading
Origination Fees:	Applicants will be responsible for third-party fees incurred such as credit check, UCC lien
Credit Check Fee:	$50
UCC Lien:	$60
Closing Fees:	One-time 2% loan processing fee, due at time of loan closing
Late Payment Fee:	5% of outstanding balance
Non-Sufficient Fund Fee:	$25
Collateral:	Security interest in business assets via VA SCC UCC filing and unlimited, conditional personal guarantees from any person with 20% or greater ownership interest in the business
Attorneys/ Collections Fees:	In the event of borrower default

Required Documentation

- Current commercial business lease and valid Non-Residential Use / Occupancy Permit (if applicable)
- Business & personal tax returns for the previous two years
- Monthly sales history, for the previous six months
- Current profit-and loss statement and balance sheet
- Current business debt schedule
- Accounts receivable/accounts payable reports for the previous year
- Current and previous year's Fairfax County BPOL license

ATTACHMENT 4

LOAN ASSIGNMENT AND TRANSFER AGREEMENT

This Loan Assignment and Transfer Agreement ("Agreement") is entered into as of _____, 2026 ("Effective Date"), by and between: Community Business Partnership, Inc., a Virginia 501(c)(3) nonprofit corporation with an address at 7406 Alban Station Ct, Suite A118, Springfield, VA 22150 ("Assignor" or "CBP"), and ECDC Enterprise Development Group, a Virginia 501(c)(3) nonprofit organization with a principal address at 901 South Highland Street, Floor 2, Arlington, VA 22204 ("Assignee" or "EDG").

RECITALS

WHEREAS CBP currently administers its "Microloan Program," with funds originally provided by the Fairfax County Economic Development Authority ("FCEDA") (and appropriated to FCEDA by the Board of Supervisors of Fairfax County, Virginia (the "County")) and pursuant to that certain Memorandum of Understanding between CBP and the County, dated April 27, 2020 (as amended to date, the "County-CBP MOU").

WHEREAS, the Microloan Program has been administered by CBP pursuant to that certain County-CBP MOU, and whereas the parties acknowledge that nothing in this Agreement is intended to modify, impair, or supersede any rights, obligations or interests of the County or FCEDA under the County-CBP MOU, and the transfer of the Microloan Program assets contemplated in this Agreement is subject to the terms of the County-CBP MOU and any approvals thereunder.

WHEREAS CBP has approved a plan of dissolution and is in the process of dissolving and winding up its affairs.

WHEREAS in connection with its wind-up and dissolution, CBP desires to transfer its Microloan Program assets, rights, and related program responsibilities to another nonprofit organization that will continue administration of the Microloan Program;

WHEREAS, EDG is a Virginia nonprofit recognized as tax-exempt under Section 501(c)(3) of the Internal Revenue Code, and is willing to assume administration of the Microloan Program and accept the transfer of the Assigned Loans, Loan Documents, and Microloan Reserve Funds.

WHEREAS, the parties desire to set forth the terms of such transfer and assumption in this Agreement.

ARTICLE 1 – DEFINITIONS

Assigned Loans: means the loans made by CBP under the Microloan Program and listed on Exhibit A

Loan Documents: All documents evidencing or securing the Assigned Loans including promissory notes, loan agreements, guaranties, security agreements, UCC filings, and servicing records or other records, together with all amendments, modifications, and renewals thereof .

Closing: The consummation of the transactions contemplated by this Agreement, including the delivery of the Assigned Loans and Loan Documents to Assignee.

Closing Date: The date on which the Closing occurs and the conditions precedent described in this Agreement have been satisfied or waived.

Microloan Program Reserve Funds: Microloan Program funds currently held by CBP, including Microloan Program funds received from FCEDA but never lent, payments by borrowers under the Microloan Program, Cumulative Interest Paid, as well as funds approved for Loan Loss Reserve, which are estimated to total approximately$901,964 as of April 15, 2025 for reference purposes only and not as a representation or warranty by Assignor

ARTICLE 2 – ASSIGNMENT

Assignor hereby sells, assigns, transfers, and conveys to Assignee, without recourse, all right, title, and interest in and to the Assigned Loans, the related Loan Documents, and the Microloan Program Reserve Funds.

Except as expressly set forth in this Agreement, the Assigned Loans, Loan Documents, and Microloan Reserve Funds are transferred "as is, where is", and Assignor makes no representations or warranties, express or implied regarding (a) the collectability of the Assigned Loans, (b) the creditworthiness of any borrower or guarantor, (c) the enforceability of any of the Loan Documents, (d) the perfection or priority of any security interests, (d) the completeness or accuracy of any of the Loan Documents, or (e) the value or condition of any collateral securing the Assigned Loans.

The information provided in Exhibit A is for convenience and reference purposes only. Assignor makes no representation or warranty as to the accuracy or completeness of such information, and Assignee acknowledges that it has conducted its own independent review of the Assigned Loans and related Loan Documents."

Assignee agrees and acknowledges that it has the opportunity to review the Assigned Loans and related Loan Documents and is accepting the transfer based upon its own review and evaluation.

ARTICLE 3 – DELIVERY

At Closing, Assignor shall deliver to Assignee, to the extent in Assignors possession or control, the following:

- Original Promissory Notes
- Allonges to Promissory Note substantially in the form attached hereto as Exhibit D, endorsing the Notes to EDG
- Copies of Loan Documents relating to each Assigned Loan
- Borrower servicing records and payment histories
- UCC financing statements and related collateral documentation
- The Microloan Program Reserve Funds
- Assignor shall also execute and deliver any documents reasonably required to evidence the transfer of security interests associated with the Assigned Loans, including UCC amendments

substantially in the form attached hereto as Exhibit C, reflecting EDG as the secured party of record.

ARTICLE 4 – ASSUMPTION OF SERVICING

Effective as of the Closing Date, EDG shall assume servicing and administration of the Assigned Loans. EDG shall receive all borrower payments on or after the Closing Date and shall be solely responsible for all borrower communications and loan administration thereafter.

Borrowers shall be notified of the assignment of their loans from CBP to EDG. Such notification shall be provided substantially in the form of the Borrower Notice of Assignment attached hereto as Exhibit B. Upon Closing, CBP shall have no further responsibility or obligation to administer, service, or manage the Assigned Loans or the Microloan Program.

ARTICLE 5 – NO RECOURSE

The Assigned Loans are transferred on a "without recourse" basis and Assignor shall have no liability to Assignee for any losses, defaults, borrower insolvency, or collectability of the Assigned Loans except in the case of Assignor's fraud or willful misconduct. Assignee assumes all risks associated with the Assigned Loans from and after the Closing Date.

ARTICLE 6 – INDEMNIFICATION

Assignee indemnifies, defends and holds harmless Assignor and its current and former Board of Directors, officers, employees, representatives and agents from and against any and all claims, damages, liabilities, losses, costs, or expenses (including reasonable attorneys' fees) arising from or related to (a) the servicing, administration, or enforcement of the Assigned Loans after the Closing Date, (b) borrower claims arising after the Closing Date, or (c) Assignee's operation or administration of the Microloan Program after Closing.

For the avoidance of doubt, Assignee shall have no liability for any liabilities, claims, losses, damages, costs, or expenses arising out of or related to any acts, omissions, or obligations occurring prior to the Closing Date.

GOVERNING LAW

This Agreement shall be governed by the laws of the Commonwealth of Virginia.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date set forth above.

COMMUNITY BUSINESS PARTNERSHIP, INC.

By: _____
Name: _____
Title: _____

ECDC ENTERPRISE DEVELOPMENT GROUP

By: _____
Name: _____
Title: _____

Exhibit A – Fairfax Loan Portfolio

Borrower Name

Loan Number

Original Loan Amount

Current Principal Balance

Note Date

Maturity Date

All information set forth on this Exhibit A is provided for *reference purposes only* and is subject to the terms of the Loan Documents. Assignor makes no representations or warranties as to the accuracy or completeness of such information.

Exhibit B: Sample Borrower Notice of Assignment

Date: _____

Borrower Name

Borrower Address

Re: Notice of Assignment of Loan

Dear Borrower,

Please be advised that your loan previously issued by Community Business Partnership, Inc. has been transferred and assigned to ECDC Enterprise Development Group ("EDG"), a nonprofit that will continue administration of your loan.

All terms of your loan remain unchanged. Effective immediately, EDG is responsible for servicing and administering your loan, and CBP will no longer manage or administer the loan. Accordingly, all future payments and correspondence should be directed to EDG at:

ECDC Enterprise Development Group

901 South Highland Street, Floor 2

Arlington, VA 22204

Phone

Email

Please update your records to reflect this change.

If you have any questions, please contact EDG.

Sincerely,

ECDC Enterprise Development Group

Exhibit C: Form of UCC-3 Amendment

This amendment reflects the assignment of security interests from:

Community Business Partnership, Inc.
7406 Alban Station Ct, Suite A118
Springfield, VA 22150

to

ECDC Enterprise Development Group
901 South Highland Street, Floor 2
Arlington, VA 22204

with respect to collateral securing the loans listed in **Exhibit A** to the Loan Assignment and Transfer Agreement.

The undersigned hereby authorizes the filing of a UCC Financing Statement Amendment (UCC-3) reflecting the assignment of secured party status from Community Business Partnership, Inc. to ECDC Enterprise Development Group.

COMMUNITY BUSINESS PARTNERSHIP, INC.

By: _____
Name:
Title:
Date:

Acknowledged by:

ECDC ENTERPRISE DEVELOPMENT GROUP

By: _____
Name:
Title:
Date:

Exhibit D: Allonge to Promissory Note

This Allonge is attached to and made part of that certain Promissory Note dated _____ in the original principal amount of $_____ executed by _____ in favor of Community Business Partnership, Inc.

For value received, Community Business Partnership, Inc. hereby endorses and assigns this Promissory Note to:

ECDC Enterprise Development Group ("EDG")

This endorsement is made without recourse, and CBP makes no representation or warranty regarding the collectability or enforceability of the Promissory Note.

COMMUNITY BUSINESS PARTNERSHIP, INC.

By: _____
Name:
Title:
Date:

Board Agenda Item
April 14, 2026

ACTION – 2

Approval of an Agreement with the Town of Clifton, Virginia (the Town) for the Town to Become Subject to the County's Virginia Erosion and Stormwater Management Program (VESMP)

ISSUE:
Approval of an Agreement with the Town of Clifton, Virginia (the Town) for the Town to become subject to the County's Virginia Erosion and Stormwater Management Program (VESMP).

RECOMMENDATION:
The County Executive recommends that the Board approve and authorize the County Executive to sign an Agreement with the Town for the Town to adopt the County's Erosion and Stormwater Management Ordinance (ESMO), *Chapter 124.1 of the County Code*, and become subject to the County's VESMP as set forth in Attachment 1. The Agreement has been prepared by the Department of Land Development Services (LDS) and the Office of the County Attorney and coordinated with Town staff and the Town's Attorney.

TIMING:
Board action is requested on April 14, 2026. The Agreement will be effective upon date of the last signature.

BACKGROUND:
This item effectively replaces two previous longstanding agreements with the Town of Clifton with one agreement that merges existing functions into one agreement. There are no changes in practice or cost to the County as a result of the new agreement.

Existing Agreements with the Town
On April 11, 1978, by Agreement, the Town adopted and incorporated into its Town Code the County's Erosion and Sedimentation Control Ordinance (Chapter 104) and the County began administering and enforcing the ordinance within the Town.

On November 18, 2014, by Memorandum of Understanding (MOU), the Town adopted and incorporated into its Town Code the County's Stormwater Management Ordinance (Chapter 124) and became subject to the County's Virginia Stormwater Management

Program (VSMP). Under that MOU, the County 1) reviews all site and construction plans for proposed developments in the Town to determine compliance with the Stormwater Management Ordinance; 2) performs site inspections during construction of the developments to monitor compliance with the Stormwater Management Ordinance; 3) requires developers to sign all agreements and post all securities deemed necessary by the County to ensure construction of stormwater management and water quality controls; 4) requires developers to comply with the required inspection, certification and testing procedures for stormwater management and water quality control facilities; and 5) requires developers to provide completed registration statements, notices of termination, and other required documentation for state permits, relating to stormwater management regulations. The Town, or its agent, reviews construction plans for proposed developments for compliance with all other provisions of the Town Code, except for compliance with the erosion and sediment control requirements, and issues occupancy permits.

Changes to the State Code Combine Virginia Erosion and Sediment Control and Stormwater Management Programs

Recent changes to the Code of Virginia combined the Virginia Erosion and Sediment Control and Stormwater Management Programs by adoption of the Virginia Erosion and Stormwater Management Act (VESMA). As a result, the County repealed Chapters 104 and 124 and adopted Chapter 124.1 (Erosion and Stormwater Management Ordinance) and established a VESMP effective July 1, 2024.

Pursuant to the VESMA, the Town may elect to become subject to the County's VESMP. The Town has elected to enter into an agreement with the County to become subject to the County's VESMP, as evidenced by Attachment 2, the Resolution of the Clifton Town Council dated October 7, 2025.

PROPOSED AGREEMENT:

Under the proposed Agreement, the Town will adopt Articles 1 through 9 of Chapter 124.1, as amended, into the Town Code and the Town will become subject to the County's VESMP. The Director of the County's Department of Land Development Services will administer and enforce Articles 1 through 9 as it applies to any land-disturbing activity or other activity subject to the ordinance in the Town. The Town will administer and enforce all other provisions of the Town Code that apply to such activity. In administering the VESMP, the Director will notify the Town in writing when the County issues a land-disturbance permit for land-disturbing activity occurring in the Town.

Board Agenda Item
April 14, 2026

EQUITY IMPACT:
None. This action would not positively or negatively impact a vulnerable geographic area or marginalized population. The Agreement is in line with the recent changes to state law that combined the Virgina Erosion and Sediment Control and Stormwater Management Programs and the resulting change to county ordinances.

REGULATORY IMPACT:
There is a regulatory impact to the Town in that proposed developments will be subject to Articles 1 through 9 of the County's Erosion and Stormwater Management Ordinance (Chapter 124.1 of the County Code). This Agreement brings the ongoing agreement with the Town in line with the changes in state law and the resulting change to ordinances with no changes in practice to the County.

FISCAL IMPACT:
LDS can accommodate the Town's request to provide the services set forth in the proposed Agreement with existing resources. Approximately one construction plan per year is submitted to the County for review under the existing agreements with the Town. The County will continue to assess and collect all applicable fees and penalties in accordance with the County's fee schedule, including but not limited to fees for the review of Erosion and Stormwater Management plans, and fees for associated site inspections. Therefore, there is no significant fiscal impact.

ENCLOSED DOCUMENTS:
Attachment 1 – Agreement with the Town to Become Subject to the County's VESMP
Attachment 2 – October 7, 2025, Clifton Town Council Resolution

STAFF:
Jennifer Miller, Deputy County Executive
William D. Hicks, P.E., Director, Land Development Services

ASSIGNED COUNSEL:
Erin L. Blanch, Assistant County Attorney

AGREEMENT BETWEEN
THE COUNTY OF FAIRFAX, VIRGINIA
AND
THE TOWN OF CLIFTON, VIRGINIA
FOR THE TOWN TO BECOME SUBJECT
TO THE COUNTY'S VESMP

THIS AGREEMENT is hereby entered into as of the ___ day of _____, 2025, between the County of Fairfax, Virginia ("County"), and the Town of Clifton, Virginia ("Town") for the purpose of the Town to become subject to the County's Virginia Erosion and Stormwater Management Program ("VESMP").

WHEREAS, on June 25, 2024, the County adopted Chapter 124.1 of the Code of the County of Fairfax, Virginia ("Erosion and Stormwater Management Ordinance," or "Ordinance"), effective July 1, 2024, pursuant to the authority and mandates of the Virginia Erosion and Stormwater Management Act, Article 2.3 (§ 62.1-44.15:24 et seq.) of Chapter 3.1 of Title 62.1 of the Virginia Code, the Virginia and Erosion Stormwater Management Regulation, Chapter 875 of Title 9 of the Virginia Administrative Code, and Title 15.2 of the Virginia Code; and

WHEREAS, by adoption of the Erosion and Stormwater Management Ordinance, specifically Articles 1 through 9, the County established a VESMP; and

WHEREAS the Director of the Department of Land Development Services ("LDS") is responsible for the administration and enforcement of the Erosion and Stormwater Management Ordinance; and

WHEREAS the Town lies within the County and Va. Code § 62.1-44.15:27(C) authorizes the Town to enter into an agreement with the County to become subject to the County's VESMP; and

WHEREAS the Town chooses to enter into an agreement with the County to become subject to the County's VESMP, as evidenced by the Resolution of the Town dated _____, which is attached hereto.

NOW THEREFORE, in consideration of the foregoing promises (hereby incorporated as if fully set forth herein), the mutual covenants and conditions herein, and other good and valuable consideration, the receipt and sufficiency of which the County and the Town acknowledge, the Parties hereby agree as follows:

1. The Town will become subject to the County's VESMP.

2. The Town will adopt Articles 1 through 9 of Chapter 124.1 of the Code of the County of Fairfax, Virginia, as amended, into the Town Code.

3. The County will administer and enforce Articles 1 through 9 of the Ordinance as it applies to any land-disturbing activity or other activity subject to the Ordinance in the Town. The Town will administer and enforce all other provisions of The Code of the Town of Clifton ("Town Code"), Virginia, that apply to such activity.

4. In administering the VESMP, the County will assess and collect all applicable fees and penalties in accordance with the County's fee schedule, including but not limited to fees for the review of Erosion and Stormwater Management plans, and fees for associated site inspections. The Town shall not be entitled to any fees, escrows, and/or penalties collected by the County in administering or enforcing the Ordinance.

5. The Director of the County's Department of Land Development Services is authorized to administer and enforce the Erosion and Stormwater Management Ordinance in the Town as it applies to land-disturbing activity, or any other activities regulated by the Ordinance.

6. The County will notify the Town in writing when the County issues a land-disturbance permit for land-disturbing activity occurring in the Town.

7. The Parties will cooperate with each other as reasonably necessary to perform the terms of this Agreement.

8. Each Party represents that its execution, delivery and performance under this Agreement have been duly authorized by all necessary action on its behalf, and do not and will not violate any provision of its enabling legislation, charter, ordinances, articles of incorporation, bylaws, or regulations, as applicable, or result in a material breach of or constitute a material default under any agreement, indenture, or instrument of which it is a party or by which it or its properties may be bound or affected. To each Party's knowledge there are no actions, suits or proceedings, pending or threatened against such Party or any of its properties, before any court or governmental authority that, if determined adversely to such Party, would have a material adverse effect on the transactions contemplated by this Agreement.

9. All obligations of the County shall be subject to annual appropriations from the Board of Supervisors, Fairfax County, Virginia.

10. This Agreement shall be effective upon the date of the last signature.

11. This Agreement may be amended by written agreement signed by both parties.

12. This Agreement may be terminated by mutual agreement of the parties or by either party upon six (6) months written notice to the non-terminating party.

IN WITNESS WHEREOF, the Parties hereto have caused the execution of this Agreement as of the date first written above.

COUNTY OF FAIRFAX, VIRGINIA

_____ _____
Bryan J. Hill Date
County Executive

TOWN OF CLIFTON, VIRGINIA

_____ _____
[Name] Date
[Title]

RESOLUTION APPROVING AND AUTHORIZING AN AGREEMENT BETWEEN THE COUNTY OF FAIRFAX, VIRGINIA AND THE TOWN OF CLIFTON, VIRGINIA FOR THE TOWN TO BECOME SUBJECT TO THE COUNTY'S VESMP

WHEREAS, on April 11, 1978, by agreement, the Town adopted and incorporated into its Town Code the Erosion and Sedimentation Control Ordinance of the County of Fairfax, Virginia; and

WHEREAS, since April 11, 1978, by that same agreement, the County has been responsible for enforcing their Erosion and Sedimentation Control Ordinance within the Town; and

WHEREAS, on November 18, 2014, by agreement, the Town adopted and incorporated into its Town Code the Stormwater Management Ordinance of the County of Fairfax, Virginia; and

WHEREAS, since November 18, 2014, by that same agreement, the Town became subject to the County's Virginia Stormwater Management Program and the County has been responsible for the enforcement of the Stormwater Management Ordinance within the Town; and

WHEREAS, recent changes to the Code of Virginia, which combined Virginia Programs for Erosion Control and Stormwater Management; and

WHEREAS, pursuant to those recent changes to the Code of Virginia, the Town is required to adopt and administer a Virginia Erosion and Stormwater Management Program ("VESMP"), or elect to become subject to the County's VESMP; and

WHEREAS, pursuant to and as permitted by Va. Code § 62.1-44.15:27(C)(2), the Town wishes to become subject to the County's VESMP; and

WHEREAS, the County has proposed an agreement wherein the Town would adopt the County's Erosion and Stormwater Management Ordinance and become subject to the County's VESMP (the "Agreement"); and

WHEREAS, the Town wishes to enter into said Agreement with the County.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL AS FOLLOWS:

1. The Mayor, or his designee, is authorized to execute the Agreement between the Town, and the County, in such substantial form as attached hereto and incorporated herein as Exhibit 1; and

2. The Mayor is hereby authorized to take any other actions that are reasonable and necessary to effectuate the terms of the Agreement and this Resolution; and

3. This Resolution will take effect immediately upon adoption.

RESOLVED this 7th day of October, 2025.

CERTIFICATE

The undersigned Mayor and Clerk of the Council of the Town of Clifton, Virginia hereby certify that the foregoing constitutes a true and correct copy of a resolution entitled "RESOLUTION APPROVING AND AUTHORIZING AN AGREEMENT BETWEEN THE COUNTY OF FAIRFAX, VIRGINIA AND THE TOWN OF CLIFTON, VIRGINIA FOR THE TOWN TO BECOME SUBJECT TO THE COUNTY'S VESMP" adopted by the Town Council at a meeting held on the 7th day of October, 2025.

Date: Oct. 7th, 2025 [SEAL]

ATTEST:

Mayor, Town of Clifton, Virginia

Clerk, Town of Clifton, Virginia

Board Action Item
April 14, 2026

ACTION – 3

Approval of Fairfax Connector Summer 2026 Service Changes (Braddock, Dranesville, Franconia, Hunter Mill, Mount Vernon, Providence, Springfield, and Sully Districts)

ISSUE:
Board of Supervisors' (Board) approval of Fairfax Connector's Summer 2026 service changes.

RECOMMENDATION:
The County Executive recommends the Board approve Fairfax Connector's Summer 2026 service change proposals outlined below in substantial form.

TIMING:
Board approval is requested on April 14, 2026, to allow for implementation in Summer 2026.

BACKGROUND:
As a part of the FY 2027 Advertised Budget Plan, staff are proposing service changes for implementation in Summer 2026. These service changes will provide cost savings to the County but will also maintain effective levels of service and improve resource utilization while providing access, mobility, and key connectivity to major activity centers throughout the County. Due to funding and resource constraints, and to enhance schedule reliability, staff recommend some service reductions and right-sizing of routes to better match demand and service levels within the County. The proposed service reductions were spread across the County to lessen the impact on any one area and are designed to improve service reliability. The proposed service changes are detailed in Attachment 1, which includes route profiles, route maps, and levels of service. The proposed service changes result in cost reductions of approximately $7.3 million and were included as part of the FY 2027 Advertised Budget Plan in Fund 40000, County Transit Systems.

The Transit Strategic Plan (TSP) was used to determine routes that could be adjusted with limited impact on riders and the transit network. A baseline assessment of existing transit services and demographics, including a transit propensity analysis and a high-level assessment of travel flow between activity centers, was completed in 2023. The analysis provided an understanding of trip purposes, rider experiences, transportation

needs, and the travel modes and bus routes most used by residents. Based on public feedback and the TSP study, a preferred service plan was developed to better meet travel patterns, growth, and service demand.

Public Involvement
To inform the public of the proposed Summer 2026 service changes, and to receive feedback from passengers about the proposals, staff posted detailed information on the Fairfax Connector website and social media accounts, conducted an online survey, distributed flyers on buses, and hosted a public meeting to directly engage the public. The outreach and engagement efforts are shown in Attachment 2. In total, 225 comments were received. Staff also responded to public comments and questions, and incorporated comments into the proposal where feasible. A summary of the public feedback and survey responses is provided in Attachment 3.

Title VI Evaluation
The proposed Summer 2026 service changes were reviewed as mandated by the Federal Transit Administration (FTA) in *Circular 4702.1B: Title VI Requirements and Guidelines for Federal Transit Administration Recipients*. Staff reviewed route changes meeting the major service change threshold and further analyzed the changes for any disparate impact or disproportionate burden. The Title VI analysis indicated the proposed changes to Route 642 would result in a disparate impact. Accordingly, staff conducted an evaluation to minimize any adverse effects. The results of this evaluation, including the route's low usage and the availability of other routes serving the same area, provide substantial legitimate justification for Route 642 changes. Additionally, in compliance with Title VI, there are no practical alternatives that would improve route efficiency with a less disparate impact. For all other proposed service changes, no Title VI adverse impacts were found. The full Title VI analysis is provided in Attachment 4.

EQUITY IMPACT:
As part of the FY 2027 Advertised Budget Plan process, staff were directed to identify service changes across the County that would reduce the transit budget while maintaining effective levels of service and minimizing the impact on riders. The proposed Summer 2026 changes achieve approximately $7.3 million in cost savings for Fund 40000, County Transit Systems. While service reductions can carry the potential to exacerbate inequity, the federally required Title VI analysis confirmed these changes do not create Title VI impacts on communities of color or low-income households. The one exception is Route 642, which was found to have a potential disparate impact, but staff established substantial legitimate justification for the change based on low ridership and the availability of alternative routes serving the same area. As such, staff determined these changes do not exacerbate inequity in the delivery of transit services.

The proposed changes maintain the most critical transit connections for communities of color, low-income households, one-vehicle and zero-vehicle households, seniors, individuals with disabilities, and students. Staff examined levels of service, including span, frequency, and days of operation for communities of color and low-income households before and after the proposed changes. Based on that analysis, access along these routes will be maintained for approximately 105,325 individuals in communities of color and 16,170 low-income households.

These changes align with the One Fairfax policy, particularly Focus Area 14, which calls for a multi-modal transportation system that provides accessible mobility solutions and supports the County's economic growth, health, and prosperity goals, and Focus Area 1, which promotes fair access to community and economic development for all residents. By preserving transit connections to major activity centers, employment hubs, and essential services, these changes protect the links that residents, especially those most dependent on public transit, rely on to access opportunities.

FISCAL IMPACT:
The operational and capital costs of the proposed Summer 2026, service changes are included in the FY 2027 Advertised Budget Plan in Fund 40000, County Transit Systems. The proposed changes reduce required General Fund support for Fund 40000 by approximately $7.3 million.

ENCLOSED DOCUMENTS:
Attachment 1: Summary of Service Changes and Route Profiles
Attachment 2: FCDOT Outreach and Engagement for Proposed Service Changes
Attachment 3: Public Comments Summary
Attachment 4: Service Equity (Title VI) Analysis

STAFF:
Jennifier Miller, Deputy County Executive
Gregg Steverson, Director, Fairfax County Department of Transportation (FCDOT)
Dwayne Pelfrey, Chief, Transit Services Division, FCDOT
Michael Felschow, Chief, Planning Section, Transit Services Division, FCDOT
Noelle Dominguez, Chief, Coordination and Funding Division, FCDOT

ASSIGNED COUNSEL:
John A. Dorsey, Assistant County Attorney

Summary of Service Changes and Route Profiles

Route 101: Fort Hunt – Mt. Vernon
Staff recommend adjusting the number of weekday midday southbound trips on Route 101.

- Weekday off-peak frequency will change from 30 minutes to 35 minutes.
- Span of service will remain the same.
- Weekend service will not be adjusted.

Route 109: Rose Hill
Staff recommend adjusting the number of weekday midday trips on Route 109 to improve service reliability.

- Weekday off-peak frequency will change from 30 – 60 minutes to 60 minutes.
- Span of service will remain the same.
- Weekend service will not be adjusted.

Route 335: Fort Belvoir "The Eagle"
Due to operational inconsistencies at Fort Belvoir's Lieber gate, staff recommends realigning Route 335 to use the Tulley gate on Pohick Road.

- No bus stops will be impacted.
- Peak-hour frequency will be adjusted by five to ten minutes, with 20 to 35-minute frequencies.
- Span of service will be increased, from 6:05 AM to 10:08 AM and 2:52 PM to 6:49 PM.

Routes 401 & 402: Backlick – Gallows – Tysons
Staff recommend adjusting the frequencies on Routes 401 and 402 by five to ten minutes to improve service reliability.

- Peak-hour frequency will be 15 to 20 minutes.
- Off-peak frequency will be 20 to 30 minutes.
- Span of service will remain the same.

Route 432: Old Courthouse – Beulah
Staff recommend adjusting the frequency on Route 432, which only operates during peak hours.

- Peak-hour frequency will change from 40 minutes to 60 minutes.
- There will be a minor adjustment in span of service from 5:31 AM - 9:07 AM to 5:31 AM - 9:20 AM; the PM span of service will remain the same.

Route 461: Vienna – Oakton
Staff recommend adjusting the frequency on Route 461.

- Peak-hour frequency will change from 20 minutes to 40 minutes.

- Off-peak frequency will remain at 40 minutes.
- Span of service will remain the same.

Route 463: Maple – Vienna
Staff recommend adjusting the frequency on Route 463.

- Weekday peak-hour frequency will change from 20 – 25 minutes to 25 – 30 minutes.
- Weekday off-peak frequency will remain at 30 minutes.
- Span of service will remain the same.
- Weekend service will not be adjusted.

Route 552: Innovation Center – Wiehle – Reston East
Staff recommend discontinuing Route 552 due to low ridership. This route has an average of five passengers per hour, which is significantly lower than the system average of 11.9 passengers per hour.

- The majority of the existing Route 552 service area is also served by Routes 558, 950, 954, RIBS 1, RIBS 3, and RIBS 5.

Route 553: Kingstream - Herndon – Fox Mill
Staff recommend adjusting the frequency on Route 553.

- Peak-hour frequency will change from 20 minutes to 40 minutes.
- Span of service will remain the same.

Route 615: Fair Oaks – Greenbriar
Staff recommend adjusting the level of service on Route 615.

- Weekday peak-hour frequency will change from 40 – 45 minutes to 60 minutes.
- Off-peak frequency will remain the same.
- Span of service on weekdays will change from 6:40 AM to 9:48 PM to 6:40 AM to 9:28 PM, decreasing by 20 minutes.
- Sunday service will be discontinued.

Route 622: Penderbrook – Monument Drive
Staff recommend discontinuing Route 622 due to low ridership. This route has an average of 4.3 passengers per hour, which is significantly lower than the system average of 11.9 passengers per hour.

- The majority of the existing Route 622 service area is also served by Route 605.

Route 625: Random Hills – Pender Drive
Staff recommend adjusting the level of service on Route 625.

- Weekday off-peak frequency will remain unchanged at 30 minutes.
- Weekday peak-hour service will be discontinued, since the majority of ridership on this route is during off-peak times.

Route 642: Stone Road – Centreville North
Staff recommend adjusting the level of service on Route 642.

- Peak-hour frequency will remain unchanged at 60 minutes.
- Weekday off-peak service will be reduced to two midday trips, while maintaining coverage and access to key locations.
- Weekend service will be discontinued.

Route 924: NOVA – Loudoun – Herndon – Franklin Farm
Staff recommend adjusting the frequency on Route 924.

- Weekday peak-hour frequency will change from 20 minutes to 30 minutes.
- Weekday off-peak frequency will remain at 60 minutes.
- Span of service will remain the same.
- Weekend service will not be adjusted.

Route 950: Reston Town Center – Herndon Metro
Staff recommend adjusting the frequency on Route 950.

- Weekday peak-hour frequency will change from 15 minutes to 20 minutes.
- Weekday off-peak frequencies will remain at 20 – 30 minutes.
- Span of service will remain the same.
- Weekend service will not be adjusted.

Route 983: Dulles Airport – Udvar Hazy Center
Staff recommend improving the level of service on Route 983.

- Weekend mid-day frequency will be improved from 60 minutes to 40 minutes.
- An additional bus will be used to improve service reliability.
- Saturday span of service will change slightly, from 7:16 AM to 7:04 PM to 7:09 AM to 6:51 PM.
- Sunday span of service will be increased by twenty-five minutes from 7:16 AM to 7:04 PM to 7:00 AM to 7:13 PM.

ROUTE 101: FORT HUNT - MT VERNON

Attachment 1



OVERVIEW		
	CLASS	Local
	DIRECTIONS	Southbound/Northbound
	VIA	Huntington Metro, Huntington Ave., Fort Hunt Rd, Potomac Ave., Vernon View Dr., George Washington Memorial Pkwy.
	TRANSFERS AVAILABLE	Connector: 109, 151, 152, 159, 161, 162, 171, 301, 310; Metrorail: Yellow Line; Metrobus: A11, F1X, F19
	ADJUSTMENT(S)	Midday service during weekday is adjusted to match demand. No change to span of service.

LEVEL OF SERVICE			WEEKDAY		SATURDAY	SUNDAY
PROPOSED ROUTE 101	SERVICE HOURS		4:26 AM - 11:53 PM		6:20 AM - 10:41 PM	6:25 AM - 8:20 PM
	FREQUENCY	RUSH	30 mins		35-60 mins	60 mins
		NON-RUSH	35 mins			

FACILITIES SERVED WITHIN A QUARTER MILE

1 HIGH/MIDDLE SCHOOLS	0 TRANSIT CENTERS	0 COLLEGES	1 PARK & RIDE LOTS
1 METRORAIL STATIONS	1 ACTIVITY CENTERS	0 HOSPITALS	1 GOVERNMENT/ COMMUNITY/HUMAN SERVICES CENTERS

ROUTE 109: ROSE HILL

Attachment 1



OVERVIEW	
CLASS	Local
DIRECTIONS	Eastbound/Westbound
VIA	Van Dorn St Metro, Van Dorn St, Franconia Rd, Rose Hill Dr, Telegraph Rd, Huntington Metro
TRANSFERS AVAILABLE	Connector: 101, 151, 152, 159, 161, 162, 171, 231, 232, 159, 301, 310, 321, 322; Metrorail: Yellow Line, Blue Line; Metrobus: A11, A27, F1X
ADJUSTMENT(S)	Midday service during weekday is adjusted to meet demand. No change to span of service

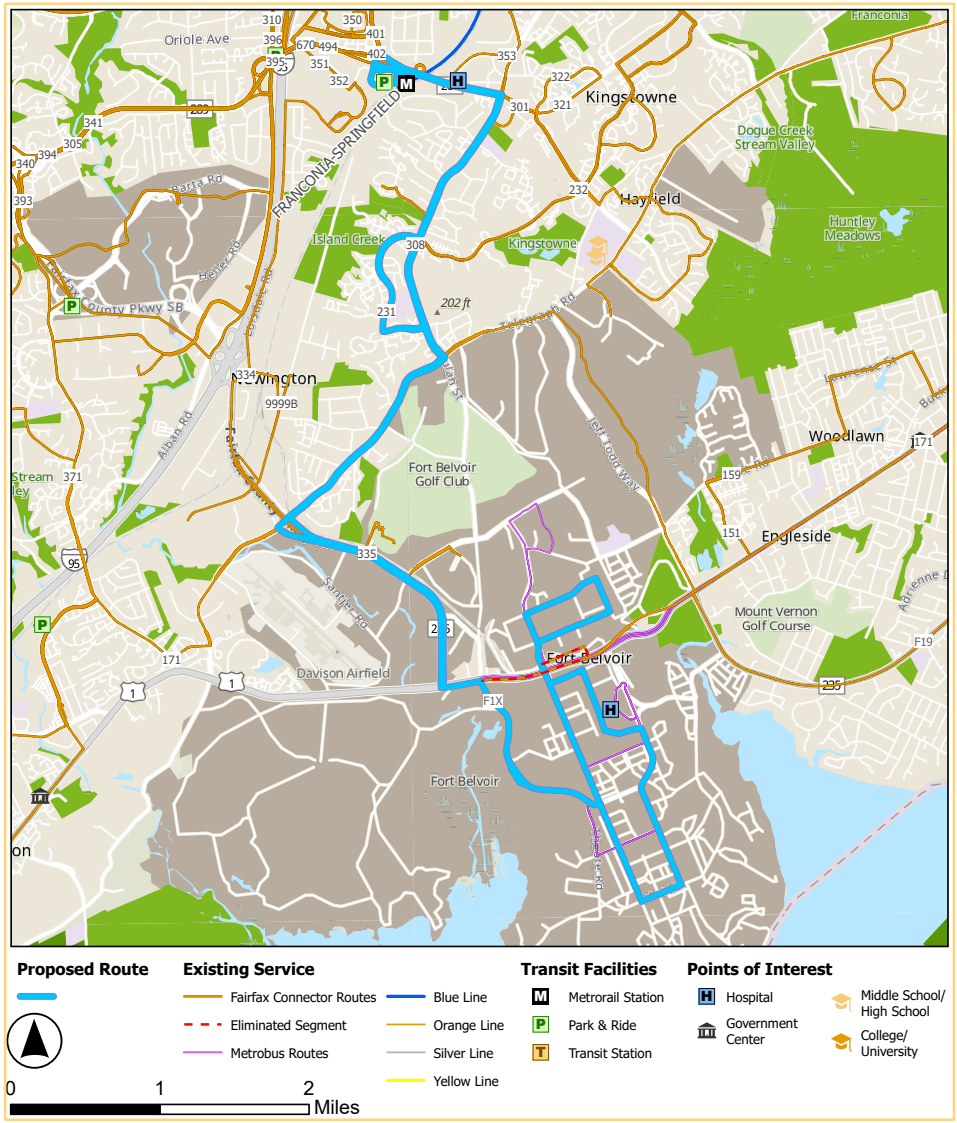
LEVEL OF SERVICE		WEEKDAY		SATURDAY	SUNDAY
PROPOSED ROUTE 109	SERVICE HOURS	4:59 AM - 11:20 PM		6:30 AM - 10:52 PM	6:30 AM - 7:52 PM
	FREQUENCY	RUSH	30-35 mins	60 mins	60 mins
		NON-RUSH	60 mins		

FACILITIES SERVED WITHIN A QUARTER MILE

1 HIGH/MIDDLE SCHOOLS	0 TRANSIT CENTERS	0 COLLEGES	3 PARK & RIDE LOTS
2 METRORAIL STATIONS	1 ACTIVITY CENTERS	0 HOSPITALS	0 GOVERNMENT/ COMMUNITY/HUMAN SERVICES CENTERS

ROUTE 335: FORT BELVOIR EXPRESS

Attachment 1



OVERVIEW	
CLASS	Feeder
DIRECTIONS	Southbound/Northbound
VIA	Fort Belvoir Hospital, Gunston Rd, Franconia Springfield Pkwy/Rt 289
TRANSFERS AVAILABLE	**Connector:** 171, 231, 232, 301, 305, 308, 310, 321, 322, 334, 341, 350, 351, 353, 371, 401, 402, 494, 670; **Metrorail:** Blue Line; **Metrobus:** F1X; **VRE:** Fredericksburg Line; **OmniRide:** PWME
ADJUSTMENT(S)	Runtime adjustment to improve schedule reliability.

LEVEL OF SERVICE			WEEKDAY	SATURDAY	SUNDAY
PROPOSED ROUTE 335	SERVICE HOURS		6:05 AM - 10:08 AM —— 2:52 PM - 6:49 PM	No Service	No Service
	FREQUENCY	RUSH	20-35 mins	No Service	No Service
		NON-RUSH	No Service		

FACILITIES SERVED WITHIN A QUARTER MILE

0 HIGH/MIDDLE SCHOOLS	0 TRANSIT CENTERS	0 COLLEGES	1 PARK & RIDE LOTS
1 METRORAIL STATIONS	3 ACTIVITY CENTERS	2 HOSPITALS	0 GOVERNMENT/ COMMUNITY/HUMAN SERVICES CENTERS

ROUTE 401: BACKLICK - GALLOWS RD NORTHBOUND

Attachment 1



OVERVIEW		
	CLASS	Local
	DIRECTIONS	Northbound
	VIA	Backlick Rd, Gallows Rd, Annandale, Merrifield, Inova Fairfax Hospital, Dunn Loring Metro, Tysons Corner Metro
	TRANSFERS AVAILABLE	**Connector:** 231, 232, 301, 305, 308, 310, 321, 322, 334, 335, 340, 341, 350, 351, 352, 353, 371, 402, 423, 427, 432, 462, 463, 467, 494, 495, 574, 660, 670, 671, 672, 721, 798; **Metrorail:** Blue, Orange, Silver Line; **Metrobus:** A70, F20 F26, F44, F50, F60, F61, F62; **VRE:** Fredericksburg Line; **OmniRide:** 95
	ADJUSTMENT(S)	Adjustment to Weekday schedule to improve reliability. No change to Weekend service.

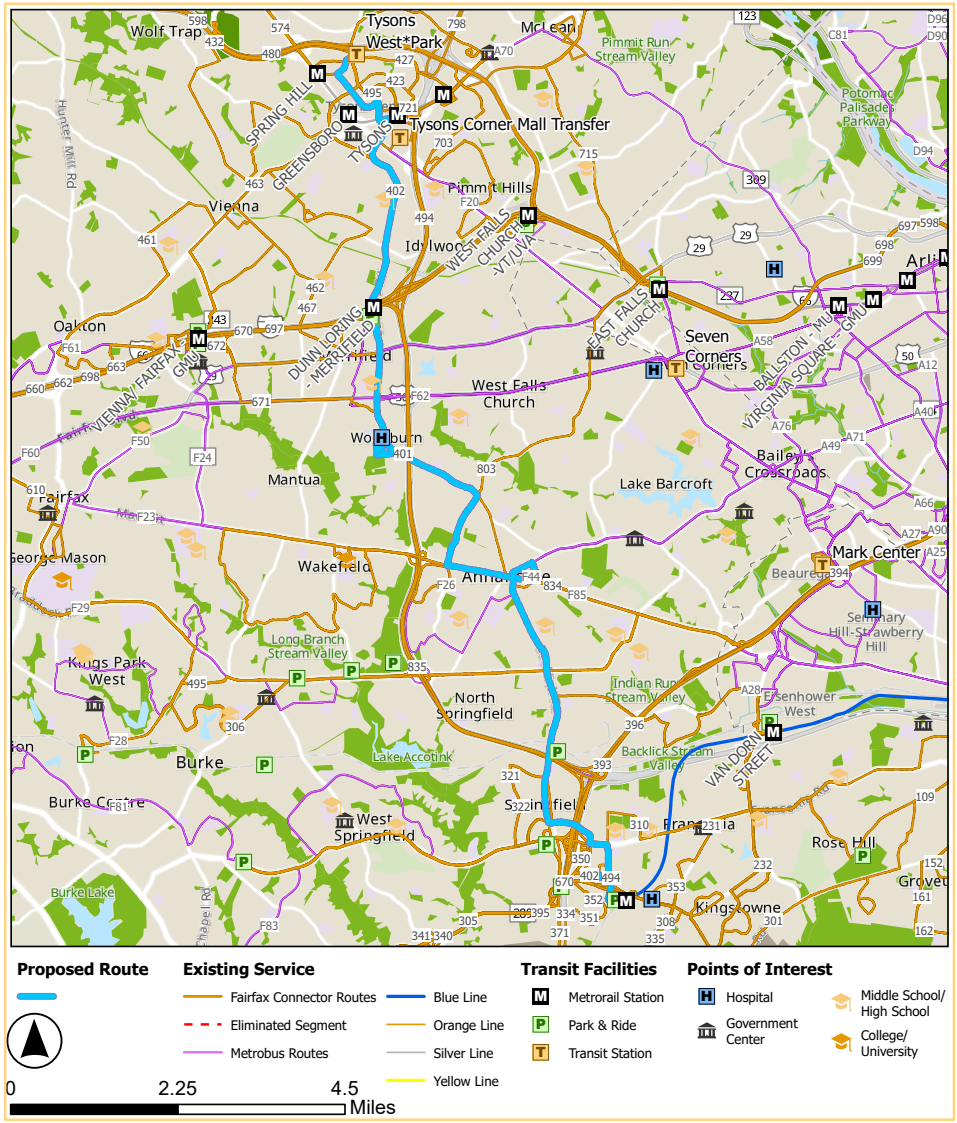
LEVEL OF SERVICE			WEEKDAY		SATURDAY	SUNDAY
PROPOSED ROUTE 401	SERVICE HOURS		3:35 AM - 1:32 AM		4:25 AM - 1:07 AM	4:25 AM - 1:07 AM
	FREQUENCY	RUSH	15-20 mins		25 mins	25 mins
		NON-RUSH	20-30 mins			

FACILITIES SERVED WITHIN A QUARTER MILE

4 HIGH/MIDDLE SCHOOLS	**2** TRANSIT CENTERS	**0** COLLEGES	**3** PARK & RIDE LOTS
4 METRORAIL STATIONS	**7** ACTIVITY CENTERS	**1** HOSPITALS	**0** GOVERNMENT/ COMMUNITY/HUMAN SERVICES CENTERS

ROUTE 402: BACKLICK - GALLOWS RD SOUTHBOUND

Attachment 1



OVERVIEW

CLASS	Local
DIRECTIONS	Southbound
VIA	Backlick Rd, Gallows Rd, Annandale, Merrifield, Inova Fairfax Hospital, Dunn Loring Metro, Tysons Corner Metro
TRANSFERS AVAILABLE	**Connector:** 231, 232, 301, 305, 308, 310, 321, 322, 334, 335, 340, 341, 350, 351, 352, 353, 371, 401, 423, 427, 432, 462, 463, 467, 494, 495, 574, 660, 670, 671, 672, 721, 798; **Metrorail:** Blue, Orange, Silver Line; **Metrobus:** A70, F20 F26, F44, F50, F60, F61, F62; **VRE:** Fredericksburg Line; **OmniRide:** 95
ADJUST**MENT(S)**	Adjustment to Weekday schedule to improve reliability. No change to Weekend service.

LEVEL OF SERVICE — PROPOSED ROUTE 402

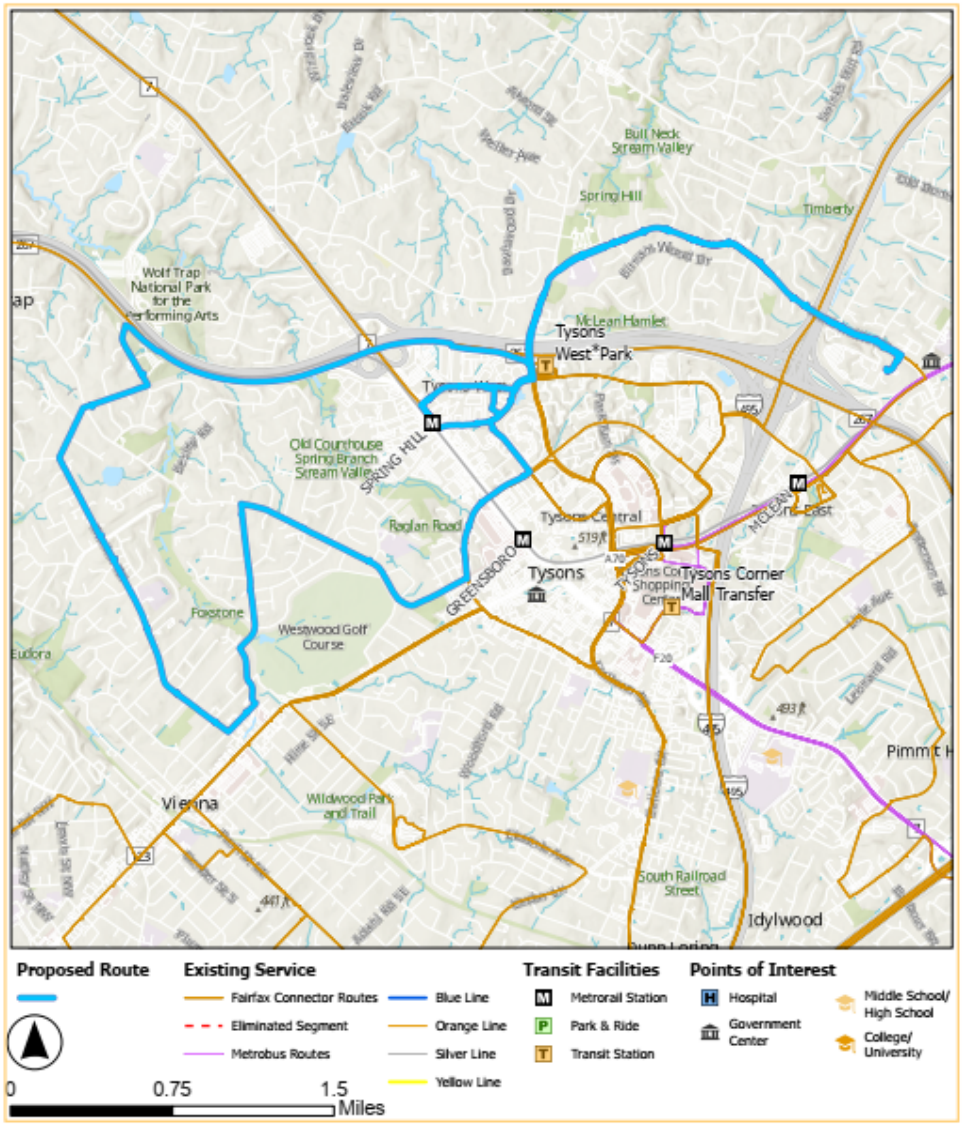
		WEEKDAY	SATURDAY	SUNDAY
SERVICE HOURS		4:02 AM - 2:26 AM	5:35 AM - 2:16 AM	5:35 AM - 2:16 AM
FREQUENCY	**RUSH**	15-20 mins	25-30 mins	25-30 mins
	NON-RUSH	20-30 mins		

FACILITIES SERVED WITHIN A QUARTER MILE

4 HIGH/MIDDLE SCHOOLS	**2** TRANSIT CENTERS	**0** COLLEGES	**3** PARK & RIDE LOTS
4 METRORAIL STATIONS	**7** ACTIVITY CENTERS	**1** HOSPITALS	**0** GOVERNMENT/ COMMUNITY/HUMAN SERVICES CENTERS

ROUTE 432: OLD COURTHOUSE - BEULAH

Attachment 1



OVERVIEW		
	CLASS	Local
	DIRECTIONS	Eastbound/Westbound
	VIA	Spring Hill Metro Station, Spring Hill Road, Lewinsville Road, Farm Credit Drive, Farm Credit Administration
	TRANSFERS AVAILABLE	Connector: 401, 402, 423, 427, 574, 798; Metrorail: Silver Line
	ADJUSTMENT(S)	Adjustment to Weekday frequency. No change to span of service.

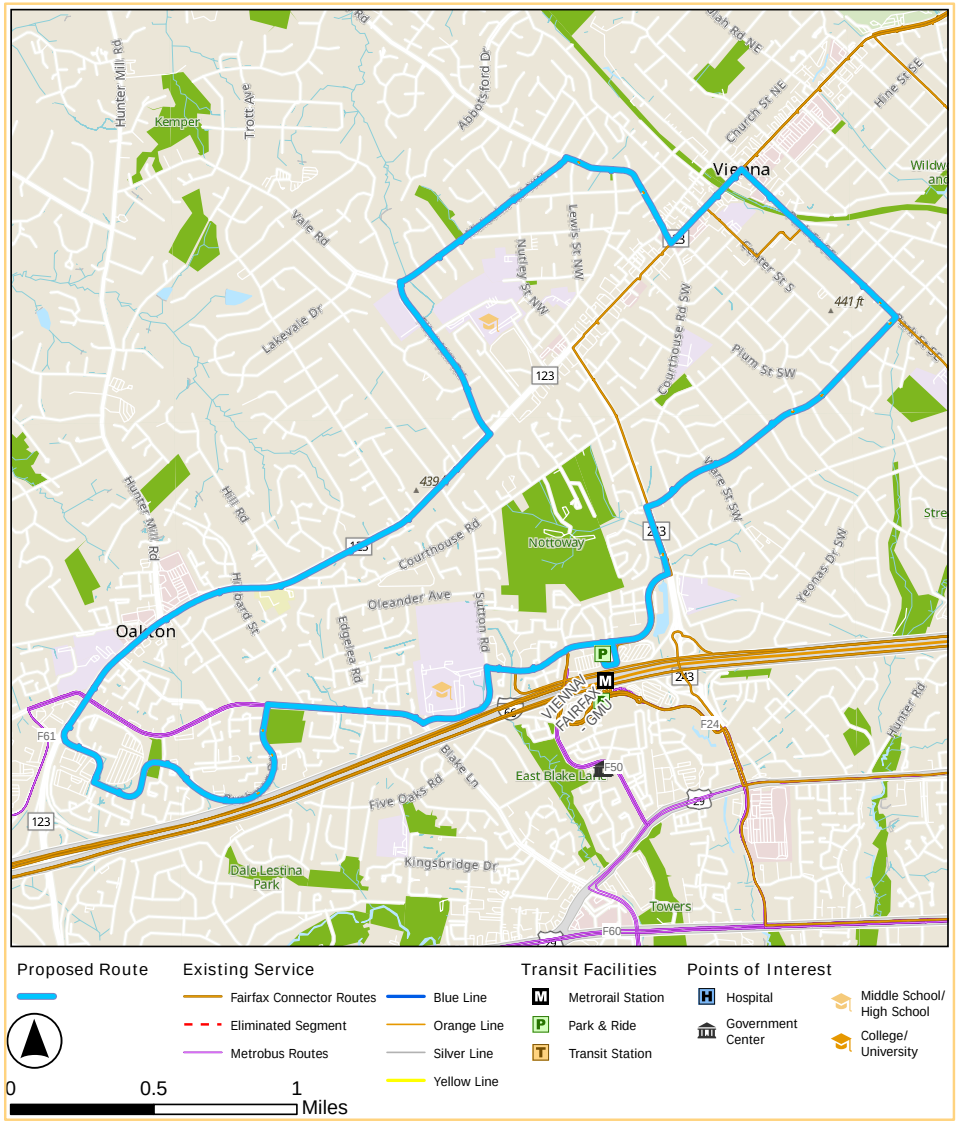
LEVEL OF SERVICE			WEEKDAY		SATURDAY	SUNDAY
PROPOSED ROUTE 432	SERVICE HOURS		5:31 AM - 9:20 AM 3:27 PM - 7:20 PM		No Service	No Service
	FREQUENCY	RUSH	60 mins		No Service	No Service
		NON-RUSH	No Service			

FACILITIES SERVED WITHIN A QUARTER MILE

0 HIGH/MIDDLE SCHOOLS	1 TRANSIT CENTERS	0 COLLEGES	0 PARK & RIDE LOTS
1 METRORAIL STATIONS	4 ACTIVITY CENTERS	0 HOSPITALS	1 GOVERNMENT/ COMMUNITY/HUMAN SERVICES CENTERS

ROUTE 461: VIENNA - OAKTON

Attachment 1



OVERVIEW	
CLASS	Feeder
DIRECTIONS	Circular
VIA	Tapawingo Rd, Park St, Flint Hill Rd, Maple Ave/Route 123, Bushman Dr.
TRANSFERS AVAILABLE	Connector: 463, 660, 662, 663, 670, 671, 672, 698; Metrorail: Orange Line; Metrobus: F24, F50, F61; CUE: Gold, Green Line
ADJUSTMENT(S)	Minor service adjustment to improve efficiencies. No change to span of service.

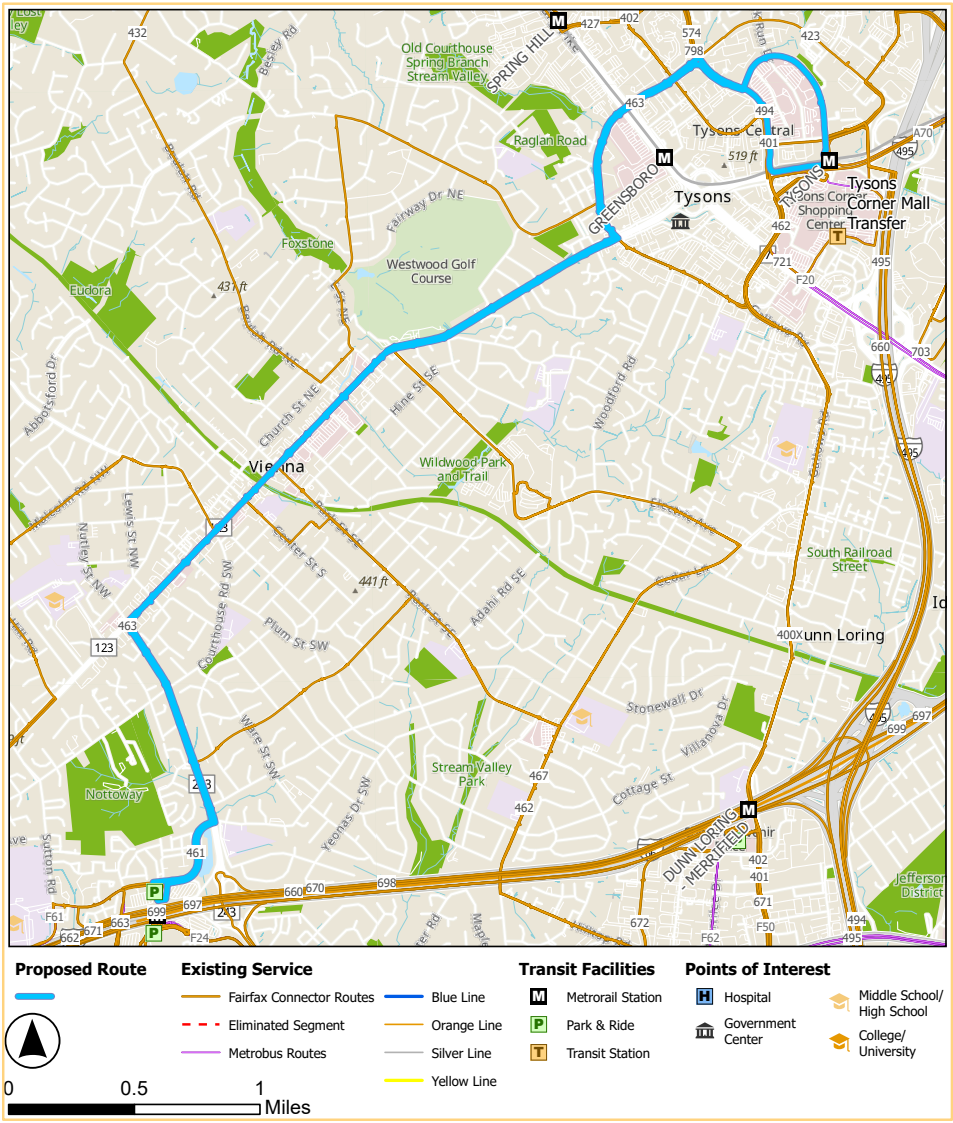
LEVEL OF SERVICE			WEEKDAY		SATURDAY	SUNDAY
PROPOSED ROUTE 461	SERVICE HOURS		6:00 AM - 7:55 PM		No Service	No Service
	FREQUENCY	RUSH	40 mins		No Service	No Service
		NON-RUSH	40 mins			

FACILITIES SERVED WITHIN A QUARTER MILE

2 HIGH/MIDDLE SCHOOLS	0 TRANSIT CENTERS	0 COLLEGES	2 PARK & RIDE LOTS
1 METRORAIL STATIONS	1 ACTIVITY CENTERS	0 HOSPITALS	0 GOVERNMENT/ COMMUNITY/HUMAN SERVICES CENTERS

ROUTE 463: MAPLE AVENUE - VIENNA

Attachment 1



OVERVIEW	
CLASS	Local
DIRECTIONS	Northbound/Southbound
VIA	Nutley St, Maple Ave, Gosnell Rd.
TRANSFERS AVAILABLE	**Connector:** 401, 402, 423, 432, 461, 462, 467, 494, 495, 660, 662, 663, 670, 671, 672, 698, 721, 798; **Metrobus:** A70, F24, F50, F61; **Metrorail:** Orange Line, Silver Line; **CUE:** Green, Gold
IMPROVEMENT(S)	Minor service adjustment to improve weekday efficiencies. No change to span of service.

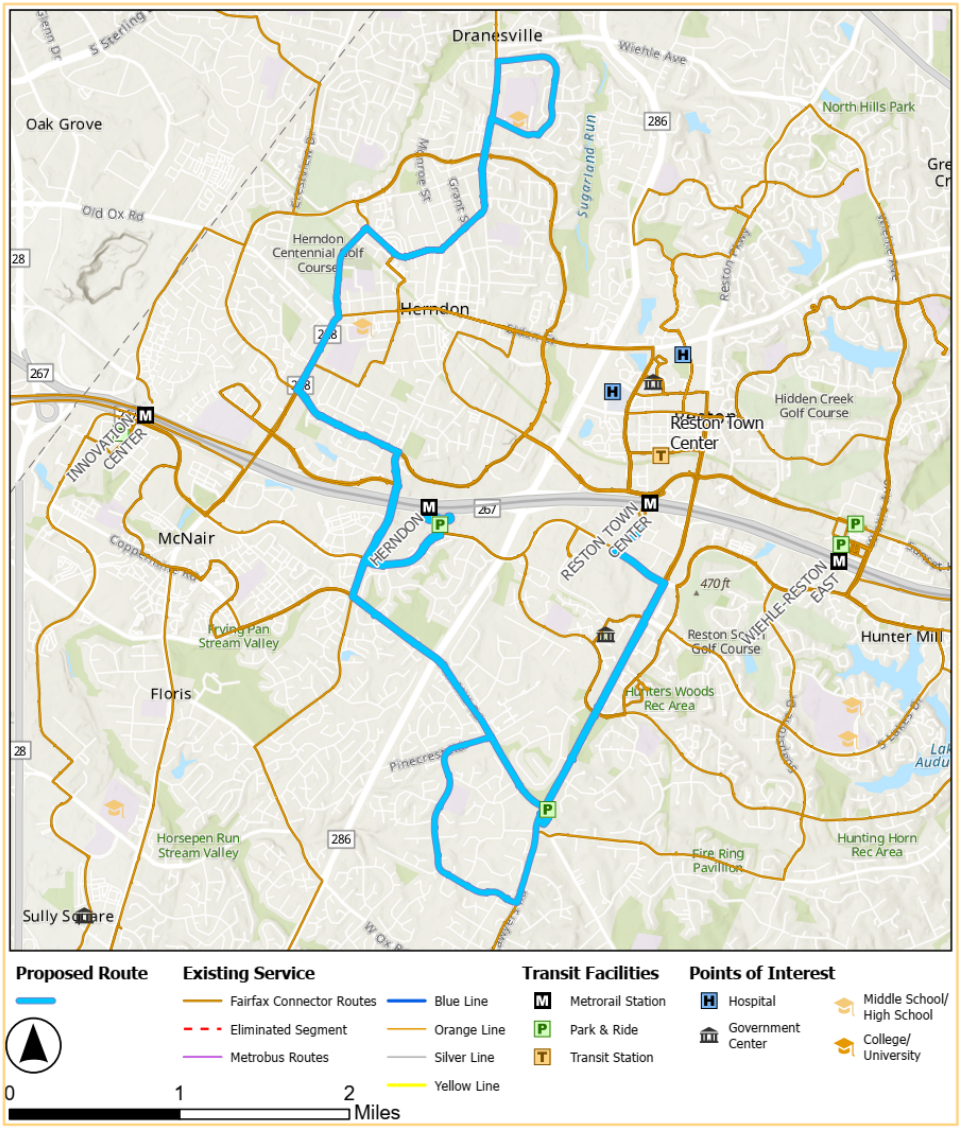
LEVEL OF SERVICE			WEEKDAY		SATURDAY	SUNDAY
PROPOSED ROUTE 463	SERVICE HOURS		5:05 AM - 11:48 PM		6:00 AM - 11:26 PM	7:00 AM - 8:54 PM
	FREQUENCY	RUSH	25-30 mins		30-60 mins	30-60 mins
		NON-RUSH	30 mins			

FACILITIES SERVED WITHIN A QUARTER MILE

0 HIGH/MIDDLE SCHOOLS	**0** TRANSIT CENTERS	**0** COLLEGES	**2** PARK & RIDE LOTS
3 METRORAIL STATIONS	**4** ACTIVITY CENTERS	**0** HOSPITALS	**0** GOVERNMENT/ COMMUNITY/HUMAN SERVICES CENTERS

ROUTE 553: KINGSTREAM - HERNDON - FOX MILL

Attachment 1



OVERVIEW

CLASS	Feeder
DIRECTIONS	Northbound/Southbound
VIA	Reston South Park & Ride, Viking Dr, Herndon Metro (South), Herndon Senior Center, Herndon Harbor House, Kingstream Dr
TRANSFERS AVAILABLE	Connector: 552, 557, 605, 901, 921, 924, 937, 950, 951, 952, 954, RIBS1, RIBS2, RIBS3, RIBS4, RIBS5; **Loudoun County Transit:** 312; Metrorail: Silver Line
ADJUSTMENT(S)	Service adjustment due to low ridership. No change to span of service.

LEVEL OF SERVICE

PROPOSED ROUTE 553

			WEEKDAY	SATURDAY	SUNDAY
SERVICE HOURS			5:40 AM - 9:42 AM —— 3:05 PM - 7:22 PM	No Service	No Service
FREQUENCY	RUSH	40 mins	No Service	No Service	No Service
	NON-RUSH	No Service			

FACILITIES SERVED WITHIN A QUARTER MILE

2	HIGH/MIDDLE SCHOOLS	0	TRANSIT CENTERS	0	COLLEGES	2	PARK & RIDE LOTS
2	METRORAIL STATIONS	3	ACTIVITY CENTERS	0	HOSPITALS	1	GOVERNMENT/ COMMUNITY/HUMAN SERVICES CENTERS

ROUTE 615: FAIR OAKS - GREENBRIAR

Attachment 1



OVERVIEW

CLASS	Local
DIRECTIONS	Eastbound/Westbound
VIA	Fair Lakes, Fairfax County Government Center, Monument Dr., Stringfellow P&R, Rugby Rd.
TRANSFERS AVAILABLE	Connector: 605, 610, 622, 625, 630, 651, 652, 660, 662, 663, 670, 671, 672, 697, 698, 699; Metrobus: F60, F61
ADJUSTMENT(S)	Service adjustment to weekday service due to low ridership. No change to weekday span of service. Elimination of Sunday service.

LEVEL OF SERVICE

PROPOSED ROUTE 615

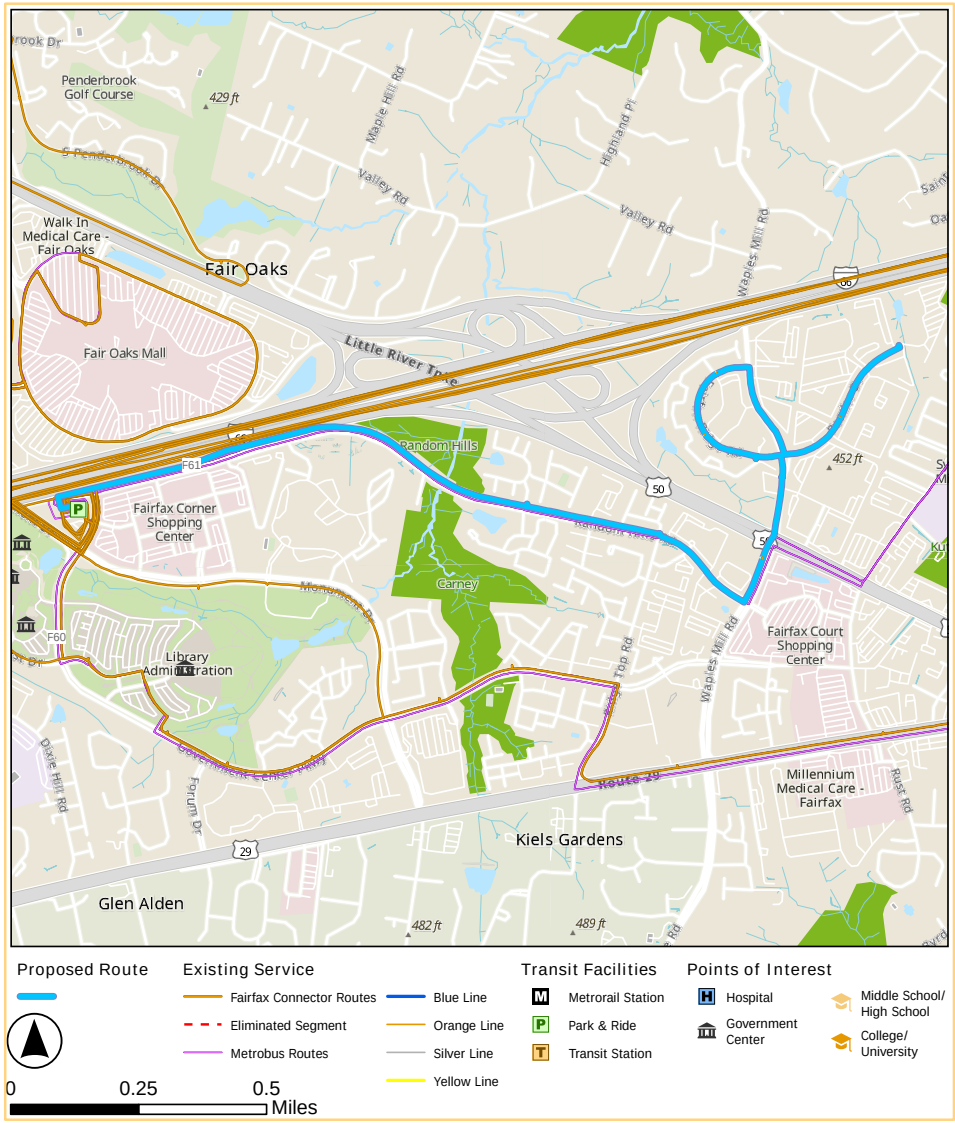
			WEEKDAY	SATURDAY	SUNDAY
SERVICE HOURS			6:40 AM - 9:28 PM	7:40 AM - 9:55 PM	No Service
FREQUENCY	RUSH	60 mins		45 mins	No Service
	NON-RUSH	60 mins			

FACILITIES SERVED WITHIN A QUARTER MILE

- 2 HIGH/MIDDLE SCHOOLS
- 1 TRANSIT CENTERS
- 0 COLLEGES
- 5 PARK & RIDE LOTS
- 0 METRORAIL STATIONS
- 1 ACTIVITY CENTERS
- 1 HOSPITALS
- 4 GOVERNMENT/ COMMUNITY/HUMAN SERVICES CENTERS

ROUTE 625: RANDOM HILLS - PENDER DRIVE

Attachment 1



OVERVIEW	
CLASS	Local
DIRECTIONS	Eastbound/Westbound
VIA	Random Hills Rd, Waples Mill Dr, Fairfax Ridge Rd.
TRANSFERS AVAILABLE	Connector: 605, 610, 615, 622, 625, 630, 651, 660, 662, 663, 670, 671, 672, 699; Metrobus: F60, F61
ADJUSTMENT(S)	Route is reduced to midday service due to low ridership.

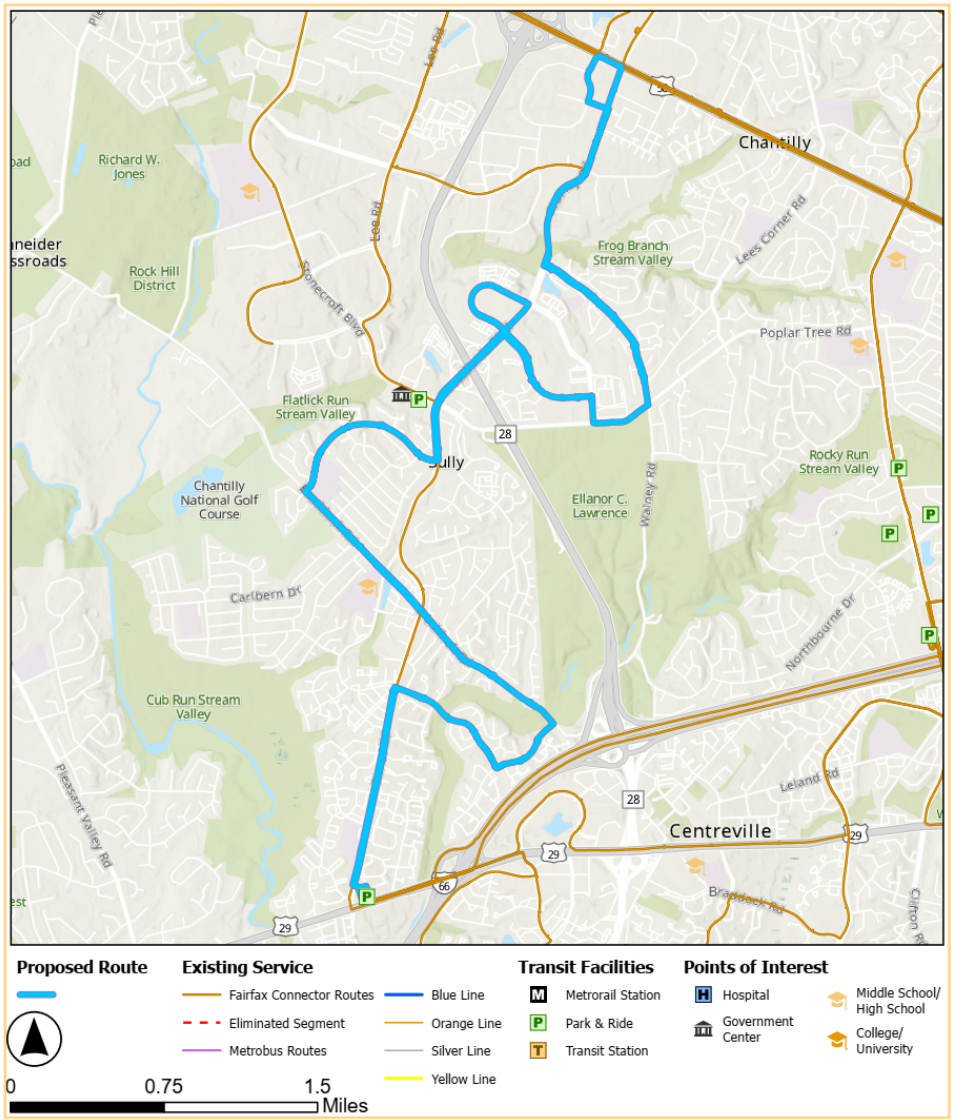
LEVEL OF SERVICE		WEEKDAY		SATURDAY	SUNDAY
PROPOSED ROUTE 625	SERVICE HOURS	9:00 AM - 1:52 PM		No Service	No Service
	FREQUENCY	RUSH	No Service	No Service	No Service
		NON-RUSH	30 mins		

FACILITIES SERVED WITHIN A QUARTER MILE

0 HIGH/MIDDLE SCHOOLS	1 TRANSIT CENTERS	0 COLLEGES	1 PARK & RIDE LOTS
0 METRORAIL STATIONS	1 ACTIVITY CENTERS	0 HOSPITALS	3 GOVERNMENT/ COMMUNITY/HUMAN SERVICES CENTERS

ROUTE 642: STONE ROAD - CENTREVILLE NORTH

Attachment 1



OVERVIEW		
	CLASS	Feeder
	DIRECTIONS	Northbound/Southbound
	VIA	Stone Rd, Awbrey Patent Dr, Braddock Rd, Westfields Blvd
	TRANSFERS AVAILABLE	Connector: 610, 630, 642, 660, 662, 901
	ADJUSTMENT(S)	Weekday service is reduced to rush hours only. Two trips would operate during midday. Weekend service is eliminated.

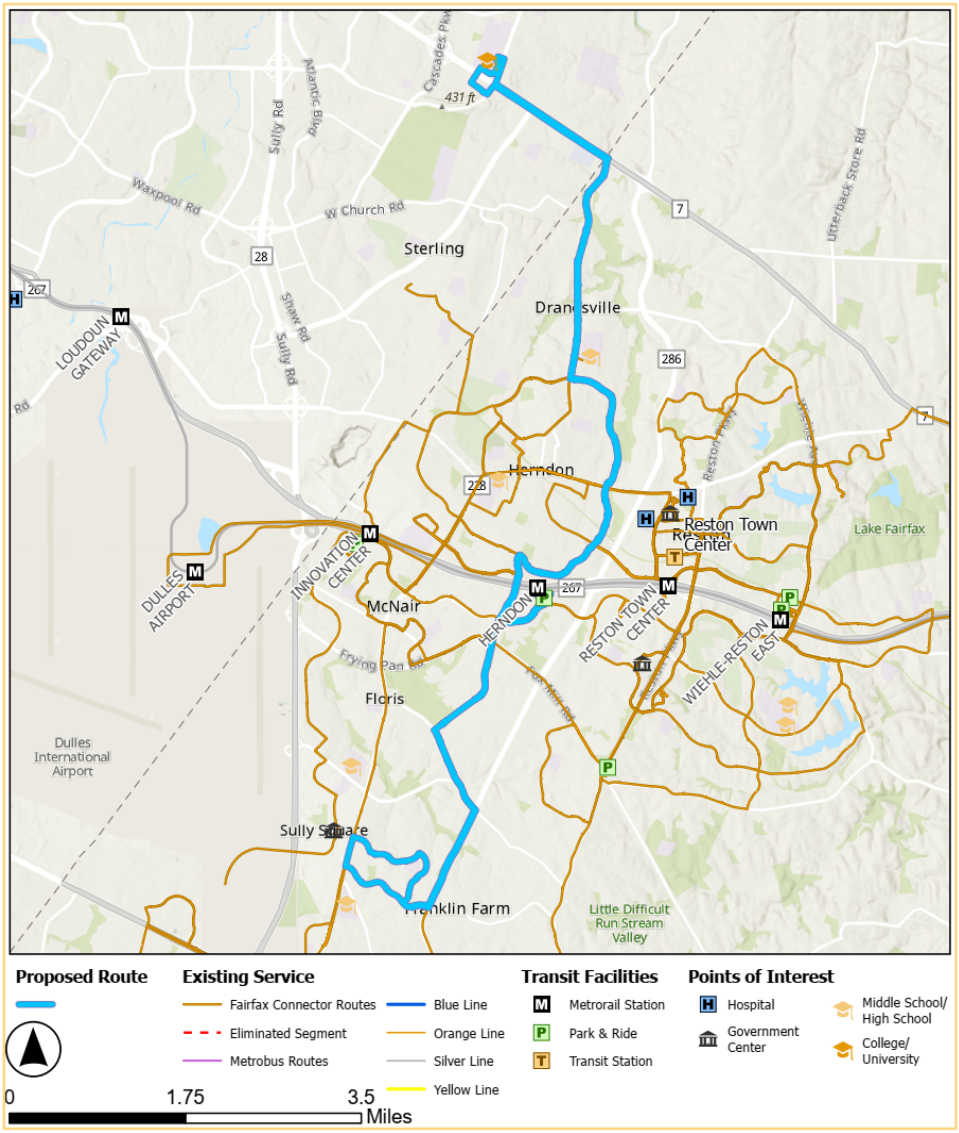
LEVEL OF SERVICE			WEEKDAY		SATURDAY	SUNDAY
PROPOSED ROUTE 642	SERVICE HOURS		6:00 AM - 8:50 AM 12:13 PM - 1:12 PM 3:00 PM - 5:56 PM		No Service	No Service
	FREQUENCY	RUSH	60 mins		No Service	No Service
		NON-RUSH	Limited Service			

FACILITIES SERVED WITHIN A QUARTER MILE

1	0	0	2	0	3	0	1
HIGH/MIDDLE SCHOOLS	TRANSIT CENTERS	COLLEGES	PARK & RIDE LOTS	METRORAIL STATIONS	ACTIVITY CENTERS	HOSPITALS	GOVERNMENT/ COMMUNITY/HUMAN SERVICES CENTERS

ROUTE 924: NOVA-LOUDOUN - HERNDON - FRANKLIN FARM

Attachment 1



OVERVIEW	
CLASS	Local
DIRECTIONS	Northbound/Southbound
VIA	Herndon Metro (South), Herndon Pkwy, Dranesville Rd
TRANSFERS AVAILABLE	Connector: 552, 553, 652, 901, 921, 937, 950, 951, 952, 954, RIBS 2, RIBS5; Loudoun County Transit: 70, 80; Metrorail: Silver Line
ADJUSTMENT(S)	Minor service adjustment to weekday service, due to low ridership. No change to span of service

LEVEL OF SERVICE			WEEKDAY		SATURDAY	SUNDAY
PROPOSED ROUTE 924	SERVICE HOURS		5:00 AM - 10:32 PM		7:00 AM - 9:50 PM	7:00 AM - 9:50 PM
	FREQUENCY	RUSH	30 mins		60 mins	60 mins
		NON-RUSH	60 mins			

FACILITIES SERVED WITHIN A QUARTER MILE

- 1 HIGH/MIDDLE SCHOOLS
- 0 TRANSIT CENTERS
- 1 COLLEGES
- 1 PARK & RIDE LOTS
- 1 METRORAIL STATIONS
- 3 ACTIVITY CENTERS
- 0 HOSPITALS
- 1 GOVERNMENT/ COMMUNITY/HUMAN SERVICES CENTERS

ROUTE 950: HERNDON METRO - RESTON TOWN CENTER

Attachment 1



OVERVIEW

CLASS	Local
DIRECTIONS	Westbound/Eastbound
VIA	Worldgate Dr, Elden St, Reston Hospital Center
TRANSFERS AVAILABLE	Connector: 552, 553, 558, 574, 605, 901, 921, 924, 937, 951, 952, 954, 983, RIBS1, RIBS2, RIBS3, RIBS4, RIBS5; Metrorail: Silver Line
ADJUSTMENT(S)	Minor service adjustment to weekday service, to improve efficiencies. No change to span of service

LEVEL OF SERVICE — PROPOSED ROUTE 950

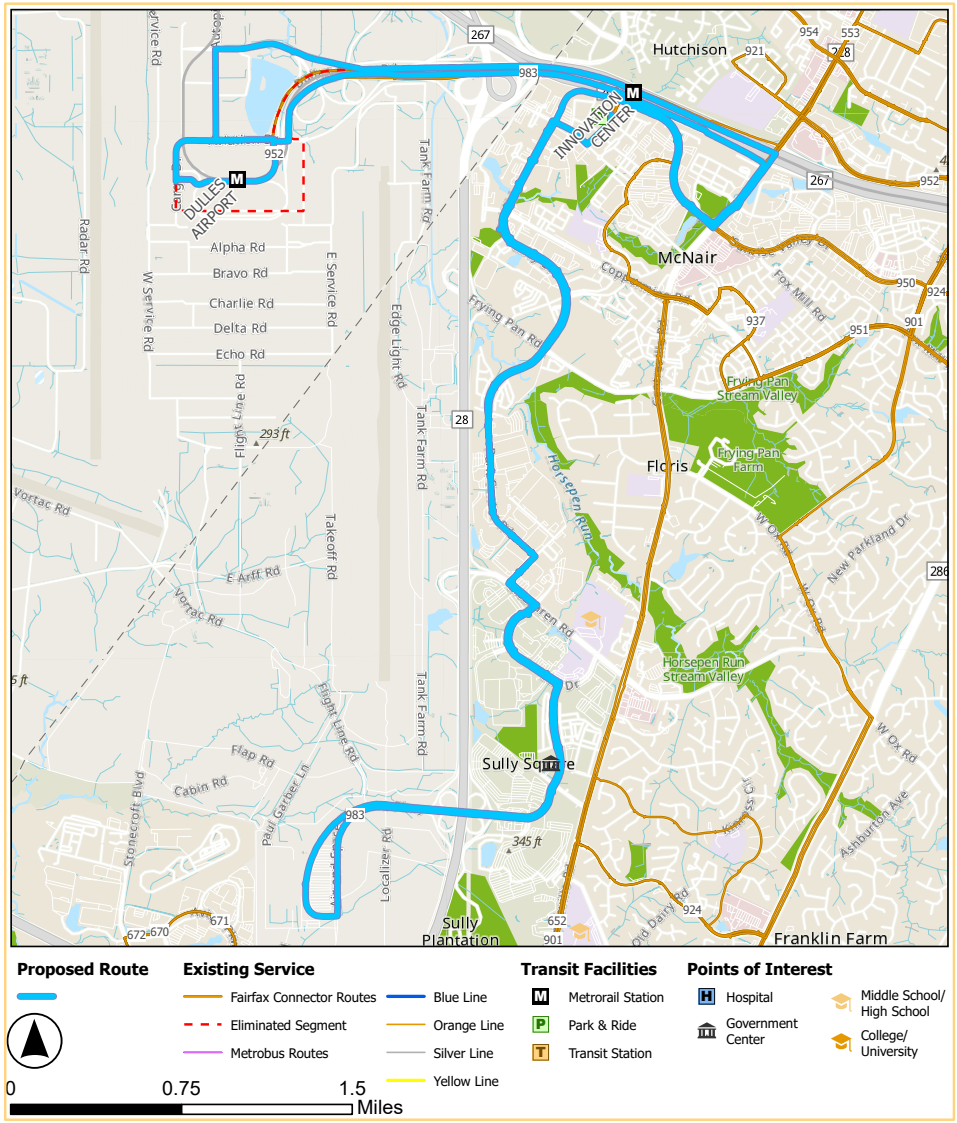
		WEEKDAY	SATURDAY	SUNDAY
SERVICE HOURS		4:10 AM - 1:28 AM	6:00 AM - 1:28 AM	6:00 AM - 1:28 AM
FREQUENCY	RUSH	20 mins	20-30 mins	25-30 mins
	NON-RUSH	20 - 30 mins		

FACILITIES SERVED WITHIN A QUARTER MILE

- 1 HIGH/MIDDLE SCHOOLS
- 1 TRANSIT CENTERS
- 0 COLLEGES
- 1 PARK & RIDE LOTS
- 2 METRORAIL STATIONS
- 4 ACTIVITY CENTERS
- 1 HOSPITALS
- 1 GOVERNMENT/ COMMUNITY/HUMAN SERVICES CENTERS

ROUTE 983: DULLES AIRPORT - UDVAR HAZY

Attachment 1



OVERVIEW	
CLASS	Local
DIRECTIONS	Southbound/Northbound
VIA	Innovation Center Metro (South), Park Center Rd, Air and Space Museum Parkway
TRANSFERS AVAILABLE	**Connector:** 552, 937, 950, 951, 952; **Loudon County Transit:** 320, 321, 322, 323; **Metrorail:** Silver Line
IMPROVEMENT(S)	Adjustment to Weekend schedule to improve reliability. No change to Weekday service. Dulles Airport has requested for a stop relocation, as a result the route alignment will be impacted

LEVEL OF SERVICE		WEEKDAY		SATURDAY	SUNDAY
PROPOSED ROUTE 983	SERVICE HOURS	5:45 AM - 7:20 PM		7:09 AM - 6:51 PM	7:00 AM - 7:13 PM
	FREQUENCY	RUSH	25-30 mins	40-60 mins	40-60 mins
		NON-RUSH	60 mins		

FACILITIES SERVED WITHIN A QUARTER MILE

- **1** HIGH/MIDDLE SCHOOLS
- **0** TRANSIT CENTERS
- **0** COLLEGES
- **1** PARK & RIDE LOTS
- **2** METRORAIL STATIONS
- **5** ACTIVITY CENTERS
- **0** HOSPITALS
- **1** GOVERNMENT/ COMMUNITY/HUMAN SERVICES CENTERS

Fairfax Connector Proposed June 2026 Service Changes

FCDOT Marketing & Communications

MEDIA RELEASE

Fairfax Connector Seeks Feedback on Proposed June Service Changes

For Immediate Release
February 17, 2026

Fairfax Connector is seeking public comment on newly proposed service changes scheduled to take effect on **June 27, 2026.** The proposed updates include service modifications on multiple routes to better align service levels with ridership demand, improve reliability and increase overall system efficiency.

Proposed changes will include:

- Routes 101 & 109: Midday service adjustments to meet demand
- Route 335: Current detour proposed to become permanent
- Routes 401, 402 & 553: Schedule adjustments to improve reliability
- Route 432: Service reduction to improve efficiency
- Routes 461, 463 & 950: Service adjustments to improve efficiency
- Routes 552 & 622: Proposed for discontinuation due to consistently low ridership; riders will have access to alternative Connector services to reach their destination
- Route 615: Service adjustment; Sunday service discontinued
- Route 625: Route will be reduced to midday service only
- Route 642: Route is proposed to operate peak hours only with limited midday service; weekend service discontinued
- Route 924: Service adjustment
- Route 983: Increased weekend frequency

Members of the public may review the proposed service changes and submit comments online at LINK. Feedback must be submitted by March 1, 2026. In addition, Fairfax Connector will hold two virtual public meetings on **Tuesday, February 24, at 12 p.m. and 7 p.m.**, to present the proposed changes and gather feedback.

Virtual Meeting Information:

- Tuesday, Feb. 24 at 12 noon
    - Join the meeting on Microsoft Teams
    - Meeting ID: 254 372 958 727 49, Passcode: i5p6b3zU
    - Call the meeting: 571-429-5982; Conference ID: 780 268 800#
- Tuesday, Feb. 24 at 7 p.m.
    - Join the meeting on Microsoft Teams
    - Meeting ID: 232 645 374 711 93, Passcode: jZ9M6aR3
    - Call the meeting: 571-429-5982; Conference ID: 774 065 594#

Community members are encouraged to attend one of the virtual meetings to learn more about the proposed changes and share their input. Both meetings will be recorded and posted on the survey page.

FAIRFAX COUNTY TEXT ALERT TO FAIRFAX CONNECTOR PASSENGERS

Message

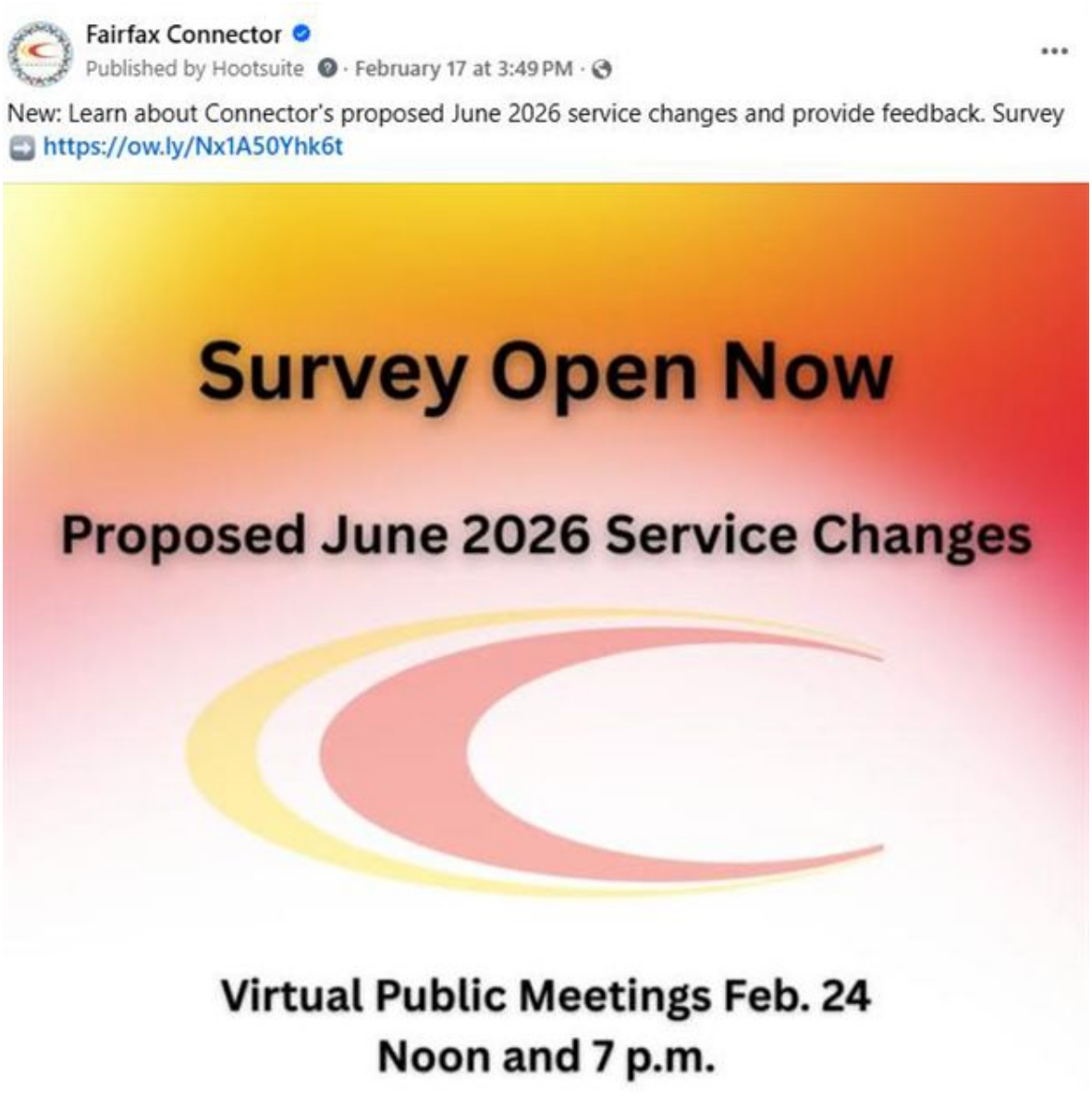
Fairfax Connector Proposed June 2026 Service Changes
Share your feedback in an online survey, open now through March 1. Join a virtual public meeting on Feb. 24 at 12 p.m. or 7 p.m. More details: https://www.fairfaxcounty.gov/connector/C4_26

MEETING RECORDINGS ON YOUTUBE

Noon Meeting: https://www.youtube.com/watch?v=95_ujRQd7Tg

7 P.M. Meeting: https://youtu.be/5oGdSMWU_Ec

SOCIAL MEDIA



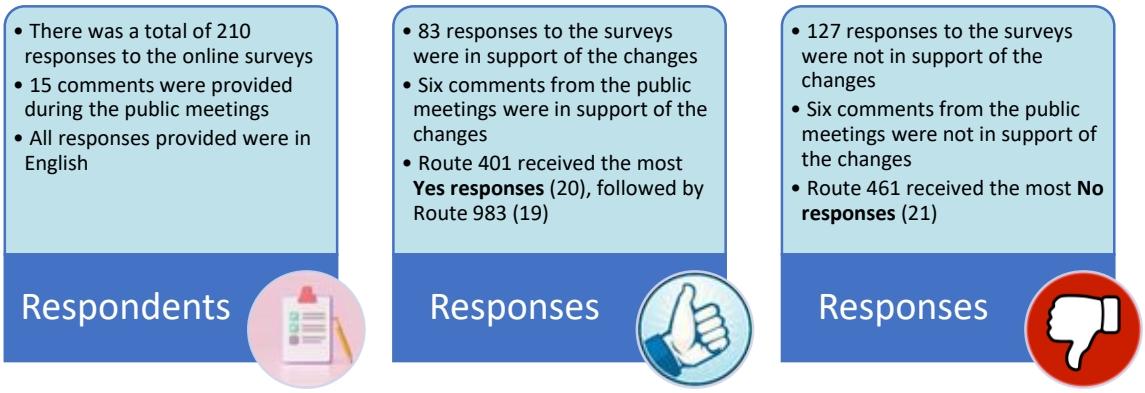

Fairfax Connector
Published by Hootsuite · Yesterday at 8:23 AM ·
Join us today for a virtual meeting on the June 2026 Proposed Service Changes!
We're hosting two sessions where we'll walk through the proposed updates in detail and answer your questions:
Noon
7 p.m.
Thank you to everyone who has already completed the survey — we appreciate your feedback! If you haven't yet, there's still time to share your thoughts.
Details & meeting links
d June 2026 Service
ENGAGE.FAIRFAXCOUNTY.GOV
Proposed June 2026 Fairfax Connector Service Changes - PublicInput


Fairfax Connector
Published by Hootsuite · Just now ·
Missed yesterday's virtual meetings about the proposed June 2026 service changes? No worries!
The meeting recordings are now posted on the survey site https://ow.ly/Taz050Ym5J9
We appreciate your feedback — be sure to complete the survey by March 1!
Take the Survey Now!
Proposed June 2026 Service Changes

Public Comments Summary
The following is a summary of the public comments on the service changes proposed for implementation in fiscal year 2027. The proposed service changes include Routes 101, 109, 335, 401, 402, 432, 461, 463, 552, 553, 615, 622, 625, 642, 924, 950, and 983. Draft schedules and route profile sheets were provided online in February 2026. Public feedback was derived from two online surveys and four virtual public meetings.

As presented in Chart 1, a total of 210 responses were provided to the online surveys. Note that this response volume represents a small fraction of the overall ridership on these routes (See Chart 4). During the four virtual public meetings, 15 comments were provided, with six comments in support, six comments not in support, and three comments not pertaining to the proposed fiscal year 2027 service changes.

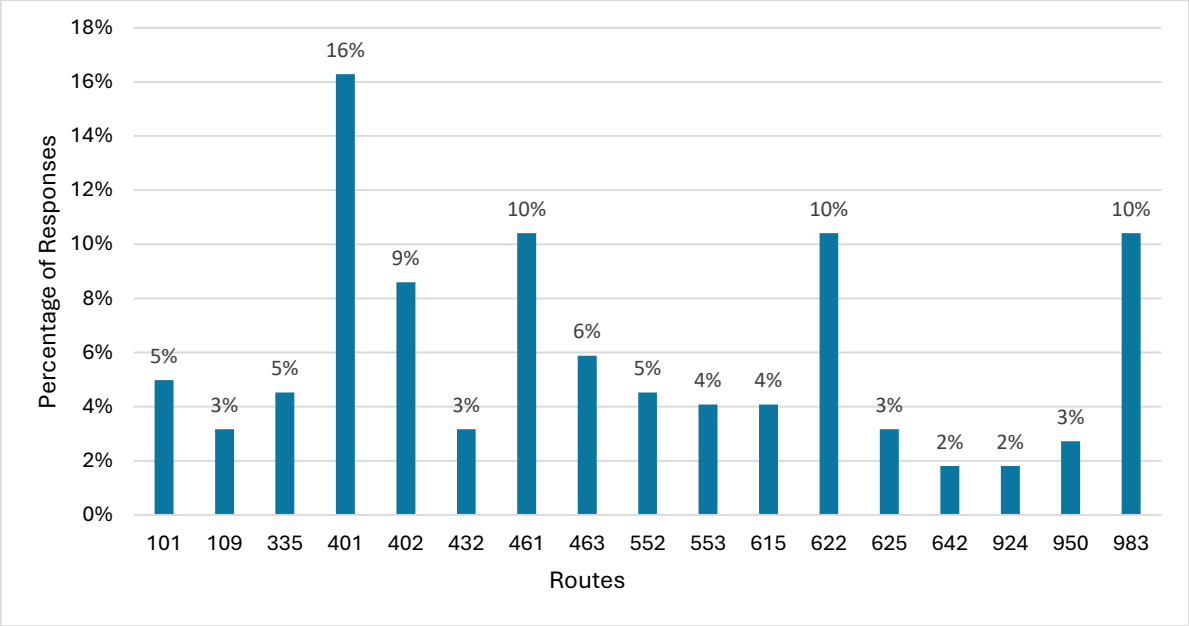
Chart 1: Public Comments Results



The following information summarizes the responses:

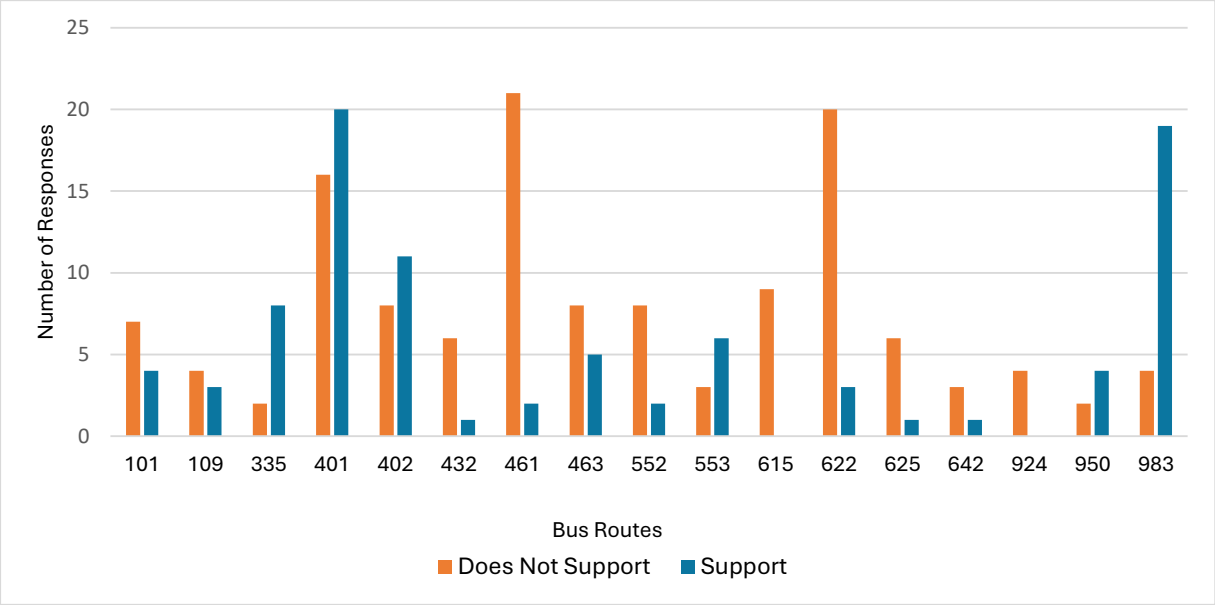
- The distance between Dulles Airport and Route 983 airport bus stop causes delays or missed buses. Airport workers also request extended evening service.
- Frequency cuts on Routes 461 and 463 will jeopardize the tight two-minute Metrorail-to-bus transfer windows for existing commuters.
- Align Route 553 with school bell times to manage overcrowding.
- Extend Route 574 to Tysons Metro and restore pre-2022 early weekend morning service.
- Extend service to Route 50 in Chantilly.
- Routes RIBS 1, RIBS 3, 552, 558, and 574 overlap service on North Shore Drive and Wiehle Avenue, which splits ridership between the five bus routes and creates an appearance of low demand.
- Concerns regarding regional connectivity with Reston–Herndon area.
- High satisfaction with Routes 401, 402, 670, and 983.

Chart 2: Feedback Provided by Route



As presented in Chart 2, of all the routes included in the online surveys and public meetings, Route 401 received the most comments with 36 responses (16 percent), while Routes 461, 622, and 983 each received 23 responses (10 percent).

Chart 3: Support Vs. Does Not Support



As presented in Chart 3, out of the 225 total responses (210 from the online surveys and 15 from the public meetings), 89 were in support, 133 were not in support, and three comments did not relate to the proposed fiscal year 2027 service changes. While many respondents advocated for maintaining or increasing current levels of service, there is a strong request for improved schedules and better accessibility. The respondents emphasized that the Connector transit service is a critical link for their commutes to work, school, and regional transit hubs (such as Metrorail stations).

Chart 4: Percentage of Responses Not in Support of Proposed Changes vs Monthly Ridership by Route

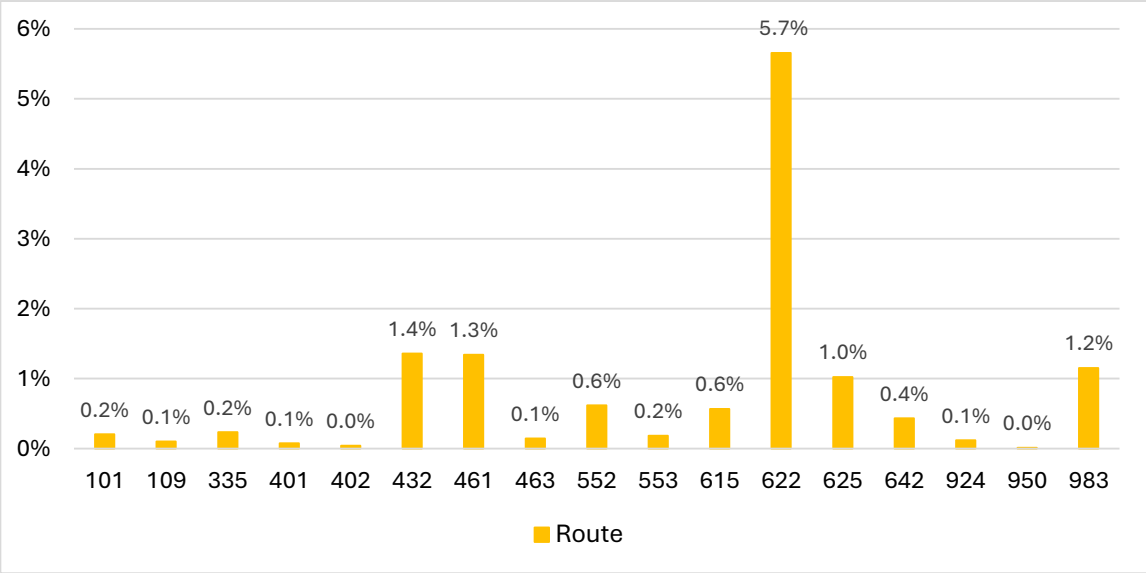
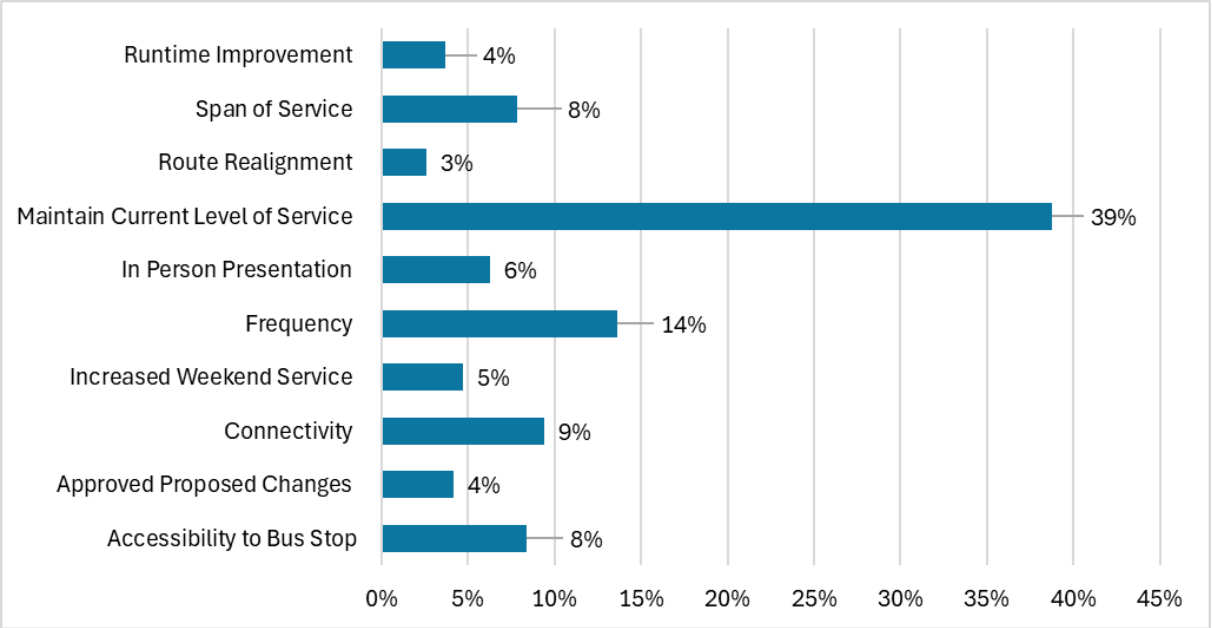


Chart 4 compares the number of public comments to monthly ridership by route. The comparison shows that the responses not in support of the proposed service changes represent less than one percent of each route's total ridership.

Chart 5: Additional Comments



As presented in Chart 5, when asked for additional comments, a total of 192 additional comments (180 from the online surveys and 12 from the public meetings) were provided by the respondents. Of the 192 additional comments:

- 46 percent requested improvements in frequency, accessibility to bus stops, connectivity, span of service, running time, and route realignment.
- 44 percent asked for more weekend service or to maintain the current level of service.
- Four percent approved of the changes to Routes 101, 401, 402, 432, 463, and 983.
- Six percent were made during the public meetings, and included the following comments/concerns:
    - Move the Route 983 airport bus stop closer to Dulles Airport.
    - Concerns regarding connectivity between western Herndon and eastern Loudoun County, as well as between the Reston–Herndon area and Tysons.
    - Dissatisfaction with the reduced frequency on Routes 462 and 463.

Conclusion

While passengers on high-volume routes (such as Routes 401 and 402) expressed concerns over schedule adjustments, the proposed changes are proactive measures designed to improve on-time performance. By aligning frequency with real-world traffic conditions, the Connector will provide more predictable arrival times, thereby directly addressing the reliability issues cited in public comments. Similarly, making Route 335's detour permanent and increasing Route 983 weekend frequency are strategic moves to stabilize schedules and meet demand.

The proposed service changes represent targeted optimizations rather than broad service removals. For the majority of affected routes, the span of service remains unchanged, protecting the first and last trips for daily commuters. Most modifications are minimal, such as reducing Route 101 by a single daily trip to match demand while maintaining core accessibility. In more significant changes, equity and connectivity were prioritized. For instance, Route 642 maintains midday service to mitigate potential disparate impacts, while Route 615 riders remain supported by alternative Connector and Metrobus options. Ultimately, the adjustments improve efficiency and fiscal responsibility, ensuring a more reliable transit system for most passengers.

For the routes facing elimination due to historically low ridership, specific mitigations and alternative transit options have been identified to ensure continued regional connectivity, as shown below.

Route	Elimination Details	Alternative Routes for Riders to Utilize
552	Eliminate entire route	RIBS 1, RIBS 3, RIBS 5, 558, 574, 924, 937, and 950
615	Eliminate Sunday service	610, 630, 651, and 672
622	Eliminate entire route	605
642	Eliminate weekend service	630 and 901

Overall, the service changes proposed for implementation in fiscal year 2027 would streamline operations, improve the rider experience, and preserve vital regional connectivity.

Title VI Service Equity Analysis
Proposed Fiscal Year 2027 Fairfax Connector Service Changes

Summary of Analysis Results

The service changes proposed for implementation on Summer 2026 were reviewed as mandated by the Federal Transit Administration (FTA) in *Circular 4702.1B, Title VI Requirements and Guidelines for Federal Transit Administration Recipients*. The Title VI analysis showed that the proposed service changes for Routes 461, 552, 553, 615, 622, 642, 651, and 983 met the major service change threshold, and their adverse effects were considered when doing this analysis. The analysis suggested the proposed service changes to Route 642 would result in a disparate impact (DI) on minority riders. Accordingly, further evaluation was conducted to minimize any adverse effects. The results of this evaluation, including the route's low usage and the availability of other routes serving the same area, provide substantial legitimate justification for Route 642 changes. Additionally, in compliance with Title VI, there are no practical alternatives that would improve route efficiency with a less disparate impact. For all other proposed service changes, no Title VI disparate impact or disproportionate burden was found.

Relevant Fairfax County Title VI Program Elements

A service equity analysis may require the evaluation of as many as four items depending on the route's nature, proposed changes, and served environment. The policies listed in this section are contained in the County's Title VI Program, as approved by the Board of Supervisors in July 2023.

A major service change is defined as either an increase or a decrease of 25 percent or more in either daily revenue service hours, revenue service miles, or both for the individual route being modified.

An adverse effect occurs when the proposed service change incorporates any of the following modifications:

- Service is eliminated.
- Headways are modified by at least 20 percent and 10 minutes.
- The span of service is modified by at least 10 percent and two hours.
- New service is implemented.

A disparate impact (DI) occurs under the following circumstances:

- For a proposed service increase or fare reduction, calculate service area minority population percent minus route area minority population percent. If the result is greater than or equal to +10 percent, then a DI has occurred.
- For a proposed service reduction or fare increase, calculate route area minority population percent minus service area minority population percent. If the result is greater than or equal to +10 percent, then a DI has occurred.

A disproportionate burden (DB) occurs under the following circumstances:

- For a proposed service increase or fare reduction, calculate service area low-income population percent minus route area low-income population percent. If the result is greater than or equal to +10 percent, then a DB has occurred.
- For a proposed service reduction or fare increase, calculate route area low-income population percent minus service area low-income population percent. If the result is greater than or equal to +10 percent, then a DB has occurred.

For any changes exceeding established DI or DB thresholds, the FTA guidance to agencies (*Circular* Chapter IV-16; emphasis in original) requires that:

"If a transit provider chooses not to alter the proposed service changes despite the potential disparate impact on minority populations, or if the transit provider finds, even after the revisions, that minority riders will continue to bear a disproportionate share of the proposed service change, the transit provider may implement the service change *only* if:

- "the transit provider has a substantial legitimate justification for the proposed service change; **and**
- "the transit provider can show that there are no alternatives that would have a less disparate impact on minority riders but would still accomplish the transit provider's legitimate program goals."

The Fairfax County Department of Transportation (FCDOT) measured the percentages of minority and low-income riders impacted by the proposed service changes and then compared those percentages to the system-wide profile for Fairfax Connector (50.7 percent minority and 19.4 percent low-income) to determine whether the service changes would cause a DI or a DB.

Overview

The service changes proposed for implementation in fiscal year 2027 include Routes 101, 109, 335, 401, 402, 432, 461, 463, 552, 553, 615, 622, 625, 642, 924, 950, and 983. Note that Route 651 was included in this Title VI analysis because a minor run time adjustment will be made to improve reliability. Additionally, Routes 605 and 630 were included in the analysis due to operational interlining with Routes 615 and 642, respectively.

Major Service Change Evaluation

Each of the above routes included in the proposed service changes was evaluated against the major service change threshold defined in the County's Title VI Program. Table 1 shows Routes 461, 552, 553, 615, 622, 625, 642, 651, and 983 met the major service change threshold and required further analysis.

Table 1: Proposed Service Changes

Route	Proposed Change in Revenue Hours (%)			Proposed Change in Revenue Miles (%)			Met Major Service Change Threshold?
	Weekday	Sat.	Sun.	Weekday	Sat.	Sun.	
101	-7.9%	-	-	-1.7%	-	-	NO
109	-22.5%	-	-	-14.3%	-	-	NO
335	12.4%			-5.3%			NO
401	2.3%	-	-	-4.4%	-2.0%	-2.0%	NO
402	2.5%	-	-	-0.9%	0.8%	0.8%	NO
432	-2.8%			-20.0%			NO
461	-28.7%			-28.6%			YES
463	-6.0%	-	-	-6.2%	-	-	NO
552	-100.0%			-100.0%			YES
553	-39.6%			-43.3%			YES
605	8.7%	-	6.2%	-	-	-	NO
615	-27.5%	-	-100.0%	-31.8%	-	-100.0%	YES
622	-100.0%	-100.0%	-100.0%	-100.0%	-100.0%	-100.0%	YES
625	-57.1%			-61.5%			YES
630	-2.5%	7.4%	7.6%	-	-	0.0%	NO
642	-52.5%	-100.0%	-100.0%	-53.3%	-100.0%	-100.0%	YES
651	-3.6%	31.1%	31.0%	-	-	-	YES
924	-19.6%	-	-	-19.8%	-	-	NO
950	-9.8%	-	-	-9.5%	-	-	NO
983	-	69.0%	64.3%	2.8%	33.5%	33.5%	YES

Routes 461, 552, 553, 615, 622, 625, 642, 651, and 983 were further analyzed for potential adverse effects, as shown in Table 2. Except for Route 651, these routes met the adverse effect thresholds, so they were further evaluated for possible DI/DB.

Table 2: Adverse Effect Analysis

Route	Service Change	Headway Modified by at Least 20% and 10 mins				Span of Service Modified by at Least 10% and 2 hours		
		Weekday Peak	Weekday Midday	Sat.	Sun.	Weekday	Sat.	Sun.
461	Reduce	-100.0% (20 mins)	No change	N/A	N/A	No change	N/A	N/A
552	Eliminate	Eliminate	N/A	N/A	N/A	Eliminate	N/A	N/A
553	Reduce	-100.0% (20 mins)	N/A	N/A	N/A	No change	N/A	N/A
615	Reduce	-33.3% (15 mins)	-33.3% (15 mins)	No change	Eliminate	No change	No change	Eliminate
622	Eliminate	Eliminate	Eliminate	Eliminate	Eliminate	Eliminate	Eliminate	Eliminate
625	Reduce	Eliminate	No change	N/A	N/A	-62% (8 hrs)	N/A	N/A
642	Reduce	No change	-100%	Eliminate	Eliminate	-58% (9 hrs 22 mins)	Eliminate	Eliminate
651	Improve	No change	No change	No change	No change	No change	No change	No change
983	Improve	No change	No change	33% (20 mins)	33% (20 mins)	No change	2% (17 mins)	9% (58 mins)

Data Sources

Data on the minority population by census block group is from Table B03002 from the American Community Survey, 2017–2021 five-year estimates. The minority population is defined as all persons who are not within the non-Hispanic white population. Data on the low-income households by census block group is from Table B19001 from the American Community Survey, 2017–2021 five-year estimates. Low-income households are defined as households making under $60,000 annually.

Equity Analysis

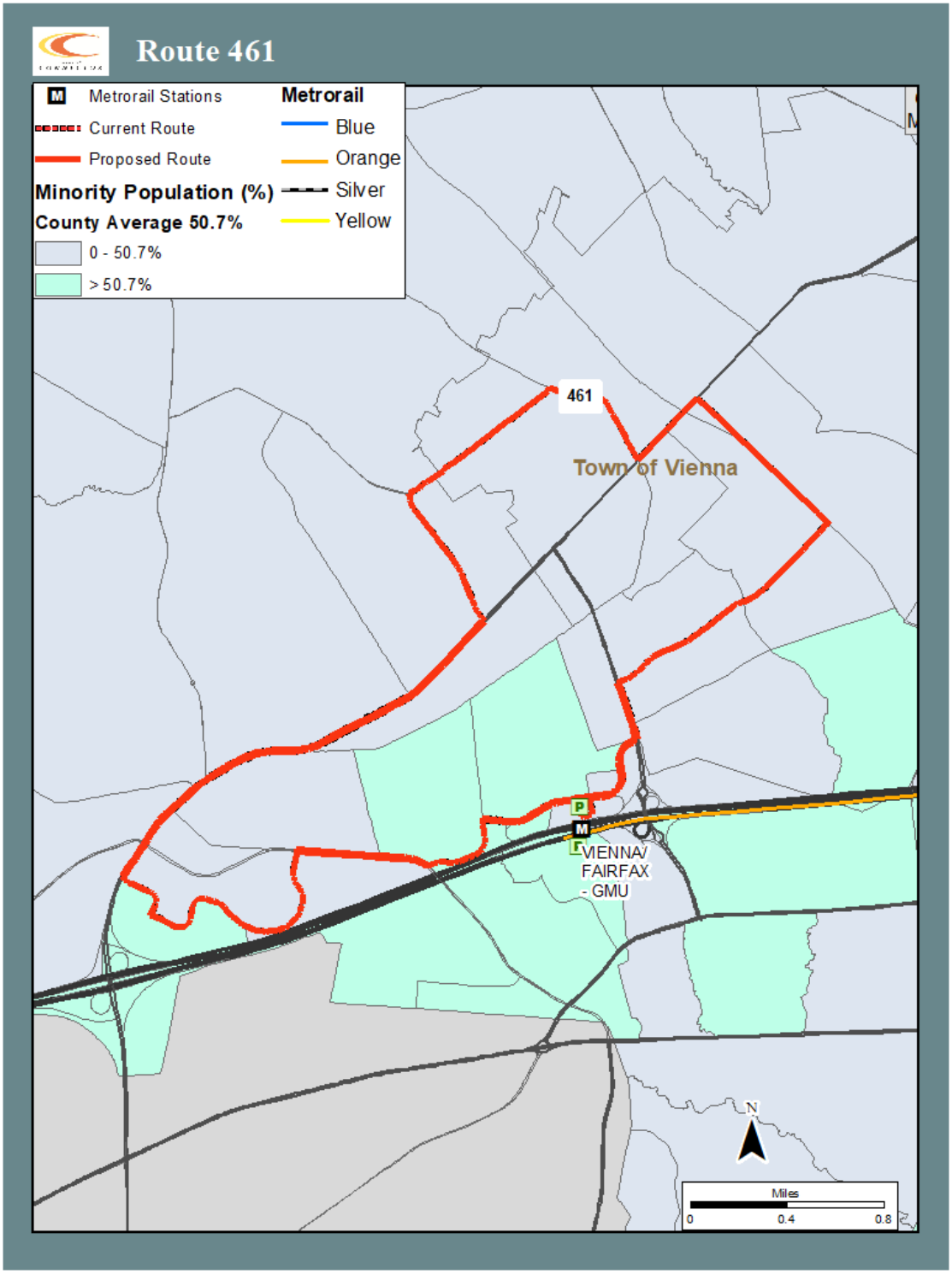
Route 461: Vienna – Oakton
Disparate Impact (DI): Within the service area of Route 461, the minority population is 42.7 percent. Since the proposed change will reduce service, the difference between the route area and service area minority is calculated. The difference of -8 percent does not exceed the 10 percent threshold. Therefore, there is no DI for minority riders.

Table 3: Route 461 Disparate Impact

Route	Add / Reduce Service	Route Area Population	Route Area Minority Population	Route Area Minority Population Percent	Service Area Minority Population Percent	Difference	Threshold	Difference Over Threshold
461	Reduce	23,391	9,989	42.7%	50.7%	-8%	10%	No

Figure 1 shows the proposed route alignment in relation to predominantly minority census block groups.

Figure 1: Route 461 Minority Population Map



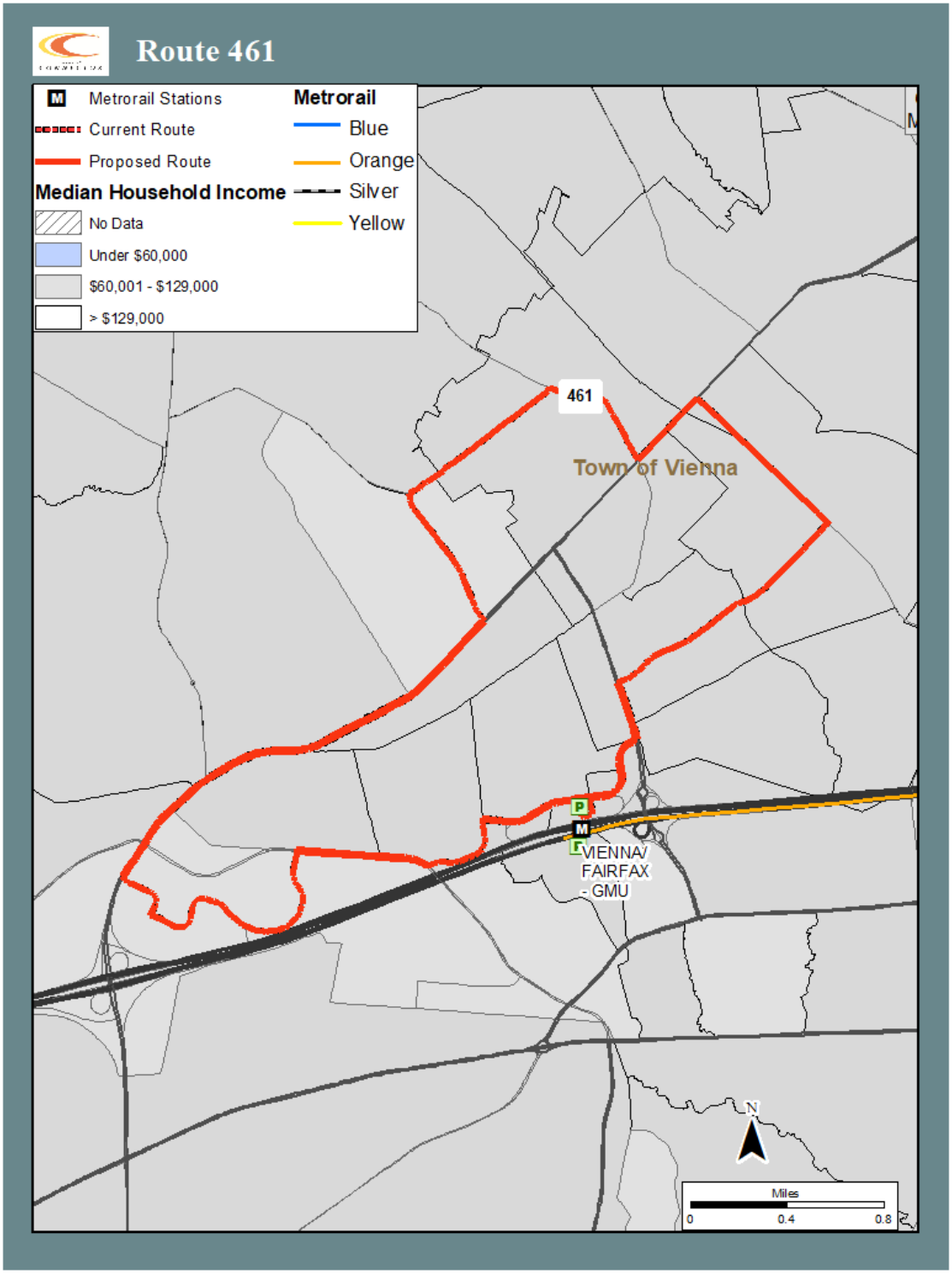
Disproportionate Burden (DB): Within the service area of Route 461, the low-income households are 16.3 percent. Since the proposed change will reduce service, the difference between the route area and service area low-income households is calculated. The difference of -3.1 percent does not exceed the 10 percent threshold. Therefore, there is no DB for low-income riders.

Table 4: Route 461 Disproportionate Burden

Route	Add / Reduce Service	Route Area Households	Route Area Low-Income Households	Route Area Low-Income Households Percent	Service Area Low-Income Households Percent	Difference	Threshold	Difference Over Threshold
461	Reduce	9,032	1,472	16.3%	19.4%	-3.1%	10%	No

Figure 2 shows the proposed route alignment in relation to predominantly low-income census block groups.

Figure 2: Route 461 Low-income Households Map



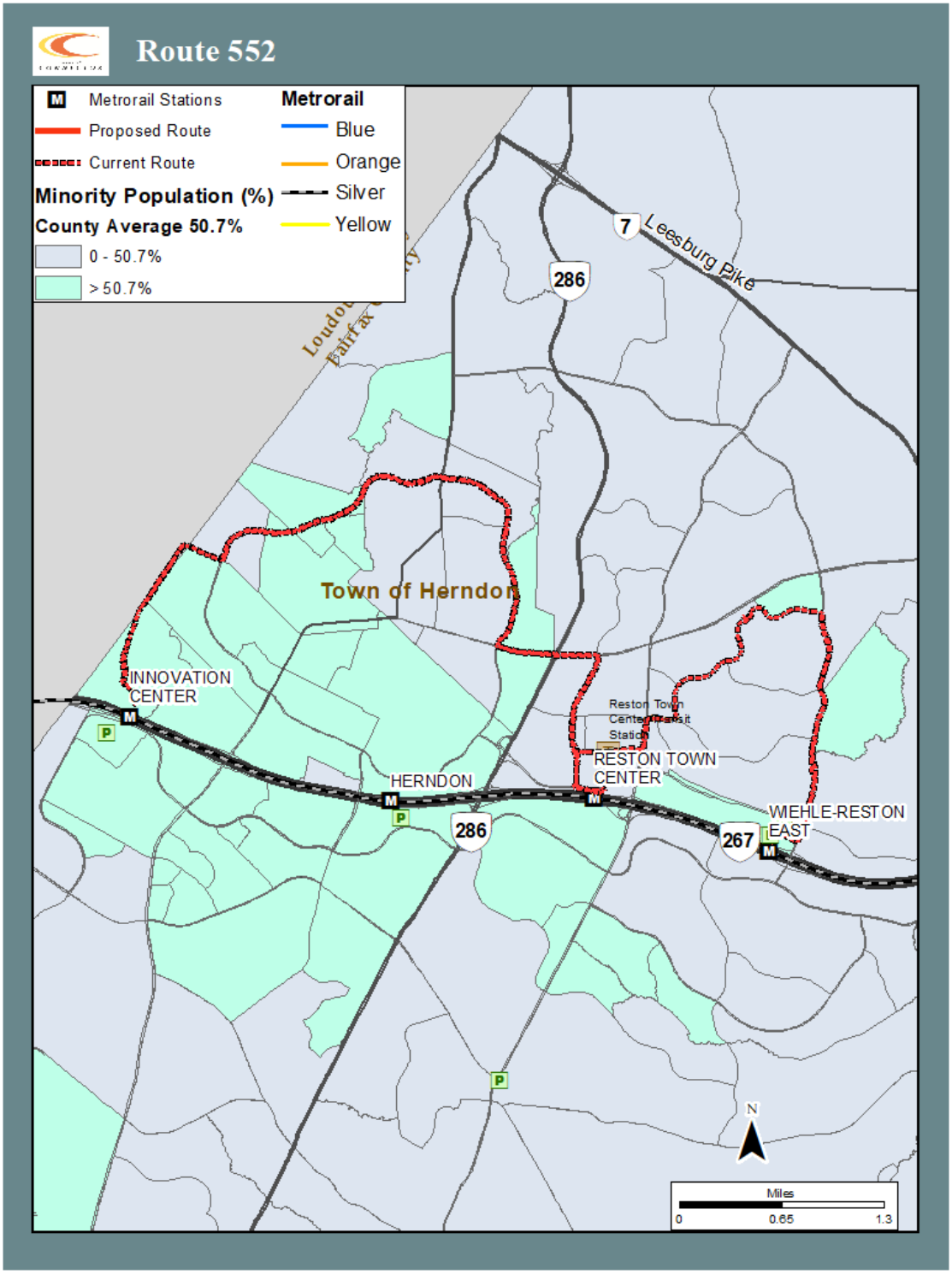
Route 552: Innovation Center – Wiehle – Reston East
Disparate Impact (DI): Within the service area of Route 552, the minority population is 47.8 percent. Since the proposed change will eliminate service, the difference between the route area and service area minority is calculated. The difference of -2.9 percent does not exceed the 10 percent threshold. Therefore, there is no DI for minority riders.

Table 5: Route 552 Disparate Impact

Route	Add / Reduce Service	Route Area Population	Route Area Minority Population	Route Area Minority Population Percent	Service Area Minority Population Percent	Difference	Threshold	Difference Over Threshold
552	Eliminate	30,100	14,377	47.8%	50.7%	-2.9%	10%	No

Figure 3 shows the proposed route alignment in relation to predominantly minority census block groups.

Figure 3: Route 552 Minority Population Map



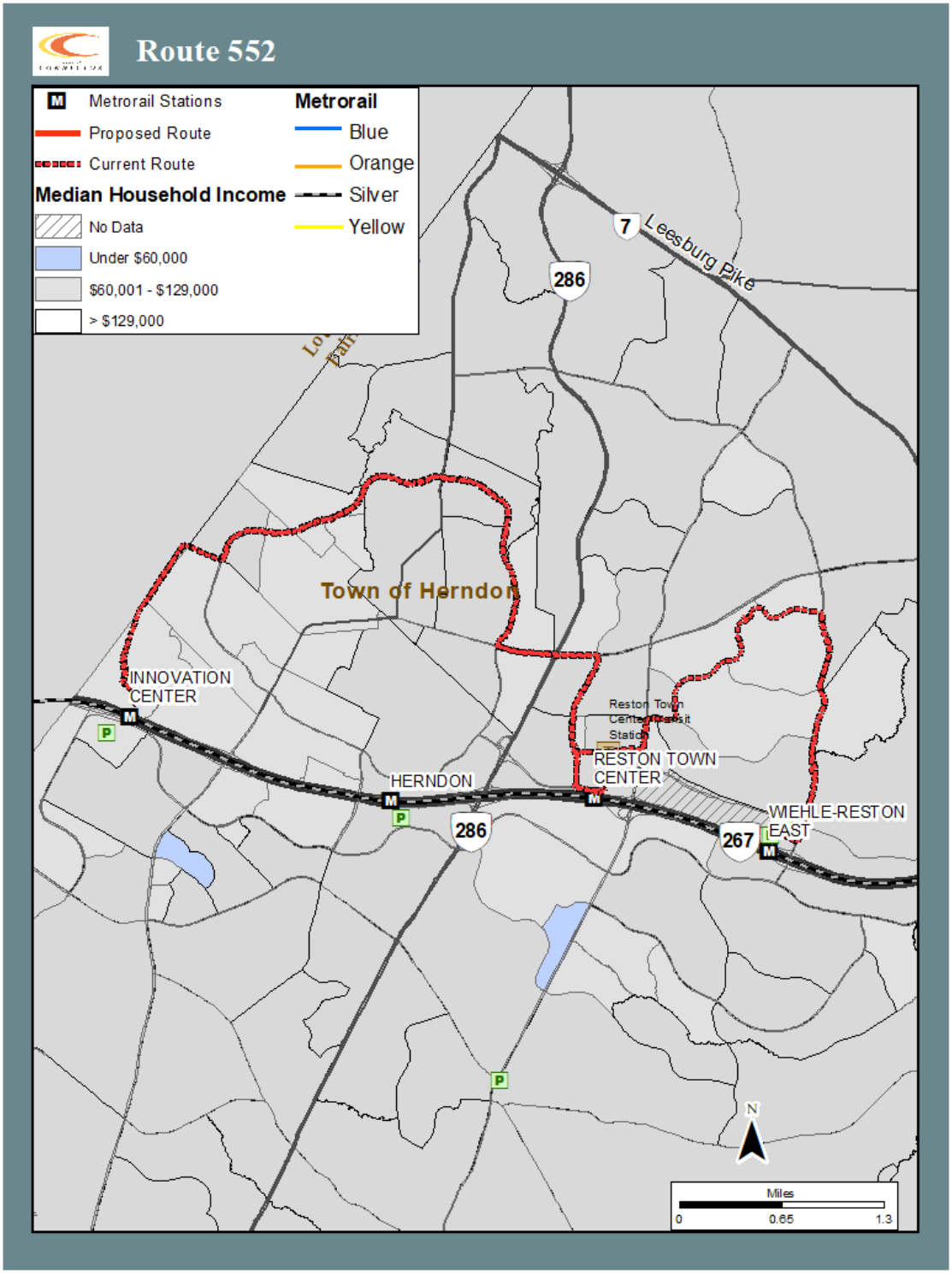
Disproportionate Burden (DB): Within the service area of Route 552, the low-income households are 20.9 percent. Since the proposed change will eliminate service, the difference between the route area and service area low-income households is calculated. The difference of 1.5 percent does not exceed the 10 percent threshold. Therefore, there is no DB for low-income riders.

Table 6: Route 552 Disproportionate Burden

Route	Add / Reduce Service	Route Area Households	Route Area Low-Income Households	Route Area Low-Income Households Percent	Service Area Low-Income Households Percent	Difference	Threshold	Difference Over Threshold
552	Eliminate	13,084	2,734	20.9%	19.4%	1.5%	10%	No

Figure 4 shows the proposed route alignment in relation to predominantly low-income census block groups.

Figure 4: Route 552 Low-income Households Map



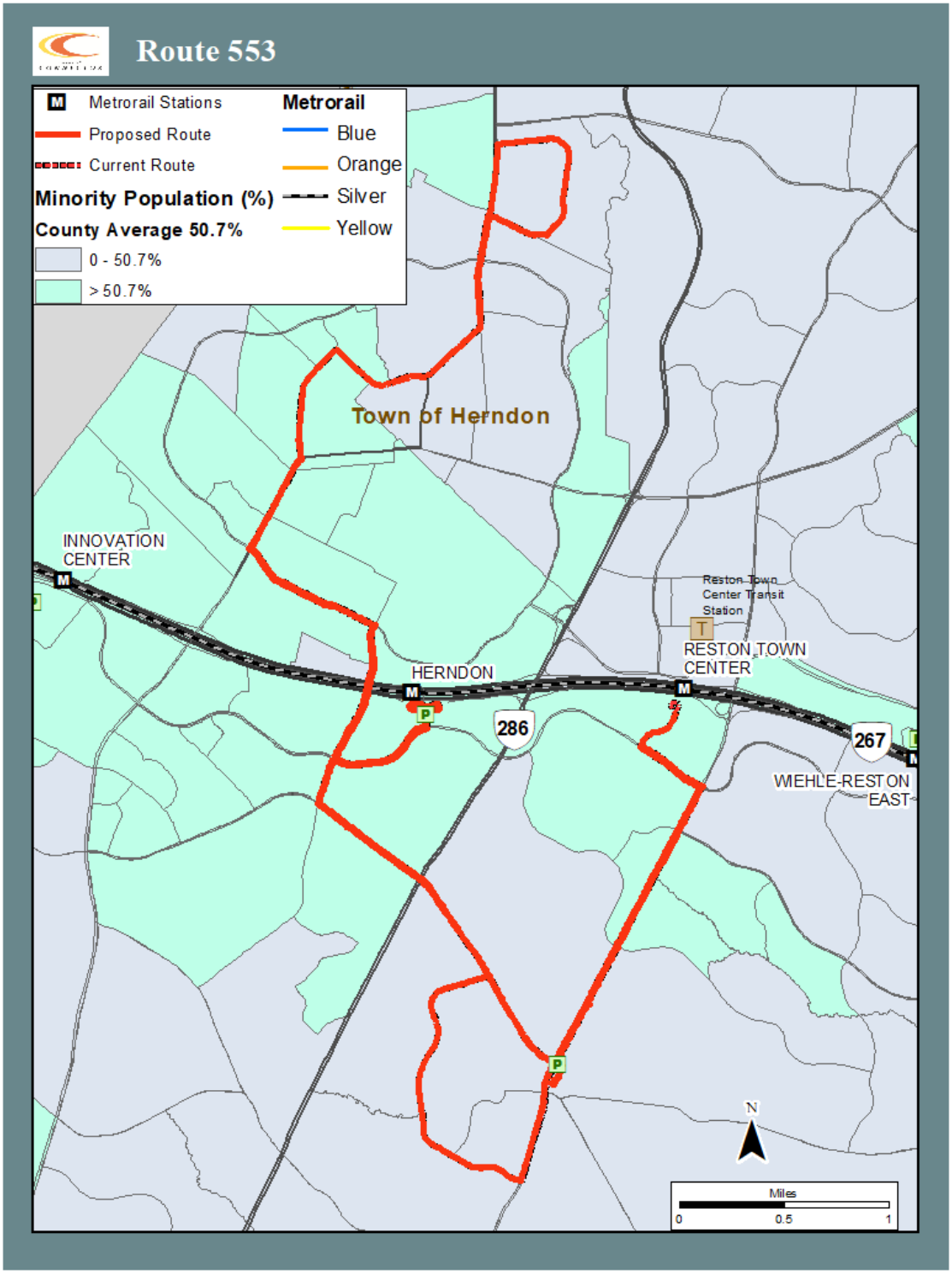
Route 553: Kingstream – Herndon – Fox Mill
Disparate Impact (DI): Within the service area of Route 553, the minority population is 60.5 percent. Since the proposed change will reduce service, the difference between the route area and service area minority is calculated. The difference of 9.9 percent does not exceed the 10 percent threshold. Therefore, there is no DI for minority riders.

Table 7: Route 553 Disparate Impact

Route	Add / Reduce Service	Route Area Population	Route Area Minority Population	Route Area Minority Population Percent	Service Area Minority Population Percent	Difference	Threshold	Difference Over Threshold
553	Reduce	28,683	17,363	60.5%	50.7%	9.9%	10%	No

Figure 5 shows the proposed route alignment in relation to predominantly minority census block groups.

Figure 5: Route 553 Minority Population Map



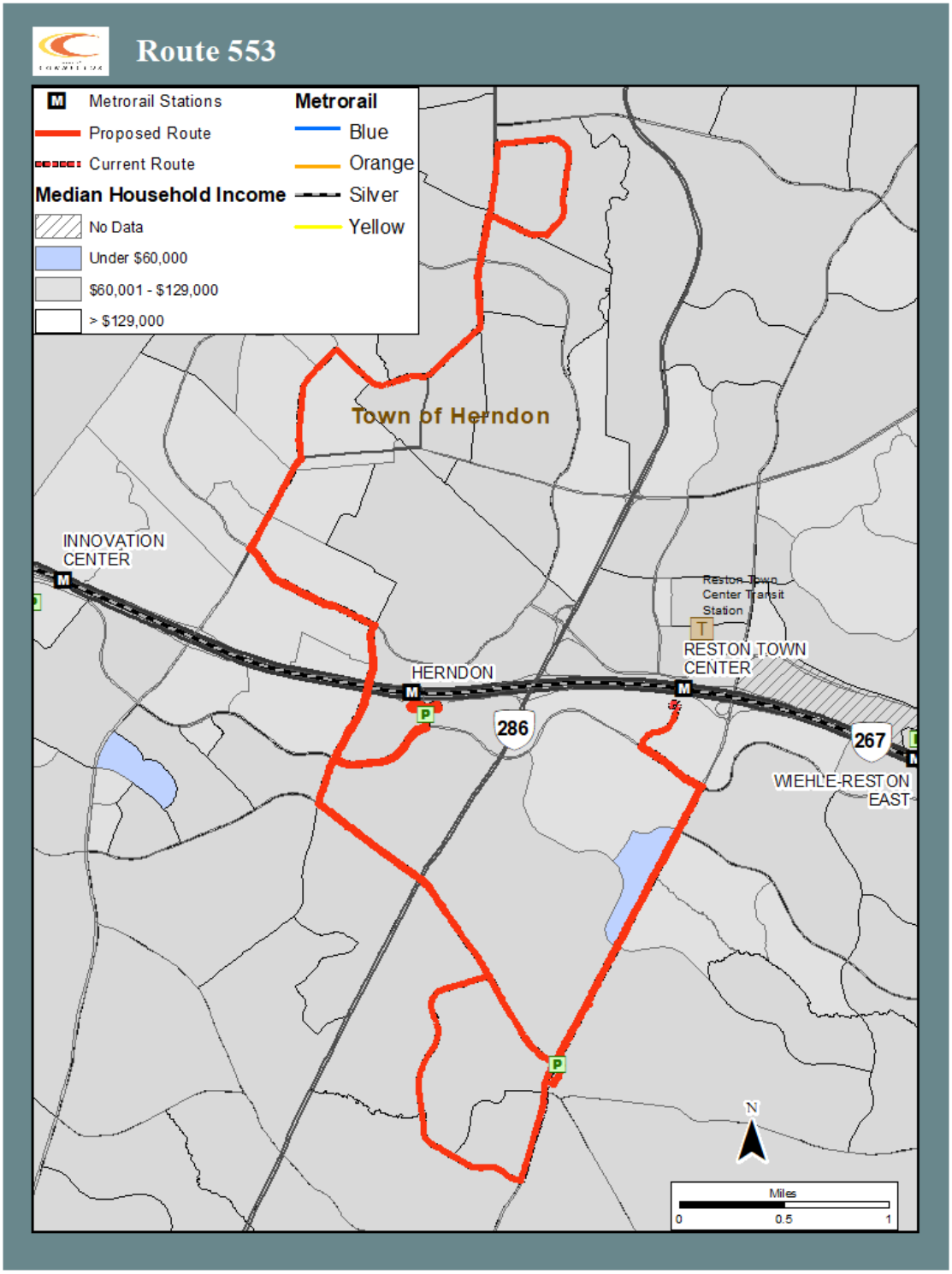
Disproportionate Burden (DB): Within the service area of Route 553, the low-income households are 20.7 percent. Since the proposed change will reduce service, the difference between the route area and service area low-income households is calculated. The difference of 1.3 percent does not exceed the 10 percent threshold. Therefore, there is no DB for low-income riders.

Table 8: Route 553 Disproportionate Burden

Route	Add / Reduce Service	Route Area Households	Route Area Low-Income Households	Route Area Low-Income Households Percent	Service Area Low-Income Households Percent	Difference	Threshold	Difference Over Threshold
553	Reduce	9,715	2,014	20.7%	19.4%	1.3%	10%	No

Figure 6 shows the proposed route alignment in relation to predominantly low-income census block groups.

Figure 6: Route 553 Low-income Households Map



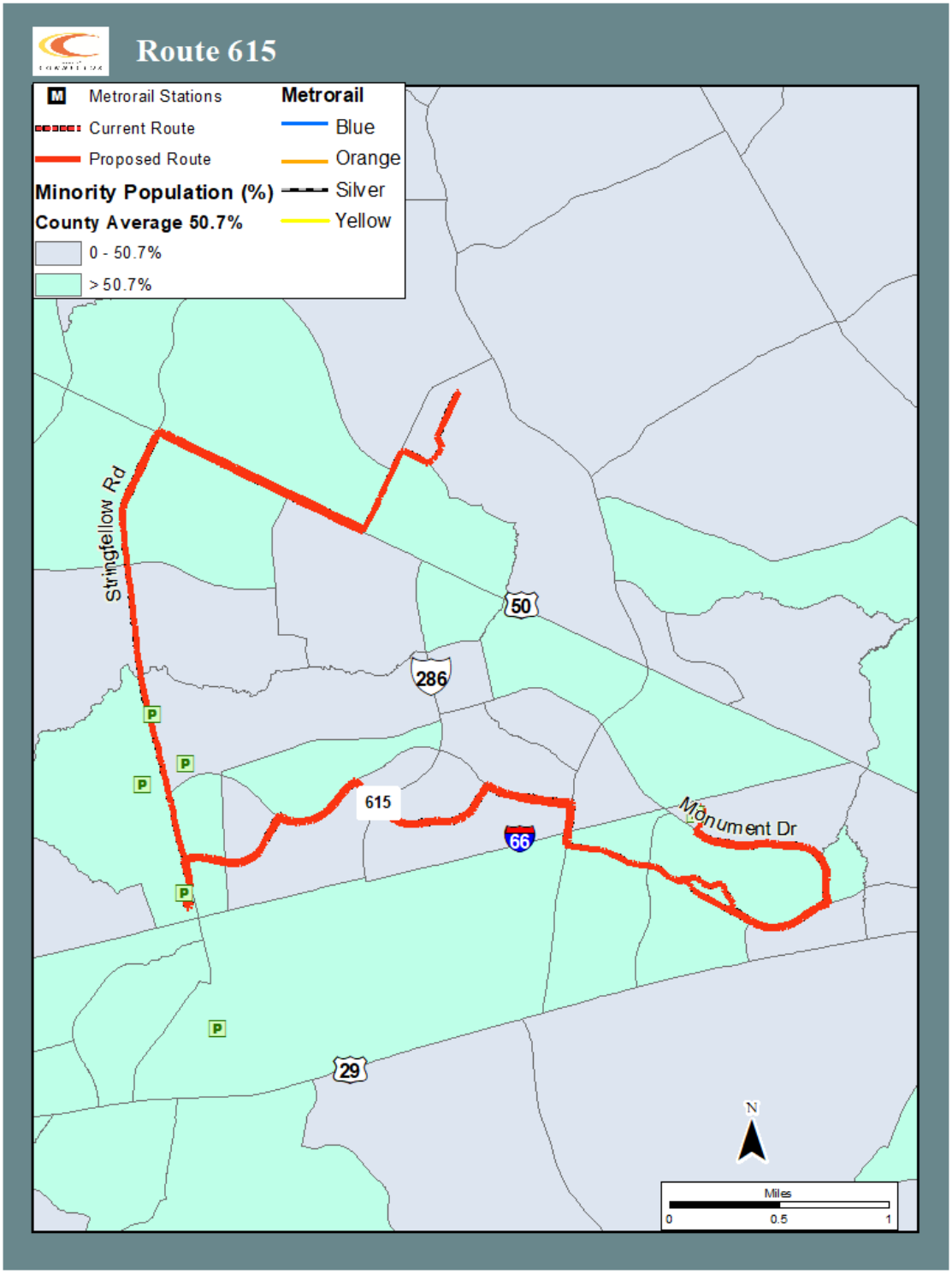
Route 615: Fair Oaks – Greenbriar
Disparate Impact (DI): Within the service area of Route 615, the minority population is 50.7 percent. Since the proposed change will reduce service, the difference between the route area and service area minority is calculated. The difference of zero percent does not exceed the 10 percent threshold. Therefore, there is no DI for minority riders.

Table 9: Route 615 Disparate Impact

Route	Add / Reduce Service	Route Area Population	Route Area Minority Population	Route Area Minority Population Percent	Service Area Minority Population Percent	Difference	Threshold	Difference Over Threshold
615	Reduce	25,844	13,094	50.7%	50.7%	0%	10%	No

Figure 7 shows the proposed route alignment in relation to predominantly minority census block groups.

Figure 7: Route 615 Minority Population Map



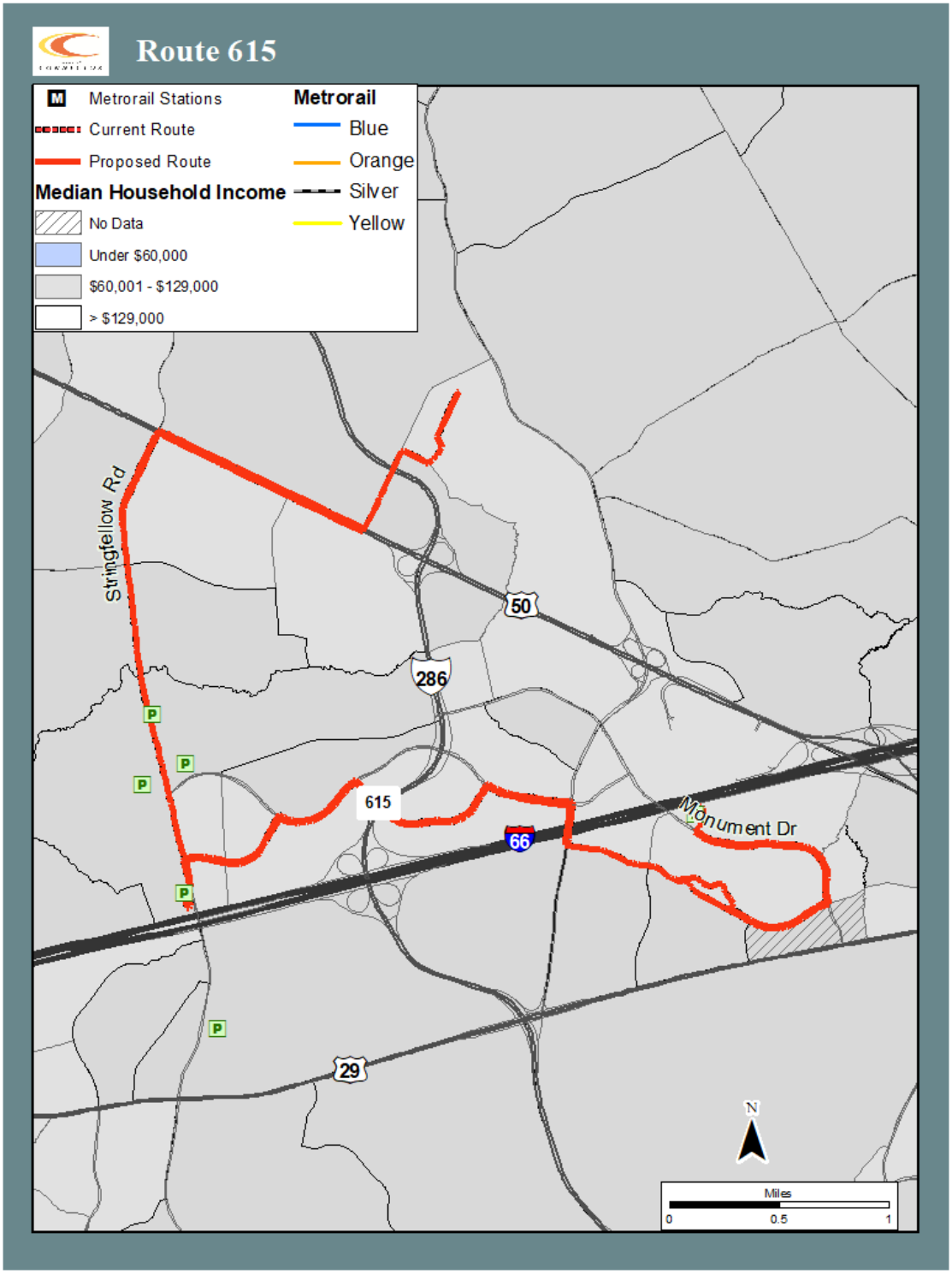
Disproportionate Burden (DB): Within the service area of Route 615, the low-income households are 21.4 percent. Since the proposed change will reduce service, the difference between the route area and service area low-income households is calculated. The difference of 2 percent does not exceed the 10 percent threshold. Therefore, there is no DB for low-income riders.

Table 10: Route 615 Disproportionate Burden

Route	Add / Reduce Service	Route Area Households	Route Area Low-Income Households	Route Area Low-Income Households Percent	Service Area Low-Income Households Percent	Difference	Threshold	Difference Over Threshold
615	Reduce	11,114	2,382	21.4%	19.4%	2%	10%	No

Figure 8 shows the proposed route alignment in relation to predominantly low-income census block groups.

Figure 8: Route 615 Low-income Households Map



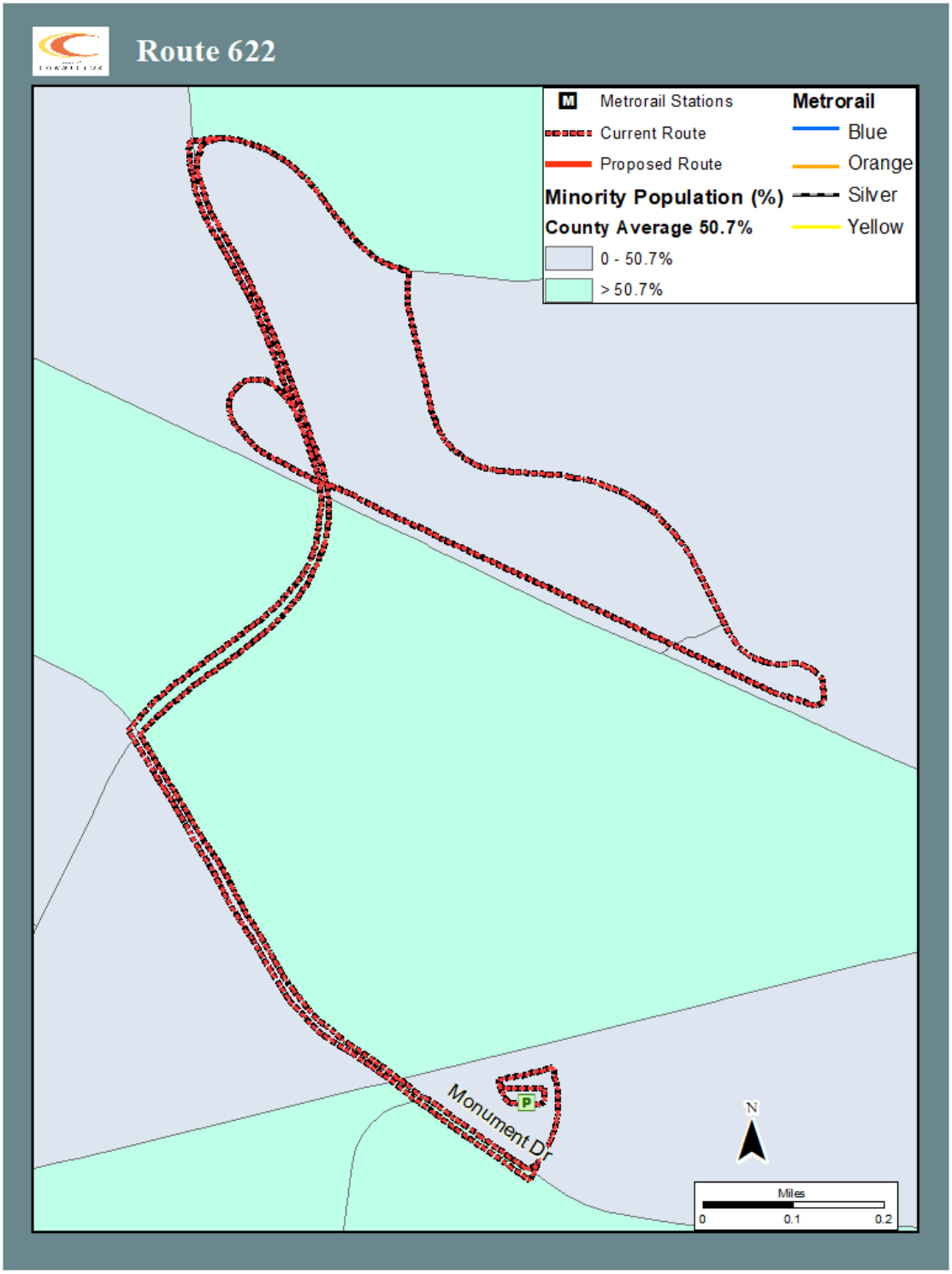
Route 622: Penderbrook – Monument Drive
Disparate Impact (DI): Within the service area of Route 622, the minority population is 51.1 percent. Since the proposed change will eliminate service, the difference between the route area and service area minority is calculated. The difference of 0.4 percent does not exceed the 10 percent threshold. Therefore, there is no DI for minority riders.

Table 11: Route 622 Disparate Impact

Route	Add / Reduce Service	Route Area Population	Route Area Minority Population	Route Area Minority Population Percent	Service Area Minority Population Percent	Difference	Threshold	Difference Over Threshold
622	Eliminate	8,649	4,418	51.1%	50.7%	0.4%	10%	No

Figure 9 shows the proposed route alignment in relation to predominantly minority census block groups.

Figure 9: Route 622 Minority Population Map



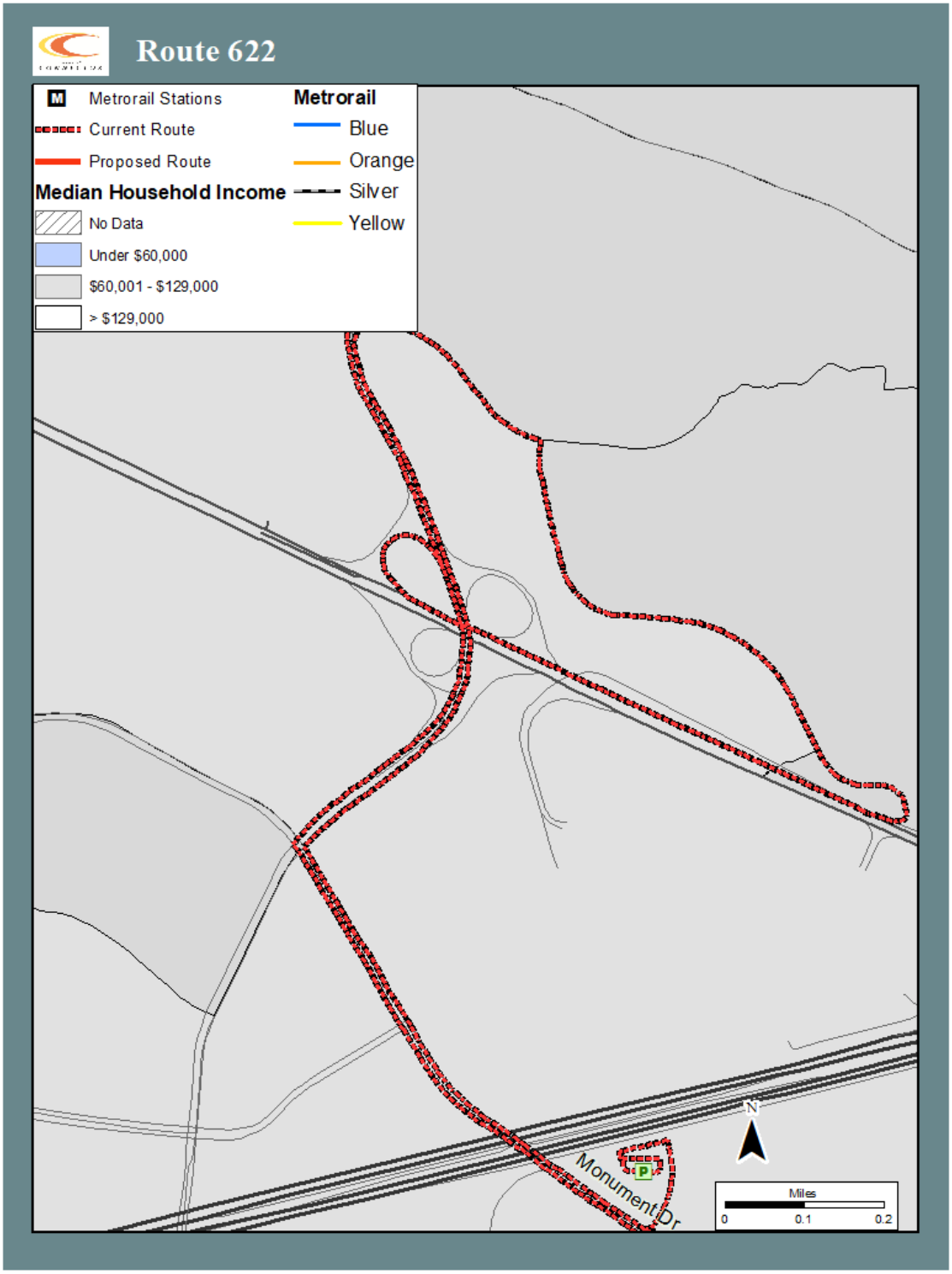
Disproportionate Burden (DB): Within the service area of Route 622, the low-income households are 24.4 percent. Since the proposed change will eliminate service, the difference between the route area and service area low-income households is calculated. The difference of 5 percent does not exceed the 10 percent threshold. Therefore, there is no DB for low-income riders.

Table 12: Route 622 Disproportionate Burden

Route	Add / Reduce Service	Route Area Households	Route Area Low-Income Households	Route Area Low-Income Households Percent	Service Area Low-Income Households Percent	Difference	Threshold	Difference Over Threshold
622	Eliminate	4,259	1,040	24.4%	19.4%	5%	10%	No

Figure 10 shows the proposed route alignment in relation to predominantly low-income census block groups.

Figure 10: Route 622 Low-income Households Map



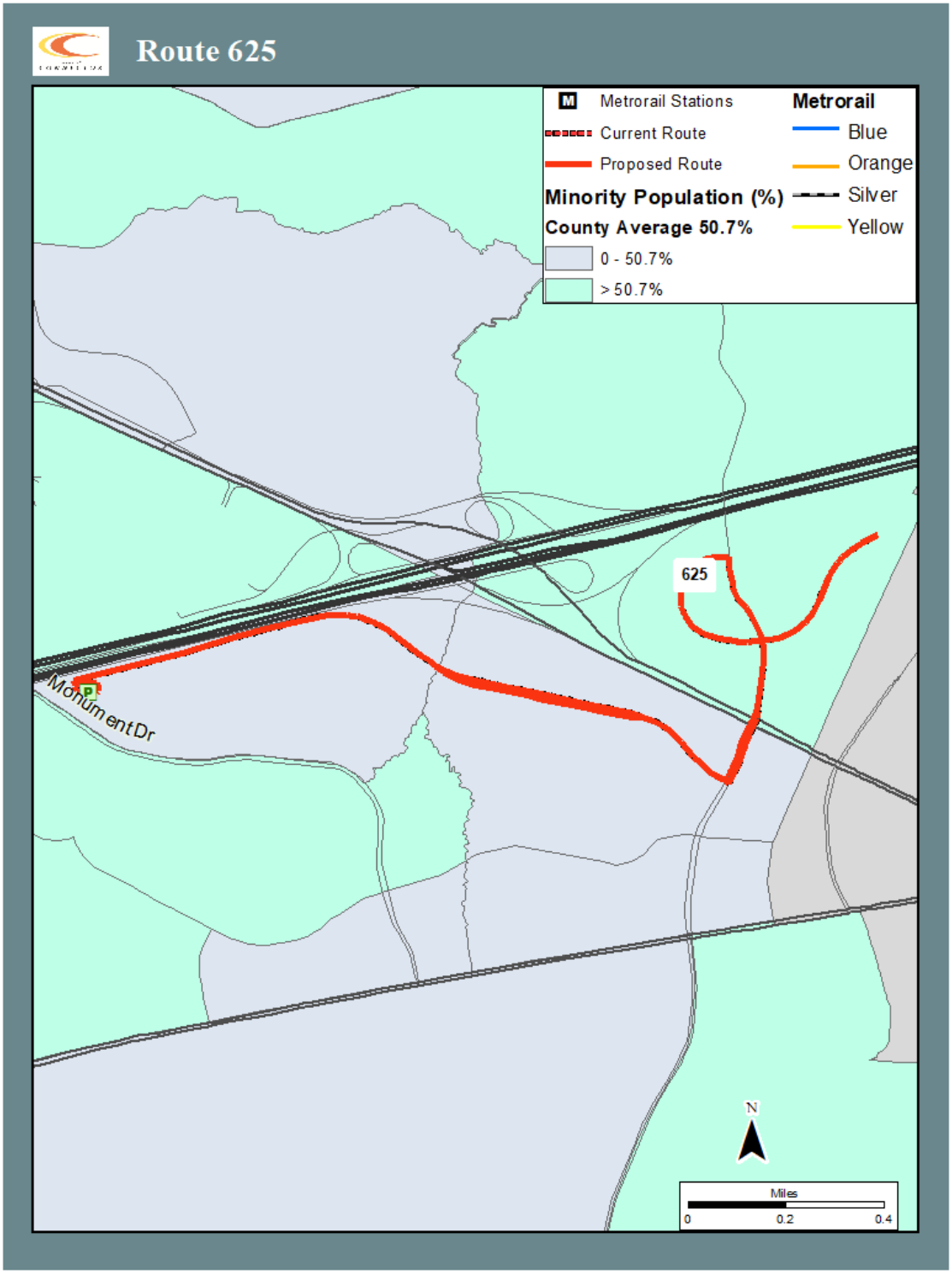
Route 625: Random Hills – Pender Drive
Disparate Impact (DI): Within the service area of Route 625, the minority population is 46.8 percent. Since the proposed change will reduce service, the difference between the route area and service area minority is calculated. The difference of -3.9 percent does not exceed the 10 percent threshold. Therefore, there is no DI for minority riders.

Table 13: Route 625 Disparate Impact

Route	Add / Reduce Service	Route Area Population	Route Area Minority Population	Route Area Minority Population Percent	Service Area Minority Population Percent	Difference	Threshold	Difference Over Threshold
625	Reduce	8,416	3,938	46.8%	50.7%	-3.9%	10%	No

Figure 11 shows the proposed route alignment in relation to predominantly minority census block groups.

Figure 11: Route 625 Minority Population Map



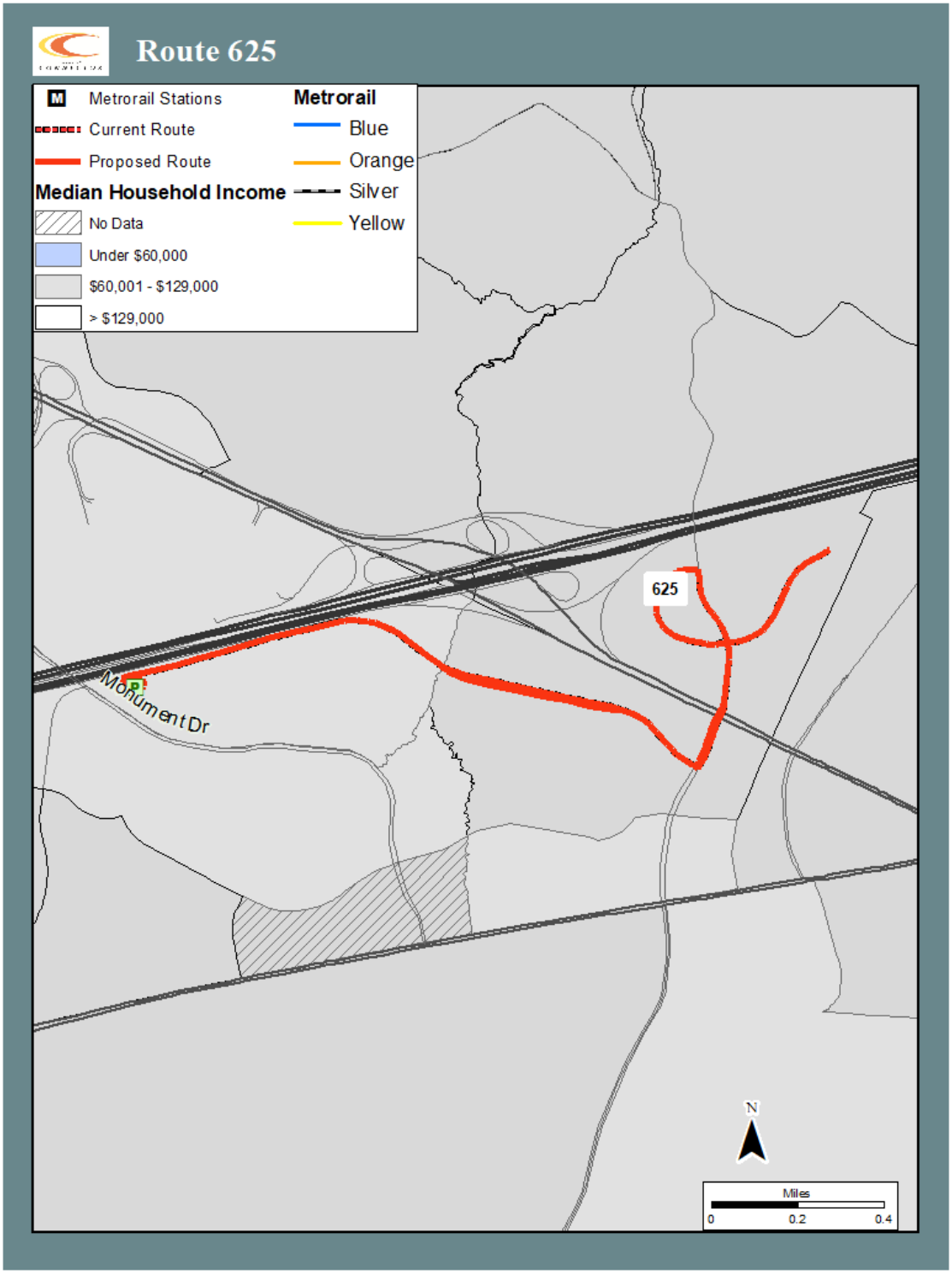
Disproportionate Burden (DB): Within the service area of Route 625, the low-income households are 18.6 percent. Since the proposed change will reduce service, the difference between the route area and service area low-income households is calculated. The difference of -0.8 percent does not exceed the 10 percent threshold. Therefore, there is no DB for low-income riders.

Table 14: Route 625 Disproportionate Burden

Route	Add / Reduce Service	Route Area Households	Route Area Low-Income Households	Route Area Low-Income Households Percent	Service Area Low-Income Households Percent	Difference	Threshold	Difference Over Threshold
625	Reduce	3,841	715	18.6%	19.4%	-0.8%	10%	No

Figure 12 shows the proposed route alignment in relation to predominantly low-income census block groups.

Figure 12: Route 625 Low-income Households Map



Route 642: Stone Road – Centreville North
Disparate Impact (DI): Within the service area of Route 642, the minority population is 60.7 percent. Since the proposed change will reduce service, the difference between the route area and service area minority is calculated. The difference of 10 percent met the 10 percent threshold. Therefore, there is a DI for minority riders.

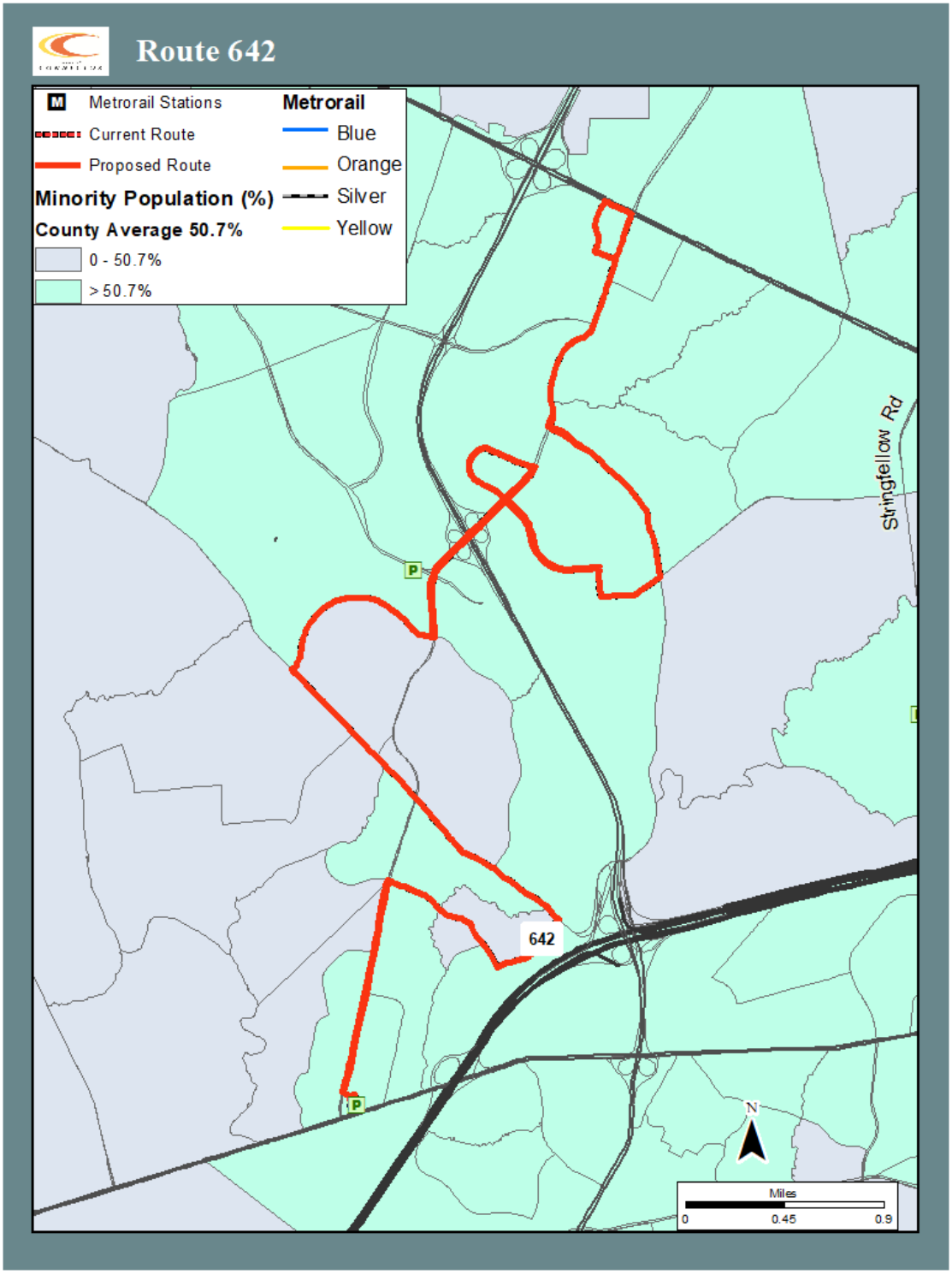
Table 15: Route 642 Disparate Impact

Route	Add / Reduce Service	Route Area Population	Route Area Minority Population	Route Area Minority Population Percent	Service Area Minority Population Percent	Difference	Threshold	Difference Over Threshold
642	Reduce	19,307	11,720	60.7%	50.7%	10%	10%	Yes

Legitimate Justification: Route 642 has only 3.6 passengers per hour, which is well below the system-wide average of 11.13 passengers per hour. To improve service efficiency, weekday off-peak service will be reduced to two midday trips and weekend service will be eliminated. During the affected midday and weekend periods, riders would continue to be served by Routes 651 and 901 that serve the same area. There are no practical alternatives that would improve route efficiency with a less disparate impact on minority riders.

Figure 13 shows the proposed route alignment in relation to predominantly minority census block groups.

Figure 13: Route 642 Minority Population Map



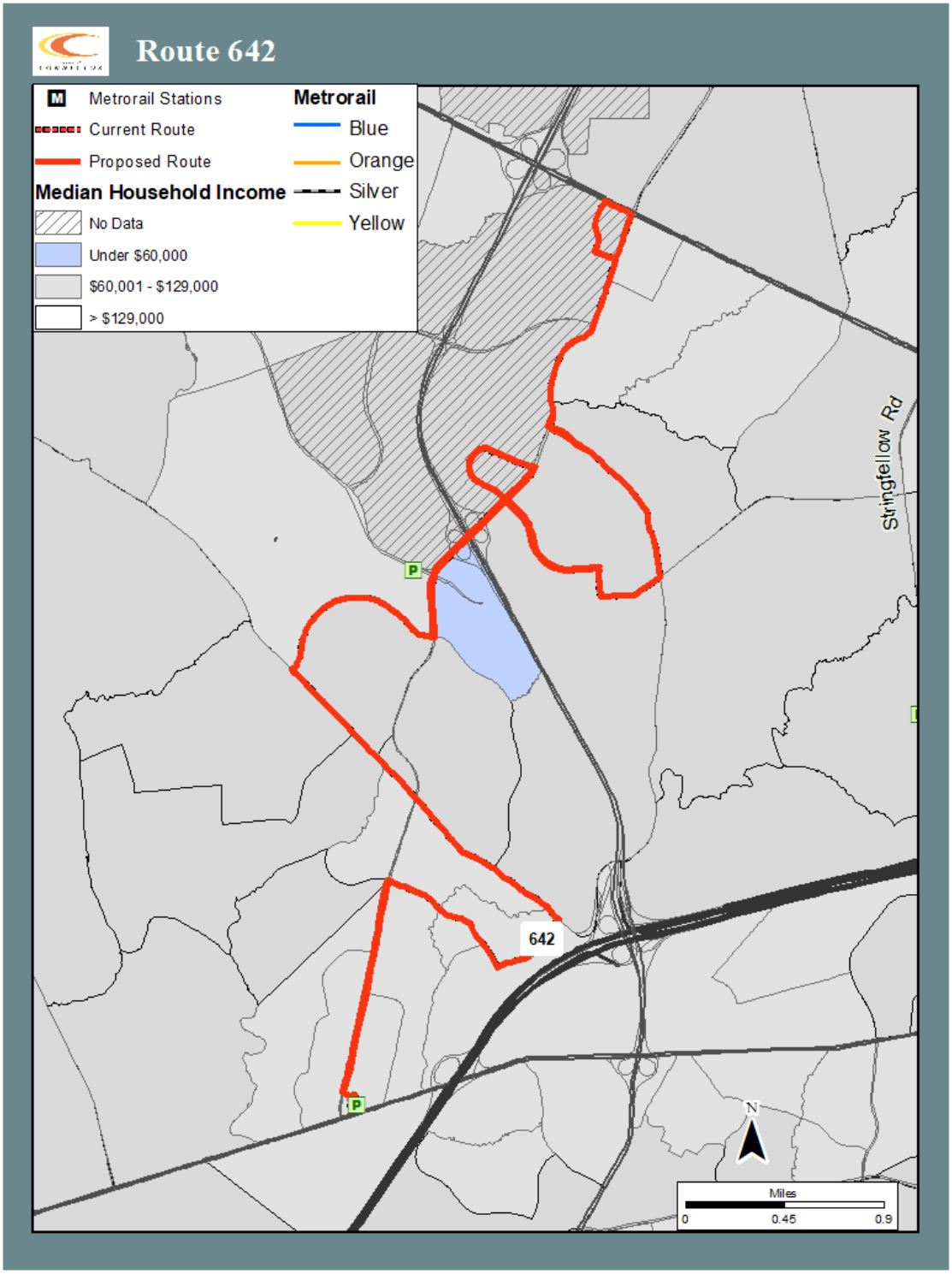
Disproportionate Burden (DB): Within the service area of Route 642, the low-income households are 28 percent. Since the proposed change will reduce service, the difference between the route area and service area low-income households is calculated. The difference of 8.6 percent does not exceed the 10 percent threshold. Therefore, there is no DB for low-income riders.

Table 16: Route 642 Disproportionate Burden

Route	Add / Reduce Service	Route Area Households	Route Area Low-Income Households	Route Area Low-Income Households Percent	Service Area Low-Income Households Percent	Difference	Threshold	Difference Over Threshold
642	Reduce	6,623	1,856	28%	19.4%	8.6%	10%	No

Figure 14 shows the proposed route alignment in relation to predominantly low-income census block groups.

Figure 14: Route 642 Low-income Households Map



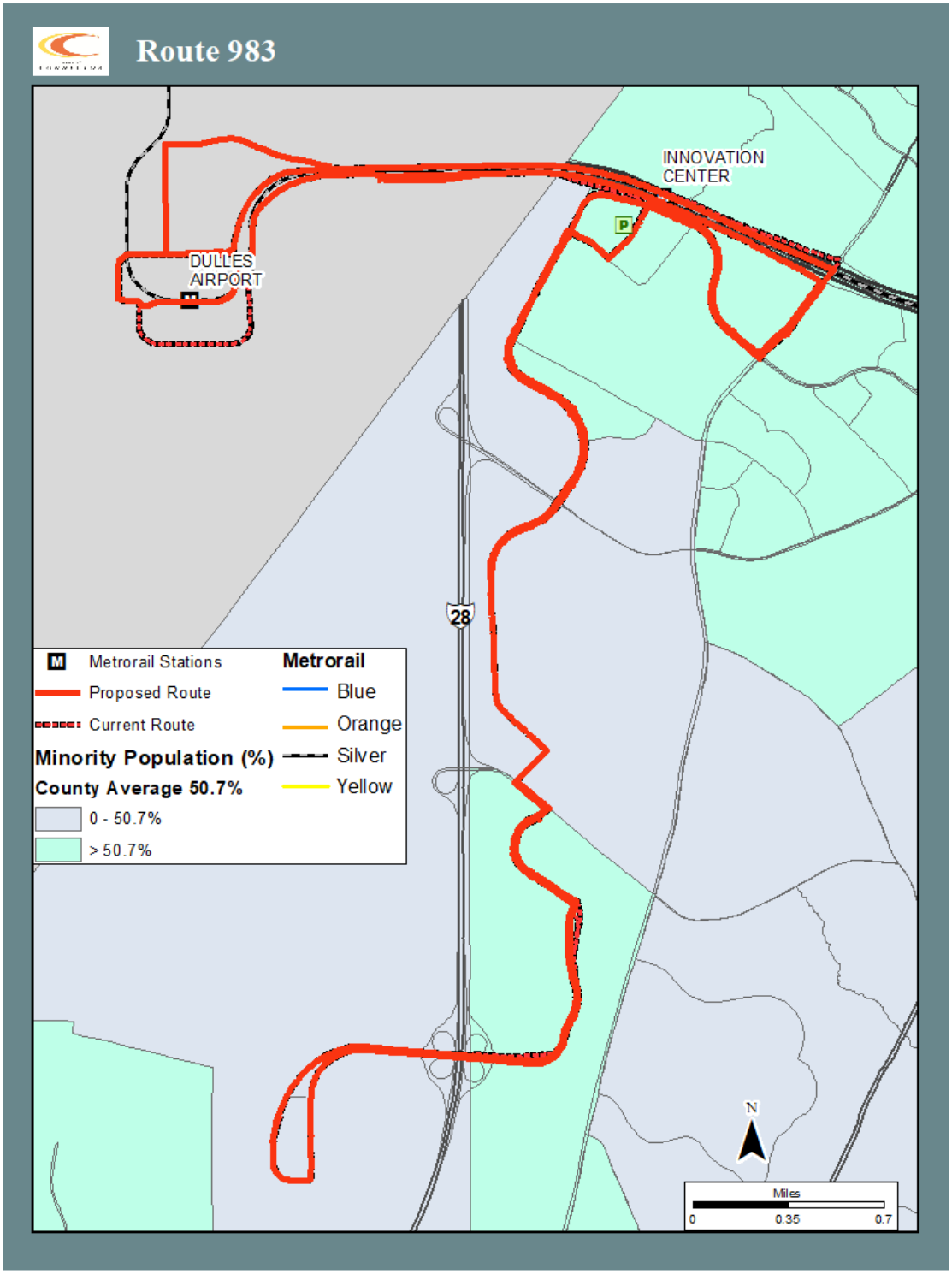
Route 983: Dulles Airport – Udvar Hazy Center
Disparate Impact (DI): Within the service area of Route 983, the minority population is 66.3 percent. Since the proposed change will improve service, the difference between the service area and route area minority is calculated. The difference of -15.6 percent does not exceed the 10 percent threshold. Therefore, there is no DI for minority riders.

Table 17: Route 983 Disparate Impact

Route	Add / Reduce Service	Route Area Population	Route Area Minority Population	Route Area Minority Population Percent	Service Area Minority Population Percent	Difference	Threshold	Difference Over Threshold
983	Improve	14,582	9,668	66.3%	50.7%	-15.6%	10%	No

Figure 15 shows the proposed route alignment in relation to predominantly minority census block groups.

Figure 15: Route 983 Minority Population Map



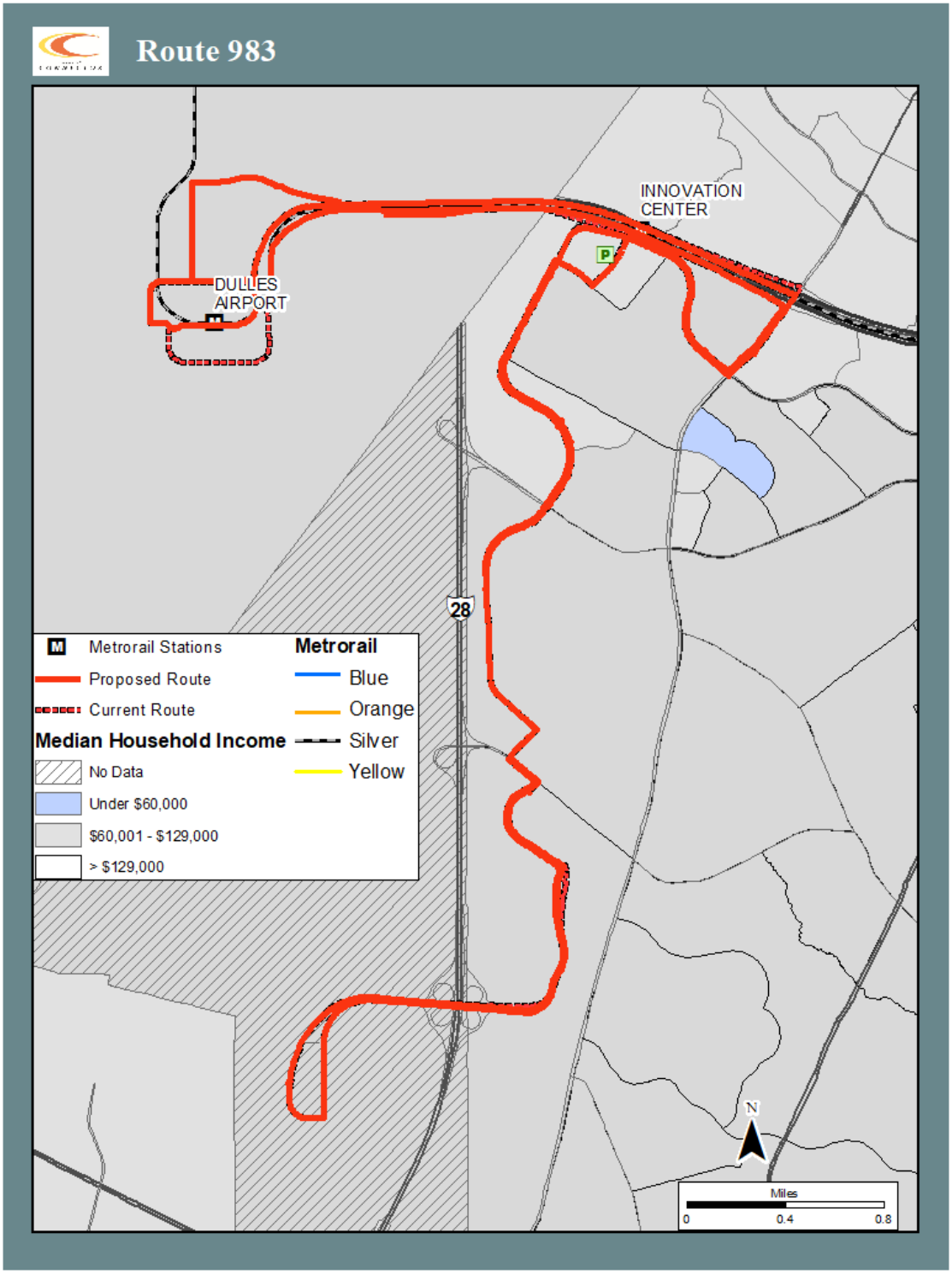
Disproportionate Burden (DB): Within the service area of Route 983, the low-income households are 20 percent. Since the proposed change will improve service, the difference between the service area and route area low-income households is calculated. The difference of -0.6 percent does not exceed the 10 percent threshold. Therefore, there is no DB for low-income riders.

Table 18: Route 983 Disproportionate Burden

Route	Add / Reduce Service	Route Area Households	Route Area Low-Income Households	Route Area Low-Income Households Percent	Service Area Low-Income Households Percent	Difference	Threshold	Difference Over Threshold
983	Improve	5,678	1,136	20%	19.4%	-0.6%	10%	No

Figure 16 shows the proposed route alignment in relation to predominantly low-income census block groups.

Figure 16: Route 983 Low-income Households Map



Conclusion

Overall, the service changes proposed for implementation in fiscal year 2027 would improve route reliability and operational efficiency. The Title VI analysis indicated the proposed changes to Route 642 would result in a disparate impact on minority riders. However, Route 642 currently has lower ridership than the system-wide average. During the affected midday and weekend periods, riders would continue to have access to Routes 651 and 901 that serve the same area. There are no alternatives that would improve route efficiency with a less disparate impact on minority riders.

Board Agenda Item
April 14, 2026

CLOSED SESSION:

(a) Discussion or consideration of personnel matters pursuant to Virginia Code § 2.2-3711(A) (1).

(b) Discussion or consideration of the acquisition of real property for a public purpose, or of the disposition of publicly held real property, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the public body, pursuant to Virginia Code § 2.2-3711(A) (3).

(c) Consultation with legal counsel and briefings by staff members or consultants pertaining to actual or probable litigation, as identified below, where discussion in an open session would adversely affect the negotiating or litigating posture of the public body, as well as consultation with legal counsel regarding specific legal matters listed below requiring the provision of legal advice by such counsel, all as permitted by Virginia Code § 2.2-3711(A) (7) and (8).

1. *Melissa Johnson, Personal Representative of the Estate of the late Timothy Johnson v. Wesley Shifflett, et al.,* Case No. 1:25-cv-80 (E. D. Va)

2. *Ravindr Trehan, et al. v. Fairfax County Government, et al.,* Case No. CL-2025-0000141(Fx. Co. Cir. Ct.)

3. *Jessica Seckman v. Fairfax County,* Case No. 1:25-cv-01220 (E. D. Va.)

4. *Daniel Barker v. Fairfax County*, Case No. 1:25-cv-01290 (E. D. Va.)

5. *Matthew Andrew Guzzetta v. Bryan J. Hill and Fairfax County, Virginia,* Case No. CL-2026-0000841 (Fx. Co. Cir. Ct.)

6. *Maxwell Hollis v. Schaefer Pyrotechnics, Inc., Kimmel R. Schaefer, et al.,* Case No. CL-2023-0012002 (Fx. Co. Cir. Ct.)

7. *Masood Malik v. Gregory Greenhow, et al.,* Case No. CL-2024-0006027 (Fx. Co. Cir. Ct.)

8. *Unites Services Automobile Association, as Subrogee of Eric Hall v. Andrew Napieralski, et al.,* Case No. CL2025-0018036 (Fx. Co. Cir. Ct.)

9. *State Farm Mutual Automobile Insurance Company as Subrogee of Arlen Meyers v. Matthew Carr,* Case No. GV25-20965 (Fx. Co. Gen. Dist. Ct.)

10. *Jon Larranaga v. William Krause,* Case No. GV25-22561 (Fx. Co. Gen. Dist. Ct.)

11. *Matthew Gage McCloud v. Mark Butler,* Case No. CL-2018-0007408 (Fx. Co. Cir. Ct.)

12. *Dawn Bolden v. LeAndrew Gaskins, et al.,* Case No. CL-2023-0011452 (Fx. Co. Cir. Ct.)

13. *State Farm Mutual Automobile Insurance Company, as subrogee of Linda Manning v. Joey Leong Chun Phoon,* Case No. GV25-13067 (Fx. Co. Gen. Dist. Ct.)

14. *Jon Larranaga v. County of Fairfax, Virginia,* Case No. GV25-17758 (Fx. Co. Gen. Dist. Ct.)

15. *Wilson Zapata-Rios v. Officer Matthew Bedekovich, et al.* Case No. GV25-24424 (Fx. Co. Gen. Dist. Ct.)

16. *Brookfield Washington, LLC v. The County of Fairfax, Virginia, et al.* Case No. CL-2025-0007138 (Fx. Co. Cir. Ct.) (Hunter Mill District)

17. *Board of Supervisors of Fairfax County, Virginia, et al. v. Charng Liu, et al.,* Case No. CL-2026-0004197 (Fx. Co Cir. Ct.) (Dranesville District)

18. *Wilson Ochar v. Commonwealth of Virginia, Steve Descano, Fairfax County Police Department,* Case No. CL-2025-15210 (Fx. Co. Cir. Ct.)

19. *Muhammad Ibrahim Hawkins v. Baileys Community Center, Case No. CL-2026-0004342 (Fx. Co. Cir. Ct.)*

20. *Muhammad Ibrahim Hawkins v. Fairfax County Police Department, Case No. CL-2026-0004460 (Fx. Co. Cir. Ct.)*

21. *Leslie B. Johnson, Fairfax County Zoning Administrator v. Alan F. Kravitz, et al.*, Case No. CL-2024-0009026 (Fx. Co. Cir. Ct.) (Braddock District)

22. *Gabriel M. Zakkak, Property Maintenance Code Official for Fairfax County, Virginia v. David E. Norris,* Case No. GV26-07684 (Fx. Co. Gen.

Dist. Ct.) (Braddock District)

23. *Jay Riat, Building Official for Fairfax County, Virginia v. Thien Phong Thai,* Case No. GV25-33953 (Fx. Co. Gen. Dist. Ct.) (Braddock District)

24. *Leslie B. Johnson, Fairfax County Zoning Administrator v. Jinying Chen, et al.,* Case No. GV25-35319 (Fx. Co. Gen. Dist. Ct.) (Braddock District)

25. *Jay Riat, Building Official for Fairfax County, Virginia v. Jinying Chen, et al.,* Case No. GV26-00386 (Fx. Co. Gen. Dist. Ct.) (Braddock District)

26. *Leslie B. Johnson, Fairfax County Zoning Administrator v. Lisa L. Erbe, et al.,* Case No. GV26-05779 (Fx. Co. Gen. Dist. Ct.) (Braddock District)

27. *Leslie B. Johnson, Fairfax County Zoning Administrator v. Peter Komorowski,* Case No. GV26-07683 (Fx. Co. Gen. Dist. Ct.) (Dranesville District)

28. *Jay Riat, Building Official for Fairfax County, Virginia* v. *Analise Latoya Fagan*, Case No. GV21-19024, GV22-06692, GV23-07150 (Fx. Co. Gen. Dist. Ct.) (Franconia District)

29. *Jay Riat, Building Official for Fairfax County, Virginia v. Tan V. Nguyen, et al.,* Case No. GV25-21321 (Fx. Co. Gen. Dist. Ct.) (Franconia District)

30. *Jay Riat, Building Official for Fairfax County, Virginia v. Fredys Sauceda, et al.* Case No. GV25-21511 (Fx. Co. Gen. Dist. Ct.) (Franconia District)

31. *Jay Riat, Building Official for Fairfax County, Virginia, Virginia v. Hometown Audubon, LLC, et al.,* Case No. GV26-05279 (Fx. Co. Gen. Dist. Ct.) (Franconia District)

32. *Jay Riat, Building Official for Fairfax County, Virginia v. Hometown Audubon, LLC, et al.,* Case No. GV26-05280 (Fx. Co. Gen. Dist. Ct.) (Franconia District)

33. *Jay Riat, Building Official for Fairfax County, Virginia v. Hometown Audubon, LLC, et al.,* Case No. GV26-05936 (Fx. Co. Gen. Dist. Ct.) (Franconia District)

34. *Leslie B. Johnson, Fairfax County Zoning Administrator v. Rehana Ajaz,* Case No. GV26-07682 (Fx. Co. Gen. Dist. Ct.) (Franconia District)

35. *Gabriel M. Zakkak, Property Maintenance Code Official for Fairfax County, Virginia v. Victoria A. Perry,* Case No. CL-2023-0001058 (Fx. Co. Cir. Ct.) (Hunter Mill District)

36. *Jay Riat, Building Official for Fairfax County, Virginia v. Radosvet Grudev, et al.,* Case No. CL-2023-0001818 (Fx. Co. Cir. Ct.) (Mason District)

37. *Leslie B. Johnson, Fairfax County Zoning Administrator v. Skyline Legacy, LLC,* Case No. CL-2025-0018468 (Fx. Co. Cir. Ct.) (Mason District)

38. *Leslie B. Johnson, Fairfax County Zoning Administrator v. Charles G. Abernathy, et al.,* Case No. GV25-21319 (Fx. Co. Gen. Dist. Ct.) (Mason District)

39. *Leslie B. Johnson, Fairfax County Zoning Administrator v. William George Jackson*, Case No. GV26-00382 (Fx. Co. Gen. Dist. Ct.) (Mason District)

40. *Gabriel M. Zakkak, Property Maintenance Code Official for Fairfax County, Virginia v. William George Jackson,* Case No. GV26-00383 (Fx. Co. Gen. Dist. Ct.) (Mason District)

41. *Leslie B. Johnson, Fairfax County Zoning Administrator, et al. v. Chad West Harris,* Case No. CL-2024-0013079 (Fx. Co. Cir. Ct.) (Mount Vernon District)

42. *Jay Riat, Building Official for Fairfax County, Virginia v. B9 Sequoia NVIP Owner, LLC,* Case No. CL-2025-0010307 (Fx. Co. Cir. Ct.) (Mount Vernon District)

43. *Leslie B. Johnson, Fairfax County Zoning Administrator v. Biniyam Seifu Yemenu, et al.,* Case No. CL-2026-0003267 (Fx. Co. Cir. Ct.) (Mount Vernon District)

44. *Leslie B. Johnson, Fairfax County Zoning Administrator v. Patrick I. Rea, et al.,* Case No. CL-2026-0004420 (Fx. Co. Cir. Ct.) (Mount Vernon District)

45. *Jay Riat, Building Official for Fairfax County, Virginia v. Gitesh Koli, et al.,* Case No. GV25-27788 (Fx. Co. Gen. Dist. Ct.) (Mount Vernon District)

46. *Jay Riat, Building Official for Fairfax County, Virginia v. Jose A. Cruz,* Case No. GV25-32052 (Fx. Co. Gen. Dist. Ct.) (Mount Vernon District)

47. *Jay Riat, Building Official for Fairfax County, Virginia v. Juliana Vargas, et al.,* Case No. GV26-07771 (Fx. Co. Gen. Dist. Ct.) (Mount Vernon District)

48. *Jay Riat, Building Official for Fairfax County, Virginia v. Le Nguyen*, Case No. GV25-26862 (Fx. Co. Gen. Dist. Ct.) (Providence District)

49. *Jay Riat, Building Official for Fairfax County, Virginia v. J. Troy Swackhammer, et al.,* Case No. GV25-33987 (Fx. Co. Gen. Dist. Ct.) (Providence District)

50. *Gabriel M. Zakkak, Property Maintenance Code Official for Fairfax County, Virginia v. Helen M. Parker-Smith*, Case No. GV26-05262 (Fx. Co. Gen. Dist. Ct.) (Providence District)

51. *Gabriel M. Zakkak, Property Maintenance Code Official for Fairfax County, Virginia v. Paulina Jerszuk,* Case No. GV26-05775 (Fx. Co. Gen. Dist. Ct.) (Providence District)

52. *Jay Riat, Building Official for Fairfax County, Virginia v. Charles Alan Little,* Case No. CL-2024-0013652 (Fx. Co. Cir. Ct.) (Springfield District)

53. *Leslie B. Johnson, Fairfax County Zoning Administrator, et al. v. Lynn Z. Pascaleff,* Case No. CL-2025-0015183 (Fx. Co. Cir. Ct.) (Springfield District)

54. *Leslie B. Johnson, Fairfax County Zoning Administrator v. Five Oaks Properties, LLC, et al.,* Case No. GV25-08782 (Fx. Co. Gen. Dist. Ct.) (Springfield District)

55. *Jay Riat, Building Official for Fairfax County, Virginia v. DK Chantilly Plaza, LLC, et al.,* Case No. CL-2025-0017191 (Fx. Co. Cir. Ct.) (Sully District)

56. *Jay Riat, Building Official for Fairfax County, Virginia v. Christopher B. Harrison, et al.,* Case No. GV25-11089 (Fx. Co. Gen. Dist. Ct.) (Sully District)

Board Agenda Item
April 14, 2026

2:30 p.m.

Public Hearing on Proposed Plan Amendment 2023-IV-MV3, Penn Daw Fire Station, Emergency and Supportive Housing (Mount Vernon District) (Concurrent with RZ-2025-MV-00022)

and

Public Hearing on RZ-2025-MV-00022 (Board of Supervisors Fairfax County) to Rezone from the Residential, Three Dwelling Units Per Acre (R-3) and Highway Commercial (C-8) Districts to the Residential, Eight Dwelling Units Per Acre (R-8) District. The Applications Would Permit the Development of a Five-Bay Fire Station, and Emergency Shelter and Supportive Housing (Concurrent with Plan Amendment 2023-IV-MV3)

ISSUE:
Plan Amendment (PA) 2023-IV-MV3 proposes to amend the Comprehensive Plan recommendations for the Beacon/Groveton Community Business Center (CBC) and the MV5-Groveton Community Planning Sector of the Mount Vernon Planning District to add an option for public facility use for a co-located fire station and emergency and supportive housing facility on approximately 3.5 acres at 2801 Beacon Hill Road (Tax Map Parcels 93-1 ((17)) 5, 6, 7, 8, A, and B). The Plan Amendment proposes an option for public facility use at an intensity of up to 0.60 Floor Area Ratio (FAR) to support a co-located replacement for the Penn Daw Fire Station #11 and the Eleanor U. Kennedy Shelter. The proposed public facility option would accommodate a modern fire station, and an emergency shelter and permanent supportive housing facility with up to 50 emergency shelter beds, 20 permanent supportive housing units for individuals, and 10 permanent supportive housing units for families.

The concurrent rezoning application (RZ-2025-MV-00022) proposes to rezone the site from the R-3 and C-8 Districts to the R-8 District. The application would implement the proposed Plan Amendment option.

The Plan Amendment and zoning application were reviewed concurrently and will be presented in one public hearing.

PLANNING COMMISSION RECOMMENDATION:
On March 25, 2026, the Planning Commission voted 12-0 to recommend to the Board of Supervisors the approval of staff recommendation for Plan Amendment 2023-IV-MV3, as found in the memorandum to the Planning Commission dated March 19, 2026.

Concurrently, the Planning Commission voted 12-0 to recommend to the Board of Supervisors approval of the following actions:

- RZ-2025-MV-00022, subject to the proffers consistent with those dated March 23, 2026; and

- Waiver of the of the minimum district size.

RECOMMENDATION:
The County Executive recommends that the Board of Supervisors adopt the Planning Commission recommendation.

TIMING:
Planning Commission Public Hearing – March 25, 2026, at 7:30 p.m.
Board of Supervisors Public Hearing – April 14, 2026, at 2:30 p.m.

BACKGROUND:
On December 5, 2023, the Board of Supervisors authorized consideration of PA 2023-IV-MV3 for the subject property to evaluate the co-location of a fire station, emergency shelter (including permanent supportive housing) and affordable housing. The affordable housing component was removed early in the review process due to project funding constraints.

The proposed amendment recommends an option for a co-located fire station and emergency shelter and permanent supportive housing facility at an intensity of up to 0.60 FAR**,** with guidance on building height transitions, buffering, pedestrian improvements, and overall site design to ensure compatibility with adjacent residential neighborhoods. The amendment supports the replacement of two existing public facilities that can no longer meet programmatic or operational needs.

The review of the Plan Amendment is concurrent with Rezoning Application RZ 2025-MV-00022, which proposes to rezone the subject property from the R-3 and C-8 Districts to the R-8 District to implement the co-located facilities. The rezoning includes a development plan showing a two-story fire station and a three-story emergency shelter and permanent supportive housing building, along with associated parking, access, and site improvements.

EQUITY IMPACT:
The Plan Amendment facilitates the modernization of aging public infrastructure and the expansion of supportive housing opportunities for individuals and families experiencing homelessness. Extensive community engagement has been conducted throughout the process, which included a total of 20 Advisory Committee meetings and seven community-wide meetings, as well as coordination with county agencies, community representatives, and the Mount Vernon District Office.

This proposal will advance equity and aligns with the following areas of focus of One Fairfax:

2. “Housing policies that encourage all who want to live in Fairfax to be able to do so, and the provision of a full spectrum of housing opportunities across the county, most notably those in mixed-use areas accessible to multiple modes of transport”.
6. “Community and public safety that includes services such as fire, emergency medical services, police, health, emergency management and code enforcement that are responsive to all residents so that everyone feels safe to live, work, learn, and play in any neighborhood of Fairfax County”.
10. “A health and human services system where opportunities exist for all individuals and families to be safe, be healthy and realize their potential through the provision of accessible, high quality, affordable and culturally appropriate services”.
11. “A quality built and natural environment that accommodates anticipated growth and change in an economically, socially, and environmentally sustainable and equitable manner that includes mixes of land use that protects existing stable neighborhoods and green spaces, supports sustainability, supports a high quality of life, and promotes employment opportunities, housing, amenities and services for all people”.

The proposed replacement facility for the Eleanor U. Kennedy Shelter will significantly improve the quality and accessibility of emergency shelter and permanent supportive housing services. The existing shelter operates within a historic structure near Fort Belvoir that cannot be expanded and is constrained by accessibility limitations, environmental conditions, and its distance from transit and employment centers. Relocating these services to a transit-accessible area will improve access to employment, county resources, healthcare, and community amenities, helping to promote housing stability and improve long-term outcomes for vulnerable residents.

The replacement Penn Daw Fire Station #11 will modernize and expand Fire and Rescue capabilities along the Richmond Highway Corridor. The current 1967 facility is undersized and does not meet modern operational or equity standards, including facilities designed to support a diverse workforce. The new station will support equitable working conditions for all Fire and Rescue personnel and advance the county's commitment to inclusive public facilities. It will also improve response times and expand service capacity in socioeconomically diverse neighborhoods along Richmond Highway, supporting more equitable access to life-safety services and reducing disparities in emergency response outcomes.

FISCAL IMPACT:
None.

ENCLOSED DOCUMENTS:
The Planning Commission Meetings Video Archive available online at:
https://www.fairfaxcounty.gov/cableconsumer/channel-16/planning-commission-meetings-video-archives

The Planning Commission Action:
https://www.fairfaxcounty.gov/planningcommission/planning-commission-actions-2026

The Staff Report for PA 2023-IV-MV3 and RZ 2025-MV-00022 has been previously furnished and is available online at:
https://www.fairfaxcounty.gov/planning-development/sites/planning-development/files/Assets/Documents/compplanamend/penn-daw-fire-station/2023-IV-MV3-Staff-Report.pdf

Staff Report for RZ-2025-MV-00022 PLUS Website

STAFF:
Jennifer Miller, Deputy County Executive
Tracy Strunk, Director, Department of Planning and Development (DPD)
Kelly Atkinson, Director, Planning Division (PD), DPD
Suzanne L. Wright, Director, Zoning Evaluation Division (ZED), DPD
Salem Bush, Branch Chief, PD, DPD
Cathy Lewis, Branch Chief, ZED, DPD
David Stinson, Planner, PD, DPD
Tabatha Cole, Planner, ZED, DPD

Board Agenda Item
April 14, 2026

2:30 p.m.

Public Hearing on PCA/CDPA-2019-SU-003 (RZPA-2025-SU-00067) (BPR Ellipse LLC) to Amend the Proffers and Conceptual Development Plan for RZ-2019-SU-003, to Permit an Option for 16 Single Family Attached Dwellings on the Subject Property and Associated Modifications to Proffers and Site Design at an Intensity of 1.05 Floor Area Ratio (FAR) on the Subject Property and 0.72 FAR for the Overall Development, Located on Approximately 35,307 Square Feet of Land Zoned PDC and WS (Sully District)

This property is located within a development that is on the E. side of Lee Rd. and W. side of Rte. 28. Tax Map Tax Map 34-3 ((15)) A2 (pt.).

PLANNING COMMISSION RECOMMENDATION:
On March 25, 2026, the Planning Commission voted 12-0 to recommend to the Board of Supervisors approval of the following actions:

- PCA-2019-SU-003, and the concurrent Conceptual Development Plan Amendment, subject to the proffers consistent with those dated February 17, 2026;

- Waiver of Section 2015.4.B(2), the minimum 200 square foot privacy yard for single-family attached dwellings; and

- Modification of Section 2105.4.C(1)(b) to permit secondary uses of greater than 75 percent of the gross floor area.

In a related action, the Planning Commission voted 12-0 to approve FDPA-2019-SU-003, subject to the development conditions dated March 12, 2026 and the Board's approval of the concurrent PCA application.

ENCLOSED DOCUMENTS:
Additional information available online at:
https://www.fairfaxcounty.gov/planning-development/board-packages

Planning Commission Meetings Video Archive available online at:
https://www.fairfaxcounty.gov/cableconsumer/channel-16/planning-commission-meetings-video-archives

Board Agenda Item
April 14, 2026

STAFF:
Suzanne L. Wright, Director, Zoning Evaluation Division (ZED), Department of Planning and Development (DPD)
Carl Shumate, Planner, ZED, DPD

REVISED

Intent to Defer to 05/05/2026 at 3:30p.m.

Board Agenda Item
April 14, 2026

2:30 p.m.

Public Hearing on RZ-2024-SP-00011 (TPC Freedom I LC and TPC Freedom II LC) to Rezone from C-6, I-4, and HC to PDC and HC to Permit Residential Mixed-Use with an Overall Floor Area Ratio (FAR) of 1.2 (Inclusive of Bonus Density for Affordable Housing) and Approval of the Conceptual Development Plan, Located on Approximately 22.64 Acres of Land (Springfield District) (Concurrent with SEA-83-P-071-03, PCA-77-C-111-05 (RZPA-2024-SP-00018), and PCA-79-C-054 (RZPA-2024-SP-00017))

and

Public Hearing on SEA-83-P-071-03 (TPC Freedom II LC) to Amend SE-83-P-071 (Previously Approved for an Increase in Building Height) to Permit Deletion of Land Area and Associated Modifications to Site Design and Development Conditions, Located on Approximately 11.62 Acres of Land Zoned C-6 and HC (Springfield District) (Concurrent with RZ-2024-SP-00011, PCA-77-C-111-05 (RZPA-2024-SP-00018), and PCA-79-C-054 (RZPA-2024-SP-00017))

and

Public Hearing on PCA-77-C-111-05 (RZPA-2024-SP-00018) (TPC Freedom II LC) to Amend the Proffers for RZ-77-C-111 (Previously Approved for Office and Retail) to Permit Deletion of Land Area and Associated Modifications to Proffers and Site Design with an Overall Floor Area Ratio (FAR) of 0.42, Located on Approximately 11.62 Acres of Land Zoned C-6 and HC (Springfield District) (Concurrent with RZ-2024-SP-00011, SEA-83-P-071-03, and PCA-79-C-054 (RZPA-2024-SP-00017))

and

Public Hearing on PCA-79-C-054 (RZPA-2024-SP-00017) (TPC Freedom I LC) to Amend the Proffers for RZ-79-C-054 (Previously Approved for Industrial) to Permit Deletion of Land Area and Associated Modifications to Proffers and Site Design with an Overall Floor Area Ratio (FAR) of 0.49, Located on Approximately 11.01 Acres of Land Zoned I-4 (Springfield District) (Concurrent with RZ-2024-SP-00011, SEA-83-P-071-03, and PCA-77-C-111-05 (RZPA-2024-SP-00018))

This property is located on the S.E. corner of the intersection of Waples Mill Rd. and Pender Dr. continuing along the eastern side of Pender Dr. Tax Map 56-2 ((1)) 74B; 57-1 ((1)) 10 and 23.

This property is located in the Springfield District. Tax Map 56-2 ((1)) 74B and 57-1 ((1)) 23.

REVISED

Intent to Defer to 05/05/2026 at 3:30p.m.

Board Agenda Item
April 14, 2026

This property is located on the on the S. E. corner of the intersection of Waples Mill Rd. and Pender Dr. extending down the eastern frontage of Pender Dr. Tax Map 56-2 ((1)) 74B and 57-1 ((1)) 23.

This property is located on the on the E. side of Pender Dr. approx. 550 ft. from the intersection of Waples Mill Rd. and Pender Dr. Tax Map 57-1 ((1)) 10.

PLANNING COMMISSION RECOMMENDATION:
On March 11, 2026, the Planning Commission voted 12-0 to recommend to the Board of Supervisors approval of the following actions:

- PCA-77-C-111-05;
- PCA-79-C-054;
- SEA-83-P-071-03;
- RZ-2024-SP-00011, subject to the execution of proffers consistent with those dated March 11, 2026;
- Parking Adjustment PKS-2025-00014 pursuant to Section 6100.6.D of the Zoning Ordinance, based on the provision of qualifying affordable housing, and subject to the conditions dated November 25, 2025, contained in Appendix 11 of the staff report;
- Modification of subsection 2105.4.C(1)(b) to allow secondary uses to exceed 75% of the gross floor area of all principal uses in the development;
- Modification of subsection 5100.2.D(4)(c) of the Zoning Ordinance for the site distance requirements on corner lots as shown on the CDP/FDP;
- Waiver of subsection 5107.3.A(2) to permit private streets less than twenty-four (24) feet in width, as shown on the CDP/FDP;
- Waiver of subsection 5107.3.A(3) to permit private streets greater than 600 feet in length, as shown on the CDP/FDP;
- Modification of subsections 5108.4.A(1) and 5108.4.A(2) for interior parking lot landscaping for the parking lot located within the existing 30-foot-wide sewer easement along the eastern property line;

REVISED

Intent to Defer to 05/05/2026 at 3:30p.m.

Board Agenda Item
April 14, 2026

- Modification of subsection 5108.4.C(1) for peripheral parking lot landscaping for the parking lot located within the existing 30-foot-wide sewer easement along the eastern property line;
- Modification of minimum parking space requirements pursuant to subsections 6100.6.D and 6100.6.C of the Zoning Ordinance;

- Modification of subsection 6101.3.A to reduce the minimum required loading spaces for Buildings A and B from two spaces each to one space each; and

- Waiver of subsection 8100.2.E(3) requiring the submission of an FDP application associated with the submission of all site plans for (1) the existing development and modifications to the existing development; and (2) ancillary roadway and infrastructure improvements to support the FDP improvements within the CDP/FDP area and/or public right-of-way.

In a related action, the Planning Commission voted 12-0 to approve FDP-2024-SP-00011.

ENCLOSED DOCUMENTS:
Additional information available online at:
https://www.fairfaxcounty.gov/planning-development/board-packages

Planning Commission Meetings Video Archive available online at:
https://www.fairfaxcounty.gov/cableconsumer/channel-16/planning-commission-meetings-video-archives

STAFF:
Suzanne L. Wright, Director, Zoning Evaluation Division (ZED), Department of Planning and Development (DPD)
Katie Quinn, Planner, ZED, DPD

Board Agenda Item
April 14, 2026

2:30 p.m.

Public Hearing on SE-2025-PR-00034 (Insight Memory Care Center) to Permit an Adult Day Care Center, Located on Approximately 2.02 Acres of Land Zoned C-3 (Providence District)

This property is located in the Providence District. Tax Map 49-3 ((21)) 1.

PLANNING COMMISSION RECOMMENDATION:
On March 18, 2026, the Planning Commission voted 10-0 (Commissioners Batchelor-Causey and Thomas were absent from the meeting) to recommend to the Board of Supervisors approval of SE-2025-PR-00034, subject to the proposed development conditions dated March 5, 2026.

ENCLOSED DOCUMENTS:
Additional information available online at:
https://www.fairfaxcounty.gov/planning-development/board-packages

Planning Commission Meetings Video Archive available online at:
https://www.fairfaxcounty.gov/cableconsumer/channel-16/planning-commission-meetings-video-archives

STAFF:
Suzanne L. Wright, Director, Zoning Evaluation Division (ZED), Department of Planning and Development (DPD)
Savannah Murray, Planner, ZED, DPD

Board Agenda Item
April 14, 2026

2:30 p.m.

Public Hearing on Adoption of Amendments to the Public Facilities Manual (PFM) Re: Sanitary Sewer and Editorial Changes

ISSUE:
Board of Supervisors' (Board) adoption of miscellaneous amendments to the PFM. The amendments update sanitary sewer flow rates and align the PFM with updated processes and ordinances.

PLANNING COMMISSION RECOMMENDATION:
On March 11, 2026, the Planning Commission voted 12-0 to recommend to the Board of Supervisors that the Board adopt the amendments to the Public Facilities Manual as advertised and set forth in the Staff Report dated February 17, 2026, and that the amendments become effective at 12:01 a.m. on April 15, 2026.

RECOMMENDATION:
The County Executive recommends that the Board adopt the proposed amendments set forth in the Staff Report dated February 17, 2026.

The proposed amendments have been prepared by Land Development Services (LDS) and coordinated with the Department of Planning and Development (DPD), Department of Public Works and Environmental Services (DPWES), and the Office of the County Attorney. The proposed amendments to the PFM have been recommended for approval by the Engineering Standards Review Committee.

TIMING:
Board action is requested on April 14, 2026. The Board authorized advertisement of public hearings on February 17, 2026. The Planning Commission held a public hearing on March 11, 2026. If adopted by the Board, the proposed amendments will become effective at 12:01 a.m. on April 15, 2026.

BACKGROUND:
Miscellaneous updates to the PFM are being proposed at this time. Overall, the amendments are necessary to update the PFM to align with current processes and ordinances. The amendments are described in more detail below.

Board Agenda Item
April 14, 2026

PROPOSED AMENDMENTS:

Update Sanitary Sewer Flow Rates:

The proposed sanitary sewer amendment updates the sanitary sewer design flow rates in Table 10.1 of the PFM. The recommended flow rates are used by designers in the design and analysis of sanitary sewer pipes and systems. DPWES staff reviewed evaluated water consumption and wastewater flow data across Fairfax County and determined that targeted reductions in average flow design values were justified for single-family detached, multi-family, and office developments. The lower rates more accurately reflect actual flows generated from these uses. The lower rates align with industry's practice and in some cases will result in cost savings. For existing sewers, the amendment also generally reduces the peak flows consistent with the flow rates and development trends and updates the PFM to incorporate peak flows in both graphic (Plate 1-10) and tabular (Plate 2-10) format for ease of use. The process to update the flow rates and peaking factors resulted from a joint effort between DPWES, DPD, and industry to facilitate development while maintaining cost effective sanitary sewer systems across the county.

The following summarizes the proposed rates:

- Reduce Single-Family Detached Residential flow rate from 350 GPD to 330 GPD per residence
- Reduce Multifamily flow rate from 280 GPD to 210 GPD for one bedroom (Stays same at 280 GPD for two-bedroom units or more)
- Reduce Office flow rate from 0.20 to 0.15 GPD per net square feet
- Specify flow rates for common commercial and medical uses

A copy of the proposed sanitary sewer amendments to the PFM is included in Attachment A.

Alignment with Chapter 124.1 (Erosion and Stormwater Management Ordinance):

The PFM Chapters 1, 2, 5, 6, 11, and 12 are updated to align with the recent changes to Chapter 124.1 (Erosion and Stormwater Management Ordinance), which was adopted by the Board of Supervisors on December 9, 2025. The proposed PFM changes update the nomenclature and numbering to conform with the ordinance and the updated Virginia Stormwater Handbook, which provides specifications for use of best management practices. The Stormwater Handbook became effective on July 1, 2025, and staff and industry have operated under the new requirements since that time.

A copy of the proposed amendments aligning the PFM with the updated Erosion and Stormwater Management Ordinance and Virginia Stormwater Handbook is included in Attachment B (pages 1-30).

Incorporate Stacked Townhouses to align with the Zoning Ordinance:
The PFM Chapters 2, 7, 9, and 10 are amended to incorporate the stacked townhouse dwelling unit into the PFM. Where a provision in the PFM refers to “townhouse”, the provision is being updated to clarify that it’s applicable to both “single-family attached and stacked townhouse”. This update is necessary to align the PFM with the Zoning Ordinance.

A copy of the proposed amendments aligning the PFM with the townhouse provisions of the Zoning Ordinance is included in Attachment B (pages 31-35).

Update Driveway Entrance Detail (DE-1) to align with VDOT standards:
To facilitate VDOT’s acceptance process, Plate 20-7 is updated to ensure that construction of driveway entrances along VDOT maintained streets will be designed to meet VDOT standards specific to proper installation of the construction joint and accessibility.

A copy of the proposed amendments aligning the PFM with VDOT driveway entrance standards is included in Attachment B (page 36).

Codify Current Sump Pump Processes:
Sump pump provisions are added to codify current process. The policy requires that for single-family detached developments, sump pumps may not discharge closer than 10 feet to any property line and that the flow from the sump pump does not cause erosion or ponding. To facilitate inspections, designers must illustrate the location of the sump pump discharge on the associated grading plan.

A copy of the proposed amendments to the PFM codifying current sump pump processes is included in Attachment B (pages 37-38).

A copy of all the proposed amendments to the PFM is available as Attachment 2 under the enclosed documents section.

REGULATORY IMPACT:
The proposed sanitary amendment updates Table 10.1 by reducing the recommended sewer design flow rates for single-family detached, multi-family, and office development and adding design flow rates for commercial and medical uses. The amendment also reduces the peaking factors for existing sewers and incorporates the peaking factors into the PFM in both graphic and tabular format for ease of use as shown in Plates 1-10 (Peak Flow Curve) and 2-10 (Peak Flow Chart).

Board Agenda Item
April 14, 2026

Miscellaneous edits are proposed to 1) align the PFM with the recent updates to the Erosion and Stormwater Ordinance (Chapter 124.1), 2) incorporate the stacked townhouse unit into the PFM to align with the Zoning Ordinance, 3) update Plate 20-7 related to the construction of driveway entrances along existing streets to align with VDOT standards, and 4) codify current processes including showing sump pump discharge locations on the associated grading plan.

EQUITY IMPACT:
Implementation of the proposed amendments will have no equity impacts in the county.

FISCAL IMPACT:
None.

ENCLOSED DOCUMENTS:
Attachment 1 - Staff Report dated February 17, 2026
Attachment 2 - A copy of all the proposed amendments to the PFM is available at https://www.fairfaxcounty.gov/landdevelopment/public-facilities-manual-and-code-amendments.

STAFF:
Jennifer Miller, Deputy County Executive
William D. Hicks, P.E., Director, Land Development Services
Christopher Herrington, P.E., Director, Department of Public Works and Environmental Services

ASSIGNED COUNSEL:
Peter Basanti, Assistant County Attorney
Marc Gori, Assistance County Attorney

LAND DEVELOPMENT SERVICES
February 17, 2026

STAFF REPORT

PREPARED BY LAND DEVELOPMENT SERVICES

☐ PROPOSED COUNTY CODE AMENDMENT

☑ PROPOSED PFM AMENDMENT

☐ PROPOSED ZONING ORDINANCE AMENDMENT

☐ APPEAL OF DECISION

☐ WAIVER REQUEST

Amendments to the Public Facilities Manual (PFM) Regarding Sanitary Sewer and Editorial Changes

PUBLIC HEARING DATES

Authorization to Advertise:	February 17, 2026
Planning Commission Hearing:	March 11, 2026, at 7:30 p.m.
Board of Supervisors Hearing:	April 14, 2026, at 2:30 p.m.

Prepared By: Julie Moyer, P.E., Engineer IV
Jan Leavitt, P.E., Branch Chief
Site Code Research & Development Branch, Land Development Services
(703) 324-1912

Staff Report

STAFF RECOMMENDATION

Staff recommend that the Board of Supervisors (Board) adopt the proposed amendments set forth in this Staff Report dated February 17, 2026. The proposed amendments update sanitary sewer flow rates and miscellaneous edits are being made to align the Public Facilities Manual (PFM) with updated processes and ordinances.

COORDINATION

The proposed amendments have been prepared by the Department of Land Development Services (LDS) in coordination with the Office of the County Attorney and the Department of Public Works and Environmental Services (DPWES). The proposed amendments have been recommended for approval by the Engineering Standards Review Committee.

BACKGROUND

Miscellaneous updates to the PFM are being proposed. Overall, the amendments are necessary to update the PFM to align with current processes and ordinance updates. The amendments are described in more detail below.

PROPOSED AMENDMENTS

A summary of the proposed amendments is below.

Update Sanitary Sewer Flow Rates:
The proposed sanitary sewer amendment updates the sanitary sewer design flow rates in Table 10.1 of the PFM. The recommended flow rates are used by designers in the design and analysis of sanitary sewer pipes and systems. DPWES staff reviewed evaluated water consumption and wastewater flow data across Fairfax County and determined that targeted reductions in average flow design values were justified for single-family detached, multi-family, and office developments. The lower rates more accurately reflect actual flows generated from these uses. The lower rates align with industry's practice and in some cases will result in cost savings. For existing sewers, the amendment also generally reduces the peak flows consistent with the flow rates and development trends and updates the PFM to incorporate peak flows in both graphic (Plate 1-10) and tabular (Plate 2-10) format for ease of use. The process to update the flow rates and peaking factors resulted from a joint effort between DPWES, DPD, and industry to facilitate development while maintaining cost effective sanitary sewer systems across the county.

The following summarizes the proposed rates:

- Reduce Single-Family Detached Residential flow rate from 350 GPD to 330 GPD per residence
- Reduce Multifamily flow rate from 280 GPD to 210 GPD for one bedroom (Stays same at 280 GPD for two-bedroom units or more)
- Reduce Office flow rate from 0.20 to 0.15 GPD per net square feet
- Specify flow rates for common commercial and medical uses

A copy of the proposed sanitary sewer amendments to the PFM is included in Attachment A.

Alignment with Chapter 124.1 (Erosion and Stormwater Management Ordinance):
The PFM Chapters 1, 2, 5, 6, 11, and 12 are updated to align with the recent changes to Chapter 124.1 (Erosion and Stormwater Management Ordinance), which was adopted by the Board of Supervisors on December 9, 2025. The proposed PFM changes update the nomenclature and numbering to conform with the ordinance and the updated Virginia Stormwater Handbook, which provides specifications for use of best management practices. The Stormwater Handbook became effective on July 1, 2025, and staff and industry have operated under the new requirements since that time.

A copy of the proposed amendments aligning the PFM with the updated Erosion and Stormwater Management Ordinance and Virginia Stormwater Handbook is included in Attachment B (pages 1-30).

Incorporate Stacked Townhouses to align with the Zoning Ordinance:
The PFM Chapters 2, 7, 9, and 10 are amended to incorporate the stacked townhouse dwelling unit into the PFM. Where a provision in the PFM refers to “townhouse”, the provision is being updated to clarify that it’s applicable to both “single-family attached and stacked townhouse”. This update is necessary to align the PFM with the Zoning Ordinance.

A copy of the proposed amendments aligning the PFM with the townhouse provisions of the Zoning Ordinance is included in Attachment B (pages 31-35).

Update Driveway Entrance Detail (DE-1) to align with VDOT standards:
To facilitate VDOT’s acceptance process, Plate 20-7 is updated to ensure that construction of driveway entrances along VDOT maintained streets will be designed to meet VDOT standards specific to proper installation of the construction joint and accessibility.

A copy of the proposed amendments aligning the PFM with VDOT driveway entrance standards is included in Attachment B (page 36).

Codify Current Sump Pump Processes
Sump pump provisions are added to codify current process. The policy requires that for single-family detached developments, sump pumps may not discharge closer than 10

feet to any property line and that the flow from the sump pump does not cause erosion or ponding. To facilitate inspections, designers must illustrate the location of the sump pump discharge on the associated grading plan.

A copy of the proposed amendments to the PFM codifying current sump pump processes is included in Attachment B (pages 37-38).

A copy of all the proposed amendments to the PFM is available at: https://www.fairfaxcounty.gov/landdevelopment/public-facilities-manual-and-code-amendments.

REGULATORY IMPACT

The proposed sanitary amendment updates Table 10.1 by reducing the recommended sewer design flow rates for single-family detached, multi-family, and office development and adding design flow rates for commercial and medical uses. The amendment also reduces the peaking factors for existing sewers and incorporates the peaking factors into the PFM in both graphic and tabular format for ease of use as shown in Plates 1-10 (Peak Flow Curve) and 2-10 (Peak Flow Chart).

Miscellaneous edits are proposed to 1) align the PFM with the recent updates to the Erosion and Stormwater Ordinance (Chapter 124.1), 2) incorporate the stacked townhouse unit into the PFM to align with the Zoning Ordinance, 3) update Plate 20-7 related to the construction of driveway entrances along existing streets to align with VDOT standards, and 4) codify current processes including showing sump pump discharge locations on the associated grading plan.

ATTACHED DOCUMENT

Attachment A – Proposed Sanitary Sewer Amendment
Attachment B – Proposed Miscellaneous Edits

Proposed Amendment to
Chapter 10 (Sewage and Solid Waste Disposal) of
the Public Facilities Manual

Amend Chapter 10 (Sewage and Solid Waste Disposal), List of Tables, only make changes to the following tables:

Table Number	Title	Section
Table 10.1	Average Design Flows for Development Types	Sec. 10-0102.4
Table 10.2	Hydraulic Design Analysis	Sec. 10-0102.4
Table 10.~~2~~3	Minimum Grades (%) for Pipes	Sec. 10-0102.8
Table 10.~~3~~4	Allowable Load Factor for Class B Bedding	Sec. 10-0103.3
Table 10.~~4~~5	Trench Width Required for Pipe Size	Sec. 10-0103.6

Amend Chapter 10 (Sewage and Solid Waste Disposal), Section 10-0100 (Sanitary Sewer Design Criteria), Subsection 10-0102 (General and Hydraulic), Subsection 10-0102.4. to read as follows:

10-0102.4 Sewage Flow:

A. Recommended Average Design Flows:

Table 10.1 Average Design Flows for Development Types	
Type of Development[1]	**Design Flow (GPD)**
General, Mixed-use and Planned Developments	100/person
Single family detached	330 ~~350~~/residence
Single family attached and stacked townhouses	280/unit
Multifamily: One Bedroom Two or more Bedrooms	~~280/unit~~ 210/unit 280/unit
Commercial:	
General	0.046/gross ft² ~~2,000/acre~~
Motel	130/unit
Office[2]	30/employee
	0.15 ~~0.20~~/net ft²
Restaurant[3]	50/seat
Mixed-Use Commercial[4]	0.77/gross ft²

Industrial:	
General	0.23 gross ft² ~~10,000/acre~~
Warehouse	0.014/gross ft² ~~600/acre~~
Varies with type of industry	
School Site:	
general	16/student
Medical Facilities:	
Hospital	300/bed
Nursing Home	200/bed
Doctor's Office in Medical Center	0.5/gross ft²
1. All development types need to include site specific flows from cooling towers into the total flow. 2. Use site specific data when available or calculate net ft² at 80% of gross ft². 3. Total number of seats includes indoor and outdoor seating. Indoor seating is calculated at 1 seat = (60% gross ft²/20). 4. Use site specific data when available or calculate as 50% restaurant rate and 50% retail rate.	

B. Sewers must be designed to carry a peak flow when full as determined from applying the appropriate peak flow factor to the average flow. Existing infrastructure is assessed by applying the appropriate peak flow factor to the average flow. (See Plates 1-10 and 2-10.) No separate allowance for infiltration will be required. Other peak flow factors may be approved by the Director based on factors such as long-term flow metering data, age of the sewer, and types of development within the sewer shed.

C. Surcharge Limit:

(1) Sewer pipes ≤ 15 inches in diameter, where laterals are connected to the pipe or manhole, no surcharge is allowed.

(2) Sewer pipes > 15 inches in diameter with no laterals connected to the pipes or manholes, a maximum of 1 foot of surcharge is allowed when a minimum of 5 feet of freeboard is available from the top of the manhole.

D. A Hydraulic Design Analysis, based on additional peak flow generated from the site, must be provided by the applicant if the proposed development (project) meets any of the criteria in Table 10.2.

Table 10.2 Hydraulic Design Analysis

Peak Flow Increase (Gallons/day)	Served with Sewer Pipes (Diameter)
10,000 – 50,000	8" - 12"
>50,000 - 400,000	< 21"
>400,000	< 27"

Renumber 10.2 (Minimum Grades (%) for Pipes) to Table 10.3 Minimum Grades (%) for Pipes).

Renumber Table 10.3 (Allowable Load Factor for Class B Bedding) to 10.4 (Allowable Load Factor for Class B Bedding).

Renumber 10.4 (Trench Width Required for Pipe Size) to 10.5 (Trench Width Required for Pipe Size).

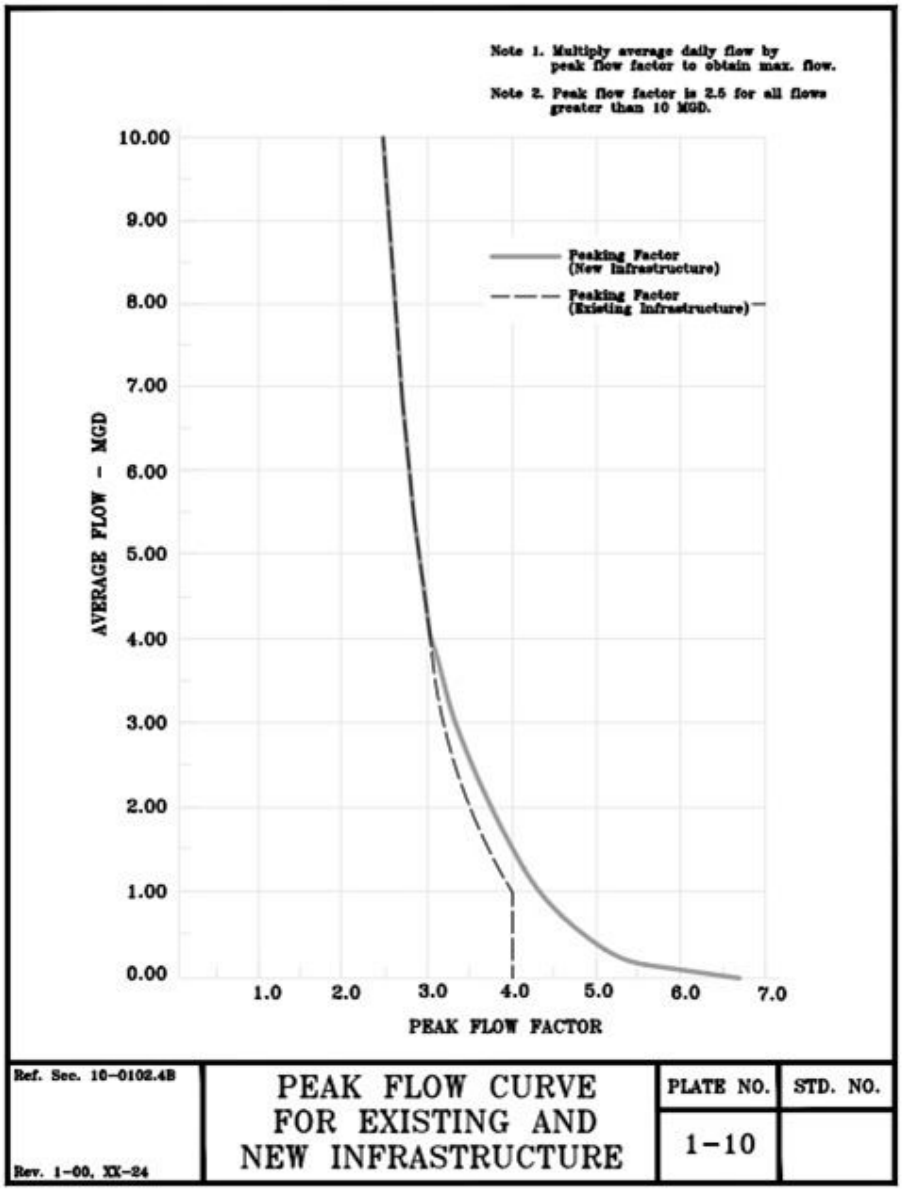
Amend Chapter 10, Chapter 10 Plates, Plate 16-10, by removing the reference to deleted Table 10.4 by removing the words "Table 10.4 and".

Amend the list of Plates in Chapter 10 to rename plates 1-10 and 2-10 as follows:

Plate #	Old Name	New Name
1-10	Peak Flow Curve 0.0 to 1.0 MGD	Peak Flow Curve for Existing and New Infrastructure
2-10	Peak Flow Curve 1.0 and Greater MGD	Peak Flow Chart for Existing and New Infrastructure

Amend Chapter 10, Chapter 10 Plates, by replacing Plates 1-10 and 2-10 with new Plates 1-10 and 2-10 as follows:

FAIRFAX COUNTY PUBLIC FACILITIES MANUAL



Ref. Sec. 10-0102.4B Rev. 1-00, XX-24	PEAK FLOW CURVE FOR EXISTING AND NEW INFRASTRUCTURE	PLATE NO.	STD. NO.
		1-10	

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FAIRFAX COUNTY PUBLIC FACILITIES MANUAL

Peak Flow Chart for Existing and New Infrastructure		
Average Flow (mgd)	**Peaking Factor (New Infrastructure)**	**Peaking Factor (Existing Infrastructure)**
0.00	6.59	4.00
0.10	5.92	4.00
0.20	5.42	4.00
0.30	5.15	4.00
0.40	4.97	4.00
0.50	4.82	4.00
0.60	4.70	4.00
0.70	4.59	4.00
0.80	4.49	4.00
0.90	4.40	4.00
1.00	4.32	4.00
1.50	4.00	3.77
2.00	3.75	3.52
2.50	3.52	3.34
3.00	3.34	3.22
3.50	3.20	3.12
4.00	3.07	3.07
4.50	2.99	2.99
5.00	2.92	2.92
5.50	2.86	2.86
6.00	2.81	2.81
6.50	2.77	2.77
7.00	2.73	2.73
7.50	2.69	2.69
8.00	2.65	2.65
8.50	2.62	2.62
9.00	2.59	2.59
9.50	2.54	2.54
10.00 and greater	2.50	2.50

Ref. Sec. 10-0102.4B Rev. 1-00, XX-24	PEAK FLOW CHART FOR EXISTING AND NEW INFRASTRUCTURE	PLATE NO.	STD. NO.
		2-10	

Proposed Miscellaneous Amendments to the Fairfax County Public Facilities Manual

Miscellaneous provisions are being updated at this time. In the revisions shown below, text to be deleted is identified with strike-through and text to be added is underlined.

Updates to Align PFM with Chapter 124.1 (Erosion and Stormwater Management Ordinance) pages 1-30

1-1000 SYMBOLS, ACRONYMS/ABBREVIATIONS & DEFINITIONS

~~VSMP~~ VESMR	~~Virginia Stormwater Management Program~~ Virginia Erosion and Stormwater Management Regulation

2-0107 E&S Control and Soil Removal

2-0107.1 E&S controls are required as set forth in § 11-0000 (Erosion and Sediment Control)~~*et seq.*~~ and ~~Chapter 104 (Erosion and Sedimentation Control)~~ Chapter 124.1 (Erosion and Stormwater Management Ordinance) of the Code.

2-0107.4 Provisions for E&S control must be shown on all grading plans unless otherwise exempted by ~~Chapter 104~~ Chapter 124.1 (Erosion and Stormwater Management Ordinance) of the Code.

2-0109 Large Lot Subdivisions

2-0109.1 For large-lot subdivisions (divisions or redivisions of real property where any tract, plot or parcel is 5 acres or the metric equivalent or greater) exempt from the Subdivision Ordinance, ~~Chapters 104 (Erosion and Sedimentation Control),~~ Chapters 107 (Problem Soils), 112.2~~1~~ (Zoning Ordinance), 116 (Wetlands Zoning Ordinance), 118 (Chesapeake Bay Preservation Ordinance), and ~~124 (Stormwater Ordinance)~~ 124.1 (Erosion and Stormwater Management Ordinance) of the Code apply.

2-0109.3 When plans for large-lot subdivisions are filed, the following ~~will be~~is required:

A. Topographic sheets with contour intervals no greater than 5-feet at a scale no greater than 1 inch=100 feet showing:

4. For an E&S control plan refer to ~~Chapter 104~~ Chapter 124.1 and §§ 11-0102 through ~~§~~ 11-0105.

2-0110 Tree Conservation Requirements

2-0110.1 Tree conservation requirements must be addressed on all land being developed as set forth in Chapter 122 (Tree Conservation Ordinance), ~~the~~ Chapter 101 (Subdivision Ordinance), ~~Chapter 104 (Erosion and Sedimentation Control)~~ Chapter 124.1 (Erosion and Stormwater Management Ordinance) of the Code, and PFM § 12-0000 (Tree Conservation)~~*et seq*~~.

2-0600 CONSERVATION AGREEMENT AND DEPOSIT

2-0601 General Requirements

2-0601.1 Before approval of a subdivision or site plan, the developer must ~~provide a~~ execute a conservation agreement and make a deposit in accordance with ~~Chapter 104~~Chapter 124.1 of the Code, which ~~assures~~ enables the County ~~that~~ to take measures ~~can be taken by the County~~ at the developer's expense if ~~conservation measure are not properly installed and maintained during the period determined by the Director~~ as provided for in the conservation agreement.

5-0000 DEBRIS LANDFILL

5-0100 GENERAL REGULATIONS AND PLAN PREPARATION

To obtain approval for a debris landfill, an applicant must submit a design plan, pursuant to the requirements of Chapter 112.2~~1~~ (Zoning Ordinance), ~~Chapter 104 (Erosion and Sedimentation Control)~~ Chapter 124.1 (Erosion and Stormwater Management Ordinance), Chapter 108.1 (Noise Ordinance), and Chapter 118 (Chesapeake Bay Preservation Ordinance) of the Code, and must comply with the requirements of §§ 5-0100 through 5-0105 ~~et seq.~~

5-0201 General Materials.

Permitted materials are listed in ~~Chapter 104, Article 2~~ Chapter 124.1, Article 11 of the Code and in §§ 10-0300 through 10-0306 (Solid Wast and Recycling System)~~*et seq*~~.

6-0203 Policy and Requirements for Adequate Drainage

6-0203 Analysis of Downstream Drainage System

6-0203.2 The extent of the review of the downstream drainage system must conform with ~~be as required by Chapter 124 (Stormwater Management Ordinance~~) Chapter 124.1 (Erosion and Stormwater Management Ordinance) of the Code. Note that the extent of review for channel protection and flood protection requirements are different.

6-0203.3 Adequacy of all natural watercourses, channels and pipes must be verified in accordance with the channel protection and flood protection requirements of ~~Chapter 124~~ Chapter 124.1 of the Code and the following:

6-0203.4 An improvement and no adverse impact to the downstream drainage system must be shown in accordance with the requirements of ~~Chapter 124~~ Chapter 124.1 of the Code and the following:

A. Detention Method[2]

1. It will be presumed that no adverse impact and an improvement will occur if on-site detention is provided as follows and the outfall is discharging into a defined channel or manmade drainage facility:

a. In order to compensate for the increase in runoff volume, the 1-year, 2-year and 10-year post-development peak rates of runoff from the development site must be reduced below the respective peak rates of runoff for the site in good forested condition (e.g., for NRCS method, a cover type of "woods" and a hydrologic condition of "good") in accordance with the requirements of ~~Chapter 124~~ Chapter 124.1 of the Code.

b. The calculation of the peaks and cumulative volumes must be based on the NRCS methodology described in § 6-0802 or other methods as approved by the Director.

B. Other scientifically valid methods, which show no adverse impact regarding erosion or capacity for an inadequate outfall and show an improvement, may be approved by the Director in accordance with the requirements of ~~Chapter 124~~ Chapter 124.1 of the Code.

6-0203.5 In accordance with § 6-0202.4, if an existing dwelling or a building constructed under an approved building permit, which is located within the extent of review described in § 6-0203.2, is flooded by the 100-year storm, the peak flow of the 100-year storm at the development site must be reduced to a level below the pre-development condition in accordance with the requirements of ~~Chapter 124~~ Chapter 124.1 of the Code.

6-0300 POLICY ON DETENTION OF STORMWATERS

6-0301 General

6-0301.1 The use of various methods for the on-site retention and detention of stormwater is required under ~~Chapter 124~~ Chapter 124.1 of the Code to minimize the adverse effects of increased stormwater runoff (resulting from the development of land within the County) on all downstream drainageways.

6-0301.2 Stormwater management facilities must be provided in all storm drainage plans for proposed development in the County submitted for review and approval unless exempt or waived by the Director in accordance with ~~Chapter 124~~ Chapter 124.1 of the Code.

6-0303 Location and Maintenance of Stormwater Management and BMP Facilities

6-0303.7 Detention or structural BMP facilities, including 10-year flood storage areas associated with such facilities, may not be located on individual buildable single-family attached and detached residential lots, or any part thereof for the purpose of satisfying the detention, water quantity, or BMP requirements of ~~the~~ Chapter 124.1 (Erosion and Stormwater Management Ordinance) for subdivision and site plans. However, detention and BMP facilities may be constructed on individual lots to satisfy the detention and BMP requirements for each lot or for subdivisions of no more than seven lots where approved by the Director in accordance with §§ 6-1300 through 6-1320 (Retention, Detention, and Best Management Practices Facilities)~~*et seq*~~. Such approval by the Director must be in writing and must specify such conditions deemed necessary to ensure the effectiveness, reliability, and maintenance of the proposed facilities. County maintenance for detention and BMP facilities on such individual lots will not be provided. The use and location of BMPs is summarized in Table 6.3.

6-0400 STORMWATER RUNOFF QUALITY CONTROL CRITERIA

6-0401 General Information and Regulations

6-0401.1 ~~The Board adopted Chapter 124 (Stormwater Management Ordinance)~~ Chapter 124.1 (Erosion and Stormwater Management Ordinance) of the Code establishes requirements for managing stormwater and procedures to administer and enforce those requirements. These requirements are intended to protect property, state waters, stream channels, and other natural resources from the potential harm of unmanaged stormwater. Requirements for water quality controls are included in the ~~Stormwater Management Ordinance~~ Erosion and Stormwater Management Ordinance.

6-0401.2 The Board has established a Water Supply Protection Overlay District (WSPOD) in the Occoquan Watershed to prevent water quality degradation of the Occoquan 1,2, 5,6,11,12 Reservoir due to pollutant loadings within the watershed. WSPOD boundaries have been established on the Official Zoning Map. Use limitations are established which require that there must be water quality control measures designed to reduce the projected phosphorus runoff by at least one-half for any subdivision or use requiring site plan approval unless a modification or waiver is approved by the Director. Requirements for water quality controls in the WSPOD from the Zoning Ordinance have been incorporated in the ~~Stormwater Management Ordinance~~ Erosion and Stormwater Management Ordinance.

6-0401.3 The Board has established Chesapeake Bay Preservation Areas (CBPAs) consisting of RPAs and RMAs throughout the entire County to protect the quality of water in the

Chesapeake Bay and its tributaries (Chapter 118 of the Code). RPA and RMA components are identified in § 118-1-7 of the Code. Performance criteria have been established which require that there must be water quality control measures designed to prevent a net increase in nonpoint source pollution from new development based on average land cover conditions and to achieve a 10 percent reduction in nonpoint source pollution from development of previously developed land. For purposes of §§ ~~6-0400~~ 6-0401 through 6-0402 ~~et seq.~~, the average land cover condition is 18 percent imperviousness. Compliance with the requirements of the Erosion and Stormwater Management Ordinance ~~must be considered to~~ will meet the stormwater management requirements of Chapter 118.

6-0402 Stormwater Quality Control Practices.

6-0402.4 Other innovative BMP measures which have not been approved by the state may be used to meet proffers or development conditions that exceed the minimum requirements of the Erosion and Stormwater Management Ordinance, but may not be used to meet the minimum water quality control requirements in § ~~124-4-3~~ 124.1-4-3 of the Code. A request for use of these techniques will be reviewed on a case-by-case basis and approved by the Director as appropriate. The developer must provide full details and supporting data including:

A. Justification;

B. Technical details with research data supporting efficiencies;

C. Maintenance considerations and program (private maintenance will generally be required for innovative BMP facilities);

D. Safety considerations;

E. Aesthetic considerations;

F. Location and interaction with populated areas;

G. Pest control program, if required;

H. Estimated construction cost;

I. Estimated 20-year maintenance cost.

1. For innovative BMPs located in residential areas that will be maintained by Homeowner Associations (HOAs) with limited resources, the Director may require the developer to transfer sufficient funds to the HOA before bond release to cover a 20-year maintenance cycle. These funds are not available for use until after bond release.

6-0402.8 The following information is required on all site and subdivision plans to demonstrate compliance with the water quality control requirements of § 6-0000 (Storm Drainage) ~~*et seq*~~.

F. Computations of BMP phosphorus reduction for the site demonstrating compliance with the water quality control requirements of Article 4 of ~~Chapter 124~~ Chapter 124.1

of the Code using the Virginia Runoff Reduction Method Worksheet, or equivalent method, as approved by the ~~Director~~ DEQ. In applying the current version of the Virginia Runoff Reduction Method, an annual rainfall value of 43 inches must be used.

H. If an owner or operator intends to meet the requirements established in ~~Chapter 124~~ Chapter 124.1 of the Code through the use of off-site compliance options, a letter of availability from the off-site provider must be included.

6-1302 Rooftop Storage

6-1302.1 Rooftop storage must be designed to meet the water quantity control requirements of the Erosion and Stormwater Management Ordinance.

6-1303 Infiltration Practices

6-1303.1 General.

B. Infiltration Practices must conform to ~~Virginia Stormwater~~ Design Specification P-FIL-04 (formerly No. 8) Infiltration Practices ~~(latest version referenced~~ in the ~~VSMP Regulations~~ Virginia Stormwater Management Handbook~~)~~, except as modified herein.

6-1303.2 Feasibility and Limitations.

E. In residential areas, infiltration facilities and their appurtenant structures must be located on homeowner association (or "common") property and may not be located on individual buildable single-family attached or detached residential lots or any part thereof for the purpose of satisfying the detention, water quantity, or water quality control (BMP) requirements of the Erosion and Stormwater Management Ordinance except as noted herein. The Director may approve the location of infiltration facilities on individual buildable single-family detached lots for subdivisions creating no more than seven lots where it can be demonstrated that the requirement is not practical or desirable due to constraints imposed by the dimensions or topography of the property and where adequate provisions for maintenance are provided. Such approval by the Director must be in writing and must specify the conditions deemed necessary to ensure the effectiveness, reliability, and maintenance of the proposed facilities.

F. Infiltration facilities may be located on individual single-family detached residential lots that are not part of a bonded subdivision to satisfy the BMP requirements of the Erosion and Stormwater Management Ordinance for construction on the lot.

I. Setbacks. Infiltration facilities must meet the setback requirements of ~~Virginia Stormwater~~ Design Specification P-FIL-04 (formerly No. 8) Infiltration Practices ~~(latest version referenced~~ in the Virginia Stormwater Management Handbook ~~VSMP Regulations)~~. Setbacks to roads and buildings vary based on the

scale of the infiltration practice. In addition, infiltration facilities must be set back a minimum of 2 feet from property lines.

6-1303.4 Design Criteria.

A. Treatment Volume. The required treatment volume must be determined in accordance with ~~Virginia Stormwater~~ Design Specification P-FIL-04 (formerly No. 8) Infiltration Practices ~~(latest version referenced~~ in the Virginia Stormwater Management Handbook ~~VSMP Regulations)~~.

D. Pre-Treatment. Pre-treatment must be provided at all points of concentrated inflow to facilities. Pre-treatment must be designed in accordance with ~~Virginia Stormwater~~ Design Specification P-FIL-04 (formerly No. 8) Infiltration Practices ~~(latest version referenced~~ in the Virginia Stormwater Management Handbook ~~VSMP Regulations)~~. Pre-treatment generally consists of a vegetated filter strip or channel and an energy dissipation device. However, space constraints (e.g., parking lot islands) may limit the ability to provide a vegetated filter strip or channel. Where space permits, vegetated filter strips or channels must be provided. Energy dissipation devices are required for all facilities at points of concentrated inflow. Where inflow is in the form of sheet flow, a vegetated filter strip must be provided where space permits. Guidelines for sizing vegetated filter strips and channels are provided in Tables 6.16 and 6.17.

F. Berms used to pond water above infiltration facilities cannot exceed ~~must be a maximum of~~2 feet in height measured from the downstream toe-of-slope to the top of the berm. The ~~width of the~~top of the berm must be ~~a minimum of~~ at least 2 feet wide. The sides ~~slopes~~ of the berm ~~must be a maximum~~ cannot exceed~~of~~ a 3:1 slope. Berms and overflow weirs must be sodded and pegged in accordance with the most recent edition of the ~~"~~Virginia ~~Erosion and Sediment Control~~ Stormwater Management Handbook.~~"~~ Facilities with berms that are equal to or less than 2 feet in height or excavated facilities will not be subject to the requirements of § 6-1600 (Design and Construction of Dams and Impoundments).

N. Variations of the typical details and schematics of infiltration facilities in ~~Virginia Stormwater~~ Design Specification P-FIL-04 (formerly No. 8) Infiltration Practices ~~(latest version referenced~~ in the Virginia Stormwater Management Handbook ~~VSMP Regulations)~~ may be approved by the Director, if the facility meets all of the requirements in § 6-1303 (Infiltration Practices)~~et seq~~.

6-1303.5 Gravel Layer/Storage Chamber Design.

B. Infiltration facilities must be sized in accordance with ~~Virginia Stormwater~~ Design Specification P-FIL-04 (formerly No. 8) Infiltration Practices ~~(latest version referenced~~ in the Virginia Stormwater Management Handbook ~~VSMP Regulations)~~.

6-1303.6 Underdrains. Underdrains must consist of pipe ≥ 4 inches in diameter placed in a layer of washed VDOT #57 stone. There must be a minimum of 2 inches of gravel above and below the pipe. Laterals must be a minimum of 4-6 inches in diameter. Main collector lines and manifolds must be a minimum of 6-8 inches in diameter. Underdrains must be laid at a minimum slope of 0.5 percent. Underdrains must extend to within 10 feet of the boundary of the facility and have a maximum internal spacing of 20 feet on center. Underdrains must be separated from the soil media in accordance with ~~Virginia Stormwater~~ Design Specification P-FIL-04 (formerly No. 8) Infiltration Practices ~~(latest version referenced~~ in the Virginia Stormwater Management Handbook ~~VSMP Regulations)~~. Underdrains not terminating in an observation well/clean-out must be capped. The portion of underdrain piping beneath the surface layer must be perforated. All remaining underdrain piping, including cleanouts, must be nonperforated. All stone must be washed with less than 1 percent passing a #200 sieve.

6-1303.8 Materials Specifications.

B. Filter fabric. Filter fabric must be a needled, non-woven, polypropylene geotextile meeting the requirements listed in ~~Virginia Stormwater~~ Design Specification P-FIL-04 (formerly No. 8) Infiltration Practices ~~(latest version referenced~~ in the Virginia Stormwater Management Handbook ~~VSMP Regulations)~~. Heat-set or heat-calendared fabrics are not permitted.

6-1303.9 Construction Specifications.

F. Additional guidelines for construction are provided in ~~Virginia Stormwater~~ Design Specification P-FIL-04 (formerly No. 8) Infiltration Practices ~~(latest version referenced~~ in the Virginia Stormwater Management Handbook ~~VSMP Regulations)~~.

6-1303.10 Plan Submission Requirements.

D. Computations and other information demonstrating that the design meets level 1 or level 2 design criteria in ~~Virginia Stormwater~~ Design Specification P-FIL-04 (formerly No. 8) Infiltration Practices in the Virginia Stormwater Management Handbook.

6-1304 Permeable Pavement

6-1304.1 General.

E. Permeable paving must conform to ~~Virginia Stormwater~~ Design Specification P-FIL-03 (formerly No. 7) Permeable Pavement ~~(latest version referenced~~ in the Virginia Stormwater Management Handbook ~~VSMP Regulations)~~. except as modified herein.

6-1304.2 Feasibility and Limitations.

A. Permeable pavement systems may not be located in single-family attached or detached residential developments for the purpose of satisfying the detention, water quantity, or water quality control (BMP) requirements of the Erosion and Stormwater Management Ordinance except as permitted under § 6-1304.2A(1) and § 6-1304.2A(2).

C. Permeable pavement systems may not be located on individual residential lots for the purpose of satisfying the BMP requirements of the Erosion and Stormwater Management Ordinance.

G. Setbacks. Permeable pavement must meet the setback requirements of ~~Virginia Stormwater~~ Design Specification P-FIL-03 (formerly No. 7) Permeable Pavement ~~(latest version referenced~~ in the Virginia Stormwater Management Handbook ~~VSMP Regulations)~~.

6-1304.4 General Design Requirements.

A. Treatment Volume. The required treatment volume must be determined in accordance with ~~Virginia Stormwater~~ Design Specification P-FIL-03 (formerly No. 7) Permeable Pavement ~~(latest version referenced~~ in the Virginia Stormwater Management Handbook ~~VSMP Regulations)~~.

L. Variations of the permeable pavement designs in the typical details and schematics of permeable pavement facilities in ~~Virginia Stormwater~~ Design Specification P-FIL-03 (formerly No. 7) Permeable Pavement ~~(latest version referenced~~ in the Virginia Stormwater Management Handbook ~~VSMP Regulations)~~ may be approved by the Director, if the facility meets all of the requirements in § 6-1304 (Permeable Pavement)~~*et seq*~~.

6-1304.6 Aggregate Base/Storage Chamber Design.

B. The required storage volume must be determined in accordance with ~~Virginia Stormwater~~ Design Specification P-FIL-03 (formerly No. 7) Permeable Pavement ~~(latest version referenced~~ in the Virginia Stormwater Management Handbook ~~VSMP Regulations)~~.

6-1304.8 Materials Specifications.

G. Filter fabric. Filter fabric must be a needled, non-woven, polypropylene geotextile meeting the requirements listed in ~~Virginia Stormwater~~ Design Specification P-FIL-03 (formerly No. 7) Permeable Pavement ~~(latest version referenced~~ in the Virginia Stormwater Management Handbook ~~VSMP Regulations)~~. Heat-set or heat-calendared fabrics are not permitted.

6-1304.9 Construction Specifications.

G. Installation of open jointed pavement blocks.

1. Installation of open jointed pavement blocks must be in accordance with the construction sequence in ~~Virginia Stormwater~~ Design Specification P-FIL-03 (formerly No. 7) Permeable Pavement ~~(latest version referenced~~ in the Virginia Stormwater Management Handbook ~~VSMP Regulations)~~.

H. Installation of porous asphalt pavement.

1. Installation of porous asphalt pavement must be in accordance with the construction sequence in ~~Virginia Stormwater~~ Design Specification P-FIL-03 (formerly No. 7) Permeable Pavement ~~(latest version referenced~~ in the Virginia Stormwater Management Handbook ~~VSMP Regulations)~~.

I. Installation of pervious concrete.

1. Installation of pervious concrete must be in accordance with the construction sequence in ~~Virginia Stormwater~~ Design Specification P-FIL-03 (formerly No. 7) Permeable Pavement ~~(latest version referenced~~ in the Virginia Stormwater Management Handbook ~~VSMP Regulations)~~.

6-1304.10 Plan Submission Requirements.

D. Computations and other information demonstrating that the design meets level 1 or level 2 design criteria in ~~Virginia Stormwater~~ Design Specification P-FIL-03 (formerly No. 7) Permeable Pavement in the Virginia Stormwater Management Handbook.

6-1307 Bioretention

6-1307.1 General.

F. Bioretention must conform to ~~Virginia Stormwater~~ Design Specification P-FIL-05 (formerly No. 9) Bioretention ~~(latest version referenced~~ in the Virginia Stormwater Management Handbook ~~VSMP Regulations~~, except as modified herein.

6-1307.2 Feasibility and Limitations.

A. In residential areas, bioretention facilities and their appurtenant structures must be located on homeowner association (or "common") property and may not be located on individual buildable single-family attached or detached residential lots or any part thereof for the purpose of satisfying the detention, water quantity, or water quality control (BMP) requirements of the Erosion and Stormwater Management Ordinance except as noted herein. The Director may approve the location of bioretention facilities on individual buildable single-family detached lots for subdivisions creating no more than seven lots where it can be demonstrated that the requirement is not practical or desirable due to constraints imposed by the dimensions or topography of the property and where adequate provisions for maintenance are provided. Such approval by the Director must be in writing and must specify such conditions deemed necessary to ensure the effectiveness, reliability, and maintenance of the proposed facilities.

B. Bioretention facilities may be located on individual single-family detached residential lots that are not part of a bonded subdivision to satisfy the BMP requirements of the Erosion and Stormwater Management Ordinance for construction on the lot.

F. Setbacks. Bioretention facilities must meet the setback requirements of the ~~Virginia Stormwater~~ Design Specification P-FIL-05 (formerly No. 9) Bioretention ~~(latest version referenced~~ in the Virginia Stormwater Management Handbook ~~VSMP Regulations)~~. In addition, bioretention facilities must be set back a minimum of 2 feet from property lines.

6-1307.4 Design Criteria.

A. Treatment Volume. The required treatment volume must be determined in accordance with ~~Virginia Stormwater~~ Design Specification P-FIL-05 (formerly No. 9) Bioretention ~~(latest version referenced~~ in the Virginia Stormwater Management Handbook ~~VSMP Regulations)~~.

D. Pre-Treatment. Pre-treatment must be provided at all points of concentrated inflow to facilities. Pre-treatment must be designed in accordance with ~~Virginia Stormwater~~ Design Specification P-FIL-05 (formerly No. 9) Bioretention ~~(latest version referenced~~ in the Virginia Stormwater Management Handbook ~~VSMP Regulations)~~. Pre-treatment generally consists of a vegetated filter strip or channel and an energy dissipation device. However, space constraints (e.g., parking lot islands) may limit the ability to provide a vegetated filter strip or channel. Where space permits, vegetated filter strips or channels must be provided. Energy dissipation devices are required for all facilities at points of concentrated inflow. Where inflow is in the form of sheet flow, a vegetated filter strip must be provided where space permits. Guidelines for sizing vegetated filter strips and channels are provided in Tables 6.16 and 6.17.

F. Berms used to pond water in bioretention facilities ~~must be a maximum of~~ cannot exceed 2 feet in height measured from the downstream toe-of-slope to the top of the berm. The ~~width of the~~ top of the berm must be a ~~minimum of~~ at least 2 feet wide. The side~~s slopes~~ of the berm ~~must be a maximum of~~ cannot exceed a 3:1 slope. Berms and overflow weirs must be sodded and pegged in accordance with the most recent edition of the ~~"~~Virginia Stormwater Management ~~Erosion and Sediment Control~~ Handbook.~~"~~ Facilities with berms that are equal to or less than 2 feet in height or excavated facilities will not be subject to the requirements of § 6-1600 (Design and Construction of Dams and Impoundments).

N. The soil media depth must be determined in accordance with ~~Virginia Stormwater~~ Design Specification P-FIL-05 (formerly No. 9) Bioretention ~~(latest version referenced~~ in the Virginia Stormwater Management Handbook ~~VSMP Regulations)~~. If large trees and shrubs are to be installed, soil depths must be increased to a minimum of 4 feet. The bottom of the soil layer must be a

minimum of 4 inches below the root ball of plants to be installed. A layer of 2-3 inches of mulch must be placed on top of the soil media.

P. Variations of the bioretention filter and basin designs in the typical details and schematics of bioretention facilities in ~~Virginia Stormwater~~ Design Specification P-FIL-05 (formerly No. 9) Bioretention ~~(latest version referenced~~ in the Virginia Stormwater Management Handbook ~~VSMP Regulations)~~ may be approved by the Director, if the facility meets all of the requirements in § 6-1307 (Bioretention)~~*et seq*~~.

6-1307.5 Filter Bed Design.

A. The required surface area of the filter must be determined in accordance with ~~Virginia Stormwater~~ Design Specification P-FIL-05 (formerly No. 9) Bioretention ~~(latest version referenced~~ in the Virginia Stormwater Management Handbook ~~VSMP Regulations)~~.

6-1307.7 Underdrains. Underdrains must consist of pipe ≥ 4 inches in diameter placed in a layer of washed VDOT #57 stone. There must be a minimum of 2 inches of gravel above and below the pipe. Laterals must be a minimum of 4-6 inches in diameter. Main collector lines and manifolds must be a minimum of 6-8 inches in diameter. Underdrains must be laid at a minimum slope of 0.5 percent. Underdrains must extend to within 10 feet of the boundary of the facility and have a maximum internal spacing of 20 feet on center. Underdrains must be separated from the soil media in accordance with ~~Virginia Stormwater~~ Design Specification P-FIL-05 (formerly No. 9) Bioretention ~~(latest version referenced~~ in the Virginia Stormwater Management Handbook ~~VSMP Regulations)~~. Underdrains not terminating in an observation well/clean-out must be capped. The portion of underdrain piping beneath the planting soil bed must be perforated. All remaining underdrain piping, including cleanouts, must be nonperforated. All stone must be washed with less than 1 percent passing a #200 sieve.

6-1307.9 Materials Specifications.

A. The bioretention soil media must meet the requirements of ~~Virginia Stormwater~~ Design Specification P-FIL-05 (formerly No. 9) Bioretention ~~(latest version referenced~~ in the Virginia Stormwater Management Handbook ~~VSMP Regulations)~~. Topsoil used to create bioretention soil media should be a sandy loam or loamy sand per USDA textural classification. The textural class of the topsoil should be verified by a laboratory analysis. Topsoil must be of uniform composition, containing no more than 5 percent clay, free of stones, stumps, brush, roots, or similar objects larger than 2 inches. Topsoil must be free of Bermuda Grass, Quackgrass, Johnson Grass, Mugwort, Nutsedge, Poison Ivy, Canadian Thistle, Tearthumb, or other noxious weeds. Sand must meet AASHTO M-6, ASTM C-33, or VDOT Section 202 Grade “A” Fine Aggregate

specifications. Sand must be clean and free of deleterious materials. Any organic material added to create the final soil mixture must consist of leaf compost or compost meeting the requirements of ~~Virginia Stormwater~~ Design Specification P-FIL-08 (formerly No. 4) Soil Compost Amendment in the Virginia Stormwater Management Handbook. The final soil mixture may not contain any material or substance that may be harmful to plant growth, or a hindrance to plant growth or maintenance. Each bioretention area must have a minimum of one soil test performed on the final soil mixture to demonstrate compliance with the mixture requirements for sand, soil fines, organic matter, P-Index (phosphorus content) and cation exchange capacity (CEC) using standard test methods. Test results and materials certifications must be submitted to LDS before bond release.

D. Filter fabric. Filter fabric must be a needled, non-woven, polypropylene geotextile meeting the requirements listed in ~~Virginia Stormwater~~ Design Specification P-FIL-05 (formerly No. 9) Bioretention ~~(latest version referenced~~ in the Virginia Stormwater Management Handbook ~~VSMP Regulations)~~. Heat-set or heat-calendared fabrics are not permitted.

6-1307.11 Construction Specifications.

L. Additional guidelines for construction are provided in ~~Virginia Stormwater~~ Design Specification P-FIL-05 (formerly No. 9) Bioretention ~~(latest version referenced~~ in the Virginia Stormwater Management Handbook ~~VSMP Regulations)~~.

6-1307.11 Plan Submission Requirements.

E. Computations and other information demonstrating that the design meets level 1 or level 2 design criteria in ~~Virginia Stormwater~~ Design Specification P-FIL-05 (formerly No. 9) Bioretention in the Virginia Stormwater Management Handbook.

6-1308 Vegetated Swales

6-1308.1 General.

D. Grass channels must conform to ~~Virginia Stormwater~~ Design Specification P-CNV-01 (formerly No. 3) Grass Channel ~~(latest version referenced~~ in the Virginia Stormwater Management Handbook ~~VSMP Regulations)~~, except as modified herein. Dry swales must conform to ~~Virginia Stormwater~~ Design Specification P-CNV-02 (formerly No. 10) Dry Swale ~~(latest version referenced~~ in the Virginia Stormwater Management Handbook ~~VSMP Regulations)~~, except as modified herein.

6-1308.2 Location and Siting.

A. In residential areas, vegetated swales and their appurtenant structures must be located on homeowner association (or “common”) property and may not be located on individual buildable single-family attached or detached residential lots

or any part thereof for the purpose of satisfying the detention, water quantity, or water quality control (BMP) requirements of the Erosion and Stormwater Management Ordinance except as noted herein. The Director may approve the location of vegetated swales on individual buildable single-family detached lots for subdivisions creating no more than seven lots where it can be demonstrated that the requirement is not practical or desirable due to constraints imposed by the dimensions or topography of the property and where adequate provisions for maintenance are provided. Such approval by the Director must be in writing and must specify such conditions deemed necessary to ensure the effectiveness, reliability, and maintenance of the proposed facilities.

B. Vegetated swales may be located on individual single-family detached residential lots that are not part of a bonded subdivision to satisfy the BMP requirements of the Erosion and Stormwater Management Ordinance for construction on the lot.

6-1308.4 Dry Swale Design.

A. Treatment Volume. The required treatment volume must be determined in accordance with ~~Virginia Stormwater~~ Design Specification P-CNV-02 (formerly No. 10) Dry Swale ~~(latest version referenced~~ in the Virginia Stormwater Management Handbook ~~VSMP Regulations)~~.

G. Variations of the dry swale designs in the typical details and schematics dry swales in ~~Virginia Stormwater~~ Design Specification P-CNV-02 (formerly No. 10) Dry Swales ~~(Version 1.9, March 1, 2011)~~ in the Virginia Stormwater Management Handbook may be approved by the Director, if the facility meets all of the requirements in § 6-1308 (Vegetated Swales)~~*et seq*~~.

6-1308.5 Grass Channel Design.

A. Design flow. Design flows must be determined in accordance with ~~Virginia Stormwater~~ Design Specification P-CNV-01 (formerly No. 3) Grass Channel ~~(latest version referenced~~ in the Virginia Stormwater Management Handbook ~~VSMP Regulations)~~.

E. Variations of the grass channel designs in the typical details and schematics of grass channels in ~~Virginia Stormwater~~ Design Specification P-CNV-01 (formerly No. 3) Grass Channel ~~(latest version referenced~~ in the Virginia Stormwater Management Handbook ~~VSMP Regulations)~~ may be approved

6-1308.6 Underdrains. Underdrains must consist of pipe ≥ 6 inches in diameter placed in a layer of washed VDOT #57 stone. There must be a minimum of 2 inches of gravel above and below the pipe. The underdrain must begin within 10 feet of the upstream boundary of the swale. Underdrains must be separated from the soil media in accordance with ~~Virginia Stormwater~~ Design Specification P-CNV-02 (formerly No. 10) Dry Swale ~~(latest version referenced~~ in the Virginia Stormwater Management

Handbook ~~VSMP Regulations)~~. Underdrain pipe must be perforated. All stone must be washed with less than 1 percent passing a #200 sieve.

6-1308.8 Materials Specifications.

F. Compost. Compost must meet the requirements of ~~Virginia Stormwater~~ Design Specification P-FIL-08 (formerly No. 4) Soil Compost Amendment in the Virginia Stormwater Management Handbook.

6-1308.12 Plan Submission Requirements.

G. Computations and other information demonstrating that the design meets level 1 or level 2 design criteria in ~~Virginia Stormwater~~ Design Specification P-CNV-02 (formerly No. 10) Dry Swale.

6-1309 Vegetated Roofs

6-1309.1 General.

B. Vegetated roofs must conform to ~~Virginia Stormwater~~ Design Specification P-FIL-02 (formerly No. 5) Vegetated Roof ~~(latest version referenced~~ in the Virginia Stormwater Management Handbook ~~VSMP Regulations)~~, except as modified herein.

6-1309.2 Feasibility and Limitations.

B. Vegetated roofs may not be used on single-family detached or attached units for the purpose of satisfying the detention, water quantity, or water quality control (BMP) requirements of the Erosion and Stormwater Management Ordinance.

C. Vegetated roofs may not be used on single-family detached units in nonbonded subdivisions to satisfy the BMP requirements of the Erosion and Stormwater Management Ordinance.

6-1309.3 Design of Vegetated Roofs.

A. Vegetated Roof Components. Vegetated roofs typically consist of the structural components of the roof, a waterproof membrane, a root barrier (if required), a protective layer, a drainage layer, filter fabric, a layer of growth media, and plants. Vegetated roofs may also include an optional thermal insulation layer, a leak detection system, and an irrigation system. Specifications for the optional components of vegetated roofs are not provided here but should meet any applicable Virginia USBC requirements. Variations on the vegetated roof system designs in the typical details and schematics in ~~Virginia Stormwater~~ Design Specification P-FIL-02 (formerly No. 5) Vegetated Roof ~~(latest version referenced~~ in the Virginia Stormwater Management Handbook ~~VSMP Regulations)~~ may be approved by the Director, if the facility meets all of the requirements of § 6-1309 (Vegetated Swales)~~*et seq*~~.

6-1309.4 Specifications of vegetated roof components.

E. Filter fabric. Filter fabric must be a non-woven, root penetrable, needled, polypropylene geotextile meeting the requirements of ~~Virginia Stormwater~~ Design Specification P-FIL-02 (formerly No. 5) Vegetated Roof ~~(latest version referenced~~ in the Virginia Stormwater Management Handbook ~~VSMP Regulations)~~. Heat-set or heat-calendared fabrics are not permitted.

F. Growth media. Growth media must be a mineral and organic mixture that provides sufficient nutrients and water holding capacity to support the proposed plant materials. Growth media must meet the requirements of ~~Virginia Stormwater~~ Design Specification P-FIL-02 (formerly No. 5) Vegetated Roof ~~(latest version referenced~~ in the Virginia Stormwater Management Handbook ~~VSMP Regulations)~~. The growth media must be tested for organic content to demonstrate compliance with Level 1 or Level 2 design criteria using standard test methods.

6-1310 Reforestation

6-1310.1 General.

C. Reforestation must conform to ~~Virginia Stormwater~~ Design Specification P-FIL-08 (formerly No. 4) Soil Compost Amendment ~~(Appendix 4A) (latest version referenced~~ in the Virginia Stormwater Management Handbook ~~VSMP Regulations)~~, except as modified herein.

6-1310.2 Feasibility and Limitations.

A. In residential areas, reforested areas must be located on homeowner association (or "common") property and may not be located on individual buildable single-family detached or attached residential lots, or any part thereof for the purpose of satisfying the detention, water quantity, or water quality control (BMP) requirements of the Erosion and Stormwater Management Ordinance.
The Director may approve the use of reforestation on individual buildable single-family detached lots for subdivisions creating no more than seven lots where it can be demonstrated that the requirement is not practical or desirable due to constraints imposed by the dimensions or topography of the property. Any approval by the Director must be in writing and must specify the conditions deemed necessary to ensure establishment and protection of the reforested area.

B. Reforested areas may be located on individual residential lots in nonbonded subdivisions to satisfy the BMP requirements of the Erosion and Stormwater Management Ordinance. Designers should carefully consider the impact of the required easement on future use of the property.

6-1310.4 Design of Reforested Areas.

G. Compacted soils will limit root growth and establishment of the forest ecosystem. Subsoiling (tilling) and soil amendments are required to relieve soil compaction and restore soil function in previously disturbed soils except as noted below.

1. The depth of subsoiling, the amount of compost to be incorporated, and the incorporation depth must be determined in accordance with ~~Virginia Stormwater~~ Design Specification P-FIL-08 (formerly No. 4) Soil Compost Amendment ~~(latest version referenced~~ in the Virginia Stormwater Management Handbook ~~VSMP Regulations)~~.

6-1310.5 Subsoiling and Soil Amendment Specifications.

A. Compost. See ~~Virginia Stormwater~~ Design Specification P-FIL-08 (formerly No. 4) Soil Compost Amendment ~~(latest version referenced~~ in the Virginia Stormwater Management Handbook ~~VSMP Regulations)~~ for required compost specifications.

6-1310.6 Construction.

A. See ~~Virginia Stormwater~~ Design Specification P-FIL-08 (formerly No. 4) Soil Compost Amendment ~~(latest version referenced~~ in the Virginia Stormwater Management Handbook ~~VSMP Regulations)~~ for the basic construction sequence for the soil amendments.

6-1311 Rooftop (Impervious Surface) Disconnection

6-1311.1 General.

B. Rooftop Disconnections must conform to ~~Virginia Stormwater~~ Design Specification P-FIL-01 (formerly No. 1) Rooftop Disconnection ~~(latest version referenced~~ in the Virginia Stormwater Management Handbook ~~VSMP Regulations)~~, except as modified herein.

6-1311.4 Design.

A. Rooftop disconnections must conform to ~~Virginia Stormwater~~ Design Specification P-FIL-01 (formerly No. 1) Rooftop Disconnection ~~(latest version referenced~~ in the Virginia Stormwater Management Handbook ~~VSMP Regulations)~~, except as modified herein.

6-1312 Sheet Flow to a Vegetated Filter Strip or Conserved Open Space

6-1312.1 General.

B. Vegetated filter strips and conserved open space must conform to ~~Virginia Stormwater~~ Design Specification P-FIL-07 (formerly No. 2) Sheet Flow to a Vegetated Filter Strip or Conserved Open Space ~~(latest version referenced~~ in the Virginia Stormwater Management Handbook ~~VSMP Regulations),~~ except as modified herein.

6-1312.2 Feasibility and Limitations.

A. In residential areas, vegetated filter strips and conserved open space must be located on homeowner association (or "common") property and may not be located on individual buildable single-family detached or attached residential lots, or any part thereof for the purpose of satisfying the detention, water quantity, or water quality control (BMP) requirements of the Erosion and Stormwater Management Ordinance.

B. Vegetated filter strips and conserved open space may be located on individual residential lots in nonbonded subdivisions to satisfy the BMP requirements of the Erosion and Stormwater Management Ordinance. Designers should carefully consider the impact of the required easement on future use of the property

6-1312.4 Design of Vegetated Filter Strips and Conserved Open Space.

A. The width of vegetated filter strips and conserved open space areas must be determined in accordance with ~~Virginia Stormwater~~ Design Specification P-FIL-07 (formerly No. 2) Sheet Flow to a Vegetated Filter Strip or Conserved Open Space ~~(latest version referenced~~ in the Virginia Stormwater Management Handbook ~~VSMP Regulations)~~. Where the sheet flow to be treated originates from both pervious and impervious areas, the design must be based on the requirements for sheet flow from impervious areas.

C. Subsoiling (tilling) and soil amendments are required to relieve soil compaction and restore soil function in all previously disturbed soils regardless of the hydrologic soil group except as noted below.

1. The depth of subsoiling, the amount of compost to be incorporated, and the incorporation depth must be determined in accordance with ~~Virginia Stormwater~~ Design Specification P-FIL-07 (formerly No. 2) Sheet Flow to a Vegetated Filter Strip or Conserved Open Space ~~(latest version referenced~~ in the Virginia Stormwater Management Handbook ~~VSMP Regulations)~~.

6-1312.5 Subsoiling and Soil Amendment Specifications.

A. Compost. See ~~Virginia Stormwater~~ Design Specification P-FIL-08 (formerly No. 4) Soil Compost Amendment ~~(latest version referenced~~ in the Virginia Stormwater Management Handbook ~~VSMP Regulations)~~ for required compost specifications.

6-1312.7 Construction.

A. See ~~Virginia Stormwater~~ Design Specification P-FIL-07 (formerly No. 2) Sheet Flow to a Vegetated Filter Strip or Conserved Open Space ~~(latest version referenced~~ in the Virginia Stormwater Management Handbook ~~VSMP Regulations)~~ for the basic construction sequence for vegetated filter strips and conserved open space and ~~Virginia Stormwater~~ Design Specification P-FIL-08 (formerly No. 4) Soil Compost Amendment ~~(latest version referenced~~ in the Virginia Stormwater

Management Handbook ~~VSMP Regulations)~~ for the basic construction sequence for the soil amendments.

6-1313 Soil Compost Amendment

6-1313.1 General.

B. Soil Compost Amendment must conform to ~~Virginia Stormwater~~ Design Specification P-FIL-08 (formerly No. 4) Soil Compost Amendment ~~(latest version referenced~~ in the Virginia Stormwater Management Handbook ~~VSMP Regulations)~~, except as modified herein.

6-1313.2 Feasibility and Limitations.

A. In residential areas, areas of compost amended soils must be located on homeowner association (or "common") property and may not be located on individual buildable single-family attached or detached residential lots or any part thereof for the purpose of satisfying the detention, water quantity, or water quality control (BMP) requirements of the Erosion and Stormwater Management Ordinance except as noted herein. The Director may approve the use of compost amended soils on individual buildable single-family detached lots for subdivisions creating no more than seven lots where it can be demonstrated that the requirement is not practical or desirable due to constraints imposed by the dimensions or topography of the property and where adequate provisions for maintenance are provided. Such approval by the Director must be in writing and must specify such conditions deemed necessary to ensure the effectiveness, reliability, and maintenance of the proposed facilities.

B. Compost amended soils may be located on individual single-family detached residential lots that are not part of a bonded subdivision to satisfy the BMP requirements of the Erosion and Stormwater Management Ordinance for construction on the lot.

6-1313.4 Design Criteria.

B. Compacted soils will limit root growth and establishment of a dense turf cover. Subsoiling (tilling) and soil amendments are required to relieve soil compaction and restore soil function in previously disturbed soils except as noted below.

1. The depth of subsoiling, the amount of compost to be incorporated, and the incorporation depth must be determined in accordance with ~~Virginia Stormwater~~ Design Specification P-FIL-08 (formerly No. 4) Soil Compost Amendment ~~(latest version referenced~~ in the Virginia Stormwater Management Handbook ~~VSMP Regulations)~~.

6-1313.6 Construction.

A. See ~~Virginia Stormwater~~ Design Specification P-FIL-08 (formerly No. 4) Soil Compost Amendment ~~(latest version referenced~~ in the Virginia Stormwater

Management Handbook ~~VSMP Regulations)~~ for the basic construction sequence for the soil amendments.

6-1314 Rainwater Harvesting

6-1314.1 General.

C. Rainwater Harvesting systems must conform to ~~Virginia Stormwater~~ Design Specification P-BAS-04 (formerly No. 6) Rainwater Harvesting ~~(latest version referenced~~ in the Virginia Stormwater Management Handbook ~~VSMP Regulations)~~, except as modified herein.

6-1314.2 Feasibility and Limitations.

C. Rainwater harvesting systems may not be located in single-family attached or detached residential developments for the purpose of satisfying the detention, water quantity, or water quality control (BMP) requirements of the Erosion and Stormwater Management Ordinance.

6-1315 Wet Swale

6-1315.1 General.

A. Wet swales are a cross between a wetland and a swale and provide runoff filtering and treatment within the conveyance system. These linear wetland cells often intercept shallow groundwater to maintain a wetland plant community. The saturated soil and wetland vegetation provide an ideal environment for gravitational settling, biological uptake, and microbial activity. On-line or off-line cells are formed within the channel to create saturated soil or shallow standing water conditions (typically less than 6 inches deep). A regenerative stormwater conveyance (RSC) system is a modification of a wet swale that is used to bring stormwater down steep grades through a series of step pools. RSC systems are used primarily to address channel erosion and outfall issues.

B. Wet Swales must conform to ~~Virginia Stormwater~~ Design Specification P-CNV-03 (formerly No. 11) Wet Swales ~~(latest version referenced~~ in the Virginia Stormwater Management Handbook ~~VSMP Regulations)~~, except as modified herein.

6-1315.2 Feasibility and Limitations.

A. In residential areas, wet swales and their appurtenant structures must be located on homeowner association (or "common") property and may not be located on individual buildable single-family attached or detached residential lots or any part thereof for the purpose of satisfying the detention, water quantity, or water quality control (BMP) requirements of the Erosion and Stormwater Management Ordinance.

6-1315.4 Design Criteria.

A. Treatment Volume. The required treatment volume must be determined in accordance with ~~Virginia Stormwater~~ Design Specification P-CNV-03 (formerly No. 11) Wet Swales ~~(latest version referenced~~ in the Virginia Stormwater Management Handbook ~~VSMP Regulations)~~.

D. Variations of the wet swale designs in the typical details and schematics of wet swales in ~~Virginia Stormwater~~ Design Specification P-CNV-03 (formerly No. 11) Wet Swales ~~(latest version referenced~~ in the Virginia Stormwater Management Handbook ~~VSMP Regulations)~~ may be approved by the Director, if the facility meets all of the requirements in § 6-1316 (Filtering Devices)~~*et seq*~~.

6-1315.7 Construction.

G. Additional guidelines for construction are provided in ~~Virginia Stormwater~~ Design Specification P-CNV-03 (formerly No. 11) Wet Swales ~~(latest version referenced~~ in the Virginia Stormwater Management Handbook ~~VSMP Regulations)~~.

6-1316 Filtering Practices

6-1316.1 General.

C. Stormwater filters must conform to ~~Virginia Stormwater~~ Design Specification P-FIL-06 (formerly No. 12) Filtering Practices ~~(latest version referenced~~ in the Virginia Stormwater Management Handbook ~~VSMP Regulations)~~, except as modified herein. Additional guidance on the design of sand filters is provided in the "Northern Virginia BMP Handbook Addendum; Sand Filtration Systems" (NVPDC/ESI, 1996) available online from the Northern Virginia Regional Commission.

6-1316.2 Feasibility and Limitations.

B. In residential areas, stormwater filters and their appurtenant structures must be located on homeowner association (or "common") property and may not be located on individual buildable single-family attached or detached residential lots or any part thereof for the purpose of satisfying the detention, water quantity, or water quality control (BMP) requirements of the Erosion and Stormwater Management Ordinance.

6-1316.4 Design Criteria.

A. Filter Area and Storage Volume. The required filter area and storage volume must be determined in accordance with ~~Virginia Stormwater~~ Design Specification P-FIL-06 (formerly No. 12) Filtering Practices ~~(latest version referenced~~ in the Virginia Stormwater Management Handbook ~~VSMP Regulations)~~.

6-1316.5 Specifications.

B. Filter fabric. Filter fabric must be a needled, non-woven, polypropylene geotextile meeting the requirements listed in ~~Virginia Stormwater~~ Design Specification P-

FIL-06 (formerly No. 12) Filtering Practices ~~(latest version referenced~~ in the Virginia Stormwater Management Handbook ~~VSMP Regulations)~~. Heat-set or heat-calendared fabrics are not permitted.

6-1317 Constructed Wetlands

6-1317.1 General.

B. Constructed Wetlands must conform to ~~Virginia Stormwater~~ Design Specification P-BAS-01 (formerly No. 13) Constructed Wetlands ~~(latest version referenced~~ in the Virginia Stormwater Management Handbook ~~VSMP Regulations)~~, except as modified herein.

6-1317.2 Feasibility and Limitations.

A. Constructed wetlands are not permitted in residential developments unless there are no other reasonable options available for compliance with the water quality control (BMP) requirements. Such approval by the Director must be in writing and must specify such conditions deemed necessary to ensure the effectiveness, reliability, and maintenance of the proposed facilities. When allowed in residential areas, constructed wetlands and their appurtenant structures must be located on homeowner association (or "common") property and may not be located on individual buildable single-family attached or detached residential lots or any part thereof for the purpose of satisfying the detention, water quantity, or water quality control (BMP) requirements of the Erosion and Stormwater Management Ordinance.

B. Setbacks. Constructed wetlands must meet the setback requirements of the ~~Virginia Stormwater~~ Design Specification P-BAS-01 (formerly No. 13) Constructed Wetlands ~~(latest version referenced~~ in the Virginia Stormwater Management Handbook ~~VSMP Regulations)~~.

6-1317.4 Design Criteria.

C. Treatment Volume. The required treatment volume must be determined in accordance with ~~Virginia Stormwater~~ Design Specification P-BAS-01 (formerly No. 13) Constructed Wetlands ~~(latest version referenced~~ in the Virginia Stormwater Management Handbook ~~VSMP Regulations)~~.

D. Water Balance. Water balance computations are required for all facilities to determine their feasibility and minimum pool depths. Computation of the water balance and minimum pool depth must be determined in accordance with ~~Virginia Stormwater~~ Design Specification P-BAS-01 (formerly No. 13) Constructed Wetlands ~~(latest version referenced~~ in the Virginia Stormwater Management Handbook ~~VSMP Regulations)~~.

6-1317.7 Construction.

H. Additional guidelines for construction are provided in ~~Virginia Stormwater~~ Design Specification P-BAS-01 (formerly No. 13) Constructed Wetlands ~~(latest version referenced~~ in the Virginia Stormwater Management Handbook ~~VSMP Regulations)~~.

6-1318 Wet Pond

6-1318.1 General.

B. Wet Ponds must conform to ~~Virginia Stormwater~~ Design Specification P-BAS-02 (formerly No. 14) Wet Pond ~~(latest version referenced~~ in the Virginia Stormwater Management Handbook ~~VSMP Regulations)~~, except as modified herein.

6-1318.2 Feasibility and Limitations.

A. Wet ponds are not permitted in residential developments unless they are regional ponds or there are no other reasonable options available for compliance with the water quality control (BMP) requirements. Any approval by the Director must be in writing and must specify the conditions deemed necessary to ensure the effectiveness, reliability, and maintenance of the proposed facilities. When allowed in residential areas, wet ponds and their appurtenant structures must be located on homeowner association (or "common") property and may not be located on individual buildable single-family attached or detached residential lots or any part thereof for the purpose of satisfying the detention, water quantity, or water quality control (BMP) requirements of the Erosion and Stormwater Management Ordinance.

B. Setbacks. Wet ponds must meet the setback requirements of the ~~Virginia Stormwater~~ Design Specification P-BAS-02 (formerly No. 14) Wet Pond ~~(latest version referenced~~ in the Virginia Stormwater Management Handbook ~~VSMP Regulations)~~.

6-1318.4 Design Criteria.

C. Treatment Volume. The required treatment volume must be determined in accordance with ~~Virginia Stormwater~~ Design Specification P-BAS-02 (formerly No. 14) Wet Pond ~~(latest version referenced~~ in the Virginia Stormwater Management Handbook ~~VSMP Regulations)~~.

6-1318.7 Construction.

H. Additional guidelines for construction are provided in ~~Virginia Stormwater~~ Design Specification P-BAS-02 (formerly No. 14) Wet Pond ~~(latest version referenced~~ in the Virginia Stormwater Management Handbook ~~VSMP Regulations)~~.

6-1319 Extended Detention Pond

6-1319.1 General.

B. Extended Detention Ponds must conform to ~~Virginia Stormwater~~ Design Specification P-BAS-03 (formerly No. 15) Extended Detention (ED) Pond ~~(latest version referenced~~ in the Virginia Stormwater Management Handbook ~~VSMP Regulations)~~, except as modified herein.

6-1319.2 Feasibility and Limitations.

A. Extended detention ponds are not permitted in residential developments unless they are regional ponds or there are no other reasonable options available for compliance with the water quality control (BMP) requirements. When allowed in residential areas, extended detention ponds and their appurtenant structures must be located on homeowner association (or "common") property and may not be located on individual buildable single-family attached or detached residential lots or any part thereof for the purpose of satisfying the detention, water quantity, or water quality control (BMP) requirements of the Erosion and Stormwater Management Ordinance.

B. Setbacks. Extended detention ponds must meet the setback requirements of the ~~Virginia Stormwater~~ Design Specification P-BAS-03 (formerly No. 15) Extended Detention (ED) Pond ~~(latest version referenced~~ in the Virginia Stormwater Management Handbook ~~VSMP Regulations)~~.

6-1319.4 Design Criteria.

C. Treatment Volume. The required treatment volume must be determined in accordance with ~~Virginia Stormwater~~ Design Specification P-BAS-03 (formerly No. 15) Extended Detention (ED) Pond ~~(latest version referenced~~ in the Virginia Stormwater Management Handbook ~~VSMP Regulations)~~.

6-1319.7 Construction Specifications.

H. Additional guidelines for construction are provided in ~~Virginia Stormwater~~ Design Specification P-BAS-03 (formerly No. 15) Extended Detention (ED) Pond ~~(latest version referenced~~ in the Virginia Stormwater Management Handbook ~~VSMP Regulations)~~.

6-1320 Manufactured BMPs

6-1320.1 General.

B. Manufactured BMPs may be used to achieve water quality compliance, if they have been approved for use by the Virginia Department of ~~Conservation and Recreation~~ Environmental Quality and have been approved by the Director in accordance with §§ 6-0400 through 6-0402 (Stormwater Runoff Quality Control Criteria)~~*et seq*~~.

6-1320.2 Feasibility and Limitations.

A. Individual manufactured BMPs will have different site constraints and limitations. Manufacturer's specifications, approvals by the Virginia Department of ~~Conservation and Recreation~~ Environmental Quality, and approvals by the Director should be consulted to ensure that manufactured BMPs are feasible for use on a specific site.

D. In residential areas, manufactured BMPs and their appurtenant structures must be located on homeowner association (or "common") property and may not be located on individual buildable single-family attached or detached residential lots or any part thereof for the purpose of satisfying the detention, water quantity, or water quality control (BMP) requirements of the Erosion and Stormwater Management Ordinance.

6-1320.4 Design Criteria.

B. Manufactured BMPs must be designed in accordance with all requirements developed by the ~~Virginia Department of Conservation and Recreation~~ Virginia Department of Environmental Quality and the County. Changes to manufacturer's specifications or variants of the original product design approved by the Director that may impact the device's hydraulic performance or phosphorus removal capability must be evaluated and approved by the Director before use.

C. Manufactured BMPs must be designed to treat an instantaneous flow rate of 0.7 cfs per acre without bypass or the minimum treatment volume required by ~~Chapter 124~~ Chapter 124.1 of the Code.

11-0102 General Plan Preparation

11-0102.1 The designer preparing the drawings must include in these construction plans adequate measures for control of E&S conforming to the guidelines, policies, standards and specifications contained in the PFM, the current ~~"~~Virginia Stormwater Management ~~Erosion and Sediment Control~~ Handbook,~~"~~ and ~~Chapter 104 (Erosion and Sedimentation Control)~~ Chapter 124.1 (Erosion and Stormwater Management) of the Code. No development is permitted until an E&S control plan has been approved.

11-0106 Data Availability

11-0106.1 Agencies available for consultation are LDS, DPD and the NVSWCD.

11-0106.2 Standards and specifications are provided in the current Virginia Stormwater Management ~~E&S Control~~ Handbook. Some supplemental County standards are included in Plates ~~1-11~~ 2-11 through 5-11~~, Chapter 104 of the Code and below~~. ~~Section 104-1-8(a) of the Code contains~~ The modifications to State standards included below ~~which~~ are mandatory in the County.

A. Standard and Specification C-PCM-04 (Formerly #3.05) – Silt Fence. "Super" silt fence (See Plate 5-11), which is a temporary sediment barrier consisting of

synthetic filter fabric stretched across and attached to chain link fencing supported by metal posts, may be utilized below disturbed areas where topographical and drainage conditions do not exceed the design criteria below.

B. Standard and Specification C-SCM-11 (formerly #3.13) -Temporary Sediment Trap. For land areas designated as RPAs, the storage volume must be 202 cy/acre of disturbed area. Pipe outlet sediment traps are required for drainage areas of 1 to 3 acres; for land areas designated as RPAs, pipe outlet sediment traps may also be required for disturbed areas of less than 1 acre where topographical and drainage conditions are favorable for field implementation (see Plate 2-11 for details). Stone outlets for temporary sediment traps for drainage areas under 1 acre outside of County designated RPAs must be constructed according to current Virginia Stormwater Management ~~E&S Control~~ Handbook specifications.
C. Standard and Specification C-SCM-12 (formerly #3.14) - Temporary Sediment Basin. For land areas designated as RPAs, the storage volume must be 202 cy/acre of disturbed area.
D. Standard and Specification C-SCM-03 (formerly #3.02) - Brush Temporary Stone Construction Entrance. The minimum length for a temporary gravel construction entrance must be 75 feet and a woven filter fabric underliner is required. If the action of vehicles traveling over the gravel pad is not sufficient to remove the majority of the mud, then a wash rack is required with an appropriate water source to wash the mud off the tires before entering the public road.
E. Standard and Specification C-PCM-02 (formerly #3.04) - Brush Straw Bale Barrier. Rebars may not be used to stake these barriers. Straw Bale Barriers may only be used for sheet flow applications. Straw Bale Barriers may not be used for any drainageway or channel flow applications or for site development perimeter control.
F. Standard and Specification C-PCM-03 (formerly #3.06) - Brush Barrier. This practice may not be used without the specific authorization of the Director.
G. Standard and Specification C-SCM-04 (formerly #3.07) - Brush Storm Drain Inlet Protection. Any storm drain inlet protection measure which completely blocks the drain's throat or entrance may not be used. Straw bales and cinder block wrapped with filter fabric may not be used for curb inlet protection.
H. Standard and Specification C-SSM-07 (#3.34) - Bermuda Grass and Zoysia Grass Establishment. This practice may not be employed in Fairfax County.
I. Standard and C-SSM-01 (formerly Specification #3.38) - Tree Preservation and Protection. This section is not to be used in Fairfax County. In its place, Chapter 12, "Tree Conservation," of the Public Facilities Manual must be used.
J Standard and Specification C-ENV-01 (formerly #3.22) - Vegetative Streambank Stabilization. Bioengineering stabilization techniques require coordination of plant science, soils science, and engineering principles. They should be employed only with the guidance of experts familiar with bioengineering work. Approval of the Director is required.

11-0304 General Land Conservation Notes

11-0304.1 ~~No disturbed area which is not actively being worked may remain denuded for more than 14 calendar days unless otherwise authorized by the Director.~~ Permanent or temporary soil stabilization must be applied to denuded areas within seven days after final grade is reached on any portion of the site. Temporary soil stabilization must be applied within seven days to denuded areas that may not be at final grade but will remain dormant for longer than 14 days. Permanent stabilization must be applied to areas that are to be left dormant for more than one year.

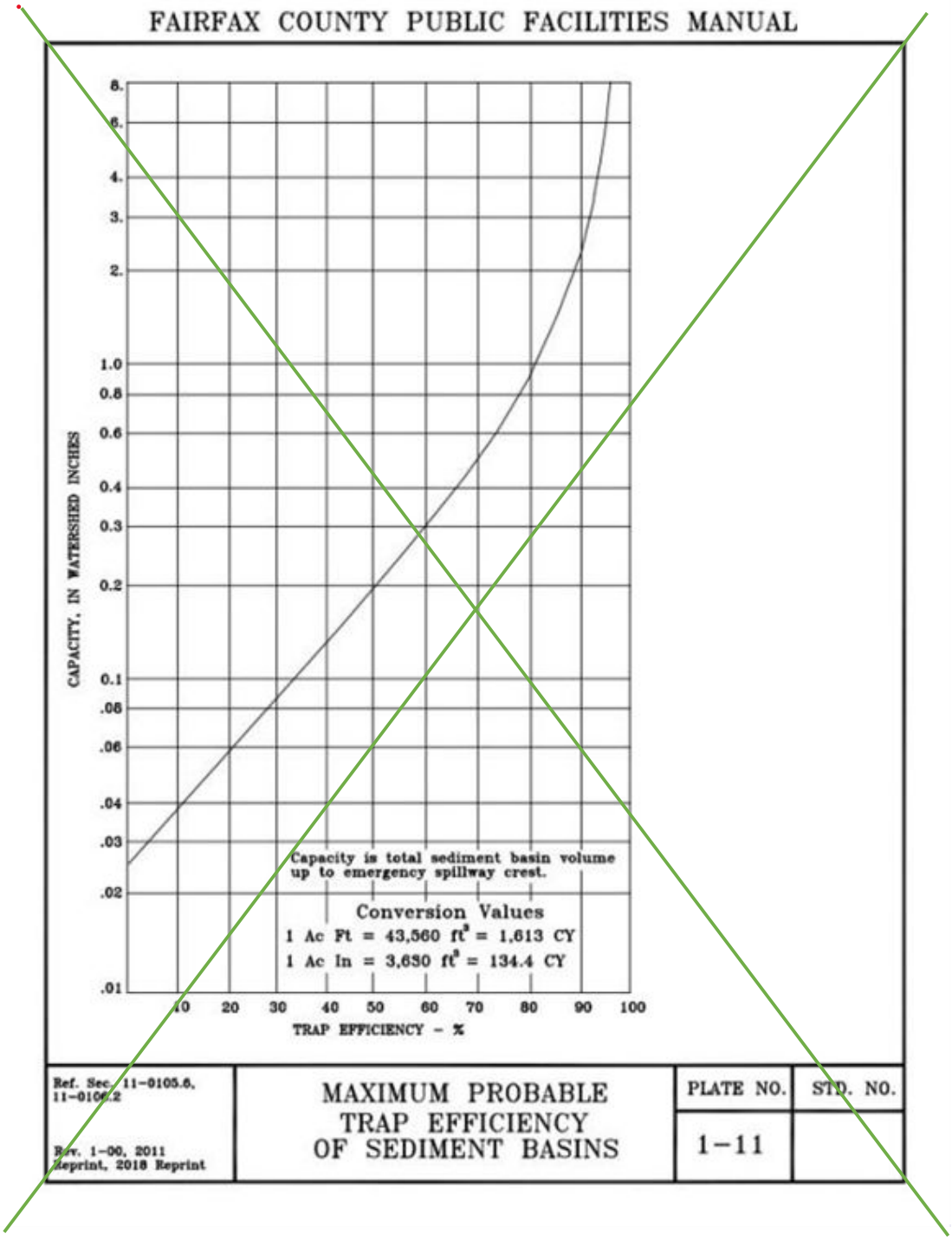
11-0305 Land Conservation Notes - Linear Projects

11-0305.1 ~~No disturbed area which is not actively being worked may remain denuded for more than 14 calendar days unless otherwise authorized by the Director.~~ Permanent or temporary soil stabilization must be applied to denuded areas within seven days after final grade is reached on any portion of the site. Temporary soil stabilization must be applied within seven days to denuded areas that may not be at final grade but will remain dormant for longer than 14 days. Permanent stabilization must be applied to areas that are to be left dormant for more than one year.

11-0306 Biotechnical Slope and Bank Protection

~~11-0306.7 As bioengineering stabilization techniques call for coordination of plant science, soils science and engineering principles, they should be employed only with the guidance of experts familiar with bioengineering work. Approval of the Director is required.~~

Delete Plate 1-11 (Maximum Probable Trap Efficiency of Sediment Basins) and Update Chapter 11 List of Plates



12-0100 PURPOSE AND INTENT

12-0100.1 The purpose and intent of § 12-0000 (Tree Conservation) ~~*et seq*~~. is to provide plan submission requirements, technical specifications and on-site practices that support the administration, implementation and enforcement of the tree conservation requirements of the Code including Chapter 101 (Subdivision Ordinance), ~~Chapter 104 (Erosion and Sedimentation Control),~~ Sections 5108 and 8100.7 of the Zoning Ordinance, Chapter 118 (Chesapeake Bay Preservation Ordinance), Chapter 120 (Heritage, Specimen, Memorial and Street Tree Ordinance), ~~and~~ Chapter 122 (Tree Conservation Ordinance), and Chapter 124.1 (Erosion and Stormwater Management Ordinance).

12-0100.2 On ~~Oct.~~ October 20, 2008, the Board adopted an ordinance ~~en~~titled "Tree Conservation Ordinance" which became Chapter 122 of the Code. The ~~new~~ Tree Conversation Ordinance is based on the authority and mandates of Va. Code Ann § 15.2-961.1 which enables jurisdictions located in Virginia Planning District 8 and classified as part of an eight-hour nonattainment area for ozone to enact local tree ordinances that emphasize tree preservation over tree planting when meeting tree canopy requirements. At that same time, this chapter was renamed "Tree Conservation" and rewritten to incorporate plan submission requirements, specifications and practices that support existing authority to conserve vegetation during land development pursuant to Chapters 101, ~~104,~~ 112.2, ~~and~~ 118, and 124.1 of the Code in addition to ~~new~~ Chapter 122 of the Code.

12-0300 TREE CONSERVATION PLAN REQUIREMENTS

12-0300.1 Tree Conservation Plan. Section ~~104-1-2~~ 124.1-6-2 of the Code states that ~~a conservation~~ an erosion and sediment control plan is required of anyone engaging in land disturbing activities in the County.

A. Tree Conservation Plan. A Tree Conservation Plan is required when land disturbance requiring ~~a conservation~~ an erosion and sediment control plan also involves one or more of the following scenarios.

1. Land disturbance has potential to destroy or degrade on-site trees or trees located on adjacent property, including trees designated for preservation through the provisions of Chapter 120 of the Code.
2. Development sites are required to preserve or plant trees to meet 10-year Tree Canopy requirements of Chapter 122 of the Code, or to meet related provisions of Chapters 101, ~~104, and~~ 112.2, and 124.1 of the Code.
3. Development sites are required to preserve or plant trees and/or other plant materials and landscape features in order to comply with Parking Lot Landscaping or Transitional Screening and Barrier Requirements of Section 5108 of the Zoning Ordinance; or to comply with tree or landscaping requirements of proffered conditions; development plans, conceptual/final

development plans, PRC plans, special permits, special exceptions or variance approvals.

4. Development sites are required to restore forested areas within an Resource Protection Area as required by Chapter 118 of the Code and as further defined by § 12-0316.4.
5. Development sites are required to replant trees or vegetation in accordance with the provisions of § 12-0316; or, are required to address violations issued for land disturbing activity involving the removal of trees without an approved plan in accordance with Chapter ~~104~~ 124.1 of the Code and as further defined by § 12-0316.5.

12-0300.4 Tree Conservation Plans must be submitted as part of all grading plans for Building Permits on existing lots that are not within a subdivision currently bonded with the County and parcels with lots of 5 acres or more as required by ~~Chapter 104 (Erosion and Sedimentation Control)~~ Chapter 124.1 (Erosion and Stormwater Management Ordinance) of the Code.

12-0309 Tree Preservation Plan and Narrative

12-0309.1 Except as modified by § 12-0303, any Tree Conservation Plan that uses tree preservation to satisfy 10-year Tree Canopy requirements of Chapter 122 of the Code; to satisfy erosion and sedimentation control purposes relating to ~~104~~ 124.1 of the Code, or to satisfy proffered conditions, development plans, conceptual/final development plans, PRC plans, special permits, special exceptions, or variance approvals must provide a tree preservation plan and narrative as part of the Tree Conservation Plan as follows.

12-0316 Requirements and Specifications for Replacement Trees and/or Vegetation

12-0316.5 Land disturbing activity without an approved plan.

A. When a violation is issued for land disturbing activity involving the removal of trees without an approved plan in accordance with Chapter ~~104~~ 124.1 of the Code, a Tree Conservation Plan must be submitted to the County within the time frame established on the violation. The Tree Conservation Plan must show all site features as they existed before the violation and the site features as they are proposed to appear, in the same manner as if a violation had not occurred. The Tree Conservation Plan must provide a date for completion of all items shown on the plan.

Update References and Incorporate Stacked Townhouses to Align PFM with Zoning Ordinance
pages 31-35

2-0203.2 An approved subdivision plan or an approved site plan for ~~townhouses~~ single-family attached homes constitutes a sufficient basis for the issuance of a clearing and grading permit for the particular project within the clearing and grading limits and for that grading specified in the plan (see § 2-0700).

2-0502.1 The Agreement. The agreement is a legal, binding contract between the developer and the County that specifies the manner and the date by which the physical site improvements, as shown on the approved plans, must be completed.

A. Agreements for Residential Developments. An agreement, supported by a bond or other security, is required on all projects and obligates the developer to construct the required improvements shown on the approved subdivision plans or site plans for single-family attached and stacked townhouse, condominium, and apartment developments, within the specified time limit.

6-0303.2 Detention and BMP facilities located in industrial, commercial, institutional, apartment developments and rental single-family attached and rental stacked townhouses must be maintained by the property owner, and a Private Maintenance Agreement must be executed before the construction plan is approved. Access provisions must be considered for the continued operation and maintenance of these facilities.

Table 6.3 Use and Location of BMPs (√ denotes allowed)

BMP	Non-residential	Multi-family and mixed-use	Single-family attached and detached ~~R~~residential subdivision lots[1, 2]	Stacked townhouse	Outlots in residential subdivisions	Nonbonded subdivision lots[2,3]	VDOT right-of-way[4]
Simple Rooftop Disconnection[5] (§ 6-1311)					N/A		N/A
Rooftop Disconnection to	√	√		√	√	6	N/A

Table 6.3 Use and Location of BMPs (√ denotes allowed)							
BMP	Non-residential	Multi-family and mixed-use	Single-family attached and detached ~~R~~residential subdivision lots[1, 2]	Stacked townhouse	Outlots in residential subdivisions	Nonbonded subdivision lots[2,3]	VDOT right-of-way[4]
Alternative Practice[6] (§ 6-1311)							
Sheet Flow to Vegetated Filter or Conserved Open Space (§ 6-1312)	√	√		√	√	√	N/A
Soil Compost Amendment (§ 6-1313)	√	√	1, 2	√	√	√	N/A
Reforestation (§ 6-1310)	√	√	1	√	√	√	N/A
Vegetated Roof (§ 6-1309)	√	√			N/A		N/A
Rainwater Harvesting (§ 6-1314)	√	√					N/A
Permeable Pavement (§ 6-1304)	√	√	2	√	N/A		
Infiltration Practices (§ 6-1303)	√	√	1	√	√	√	
Bioretention (§ 6-1307)	√	√	1	√	√	√	√
Vegetated Swales (§ 6-1308)	√	√	1	√	√	√	√
Wet Swale (linear wetland) (§ 6-1315)	√	√		√	√		√
Filtering Practice (§ 6-1316)	√	√		√	√		√
Constructed Wetland (§ 6-1317)	√	√		√	√		

Table 6.3 Use and Location of BMPs (√ denotes allowed)							
BMP	Non-residential	Multi-family and mixed-use	Single-family attached and detached ~~R~~residential subdivision lots[1, 2]	Stacked townhouse	Outlots in residential subdivisions	Nonbonded subdivision lots[2,3]	VDOT right-of-way[4]
Wet Pond (§ 6-1318)	√	√		√	√		
Extended Detention Pond (§ 6-1319)	√	√		√	√		
Manufactured (Proprietary) BMP (§ 6-1320)	√	√		√	√		√

1. The Director may approve the use of these BMPs on lots in residential subdivisions of no more than seven lots; however approval by the Board of Supervisors is required for use of such BMPs on lots in residential subdivisions of no more than seven lots in conjunction with the approval of a rezoning, proffered condition amendment, special exception, or special exception amendment.
2. Soil compost amendments and pervious pavement used on residential subdivision lots may be treated as forest/open space and managed turf respectively in the runoff reduction calculation. However, a loss of 30% of the treated area over time is assumed for soil compost amendments and 50% of the pervious pavement to compensate for future conversions or disturbance of the area.
3. Nonbonded subdivision lots include five-acre lots that are not subject to subdivision control.
4. Use of the indicated practices is subject to approval by VDOT.
5. Simple rooftop disconnection is allowed with Director approval on a case-by-case basis.
6. Water from downspouts may be directed to other BMP practices and use/location would be determined by the type of alternative practice.

6-1108.4 Single-Family Attached and Stacked Townhouse Downspout Discharges – Any downspout discharging onto yards (particularly on rear yards) which consist of filled ground, where the runoff will flow over a fill grade of 15 percent or greater within 30 feet of the pipe discharge location, must have the downspout picked up by an underdrain and carried out to the toe of the fill slope to natural ground.

6-1309.2 Feasibility and Limitations.

A. Vegetated roofs may be used on non-residential buildings (commercial, industrial, and institutional uses), parking structures, multi-family residential buildings including condominiums and apartments, and mixed-use buildings with a residential component.

B. Vegetated roofs may not be used on single-family detached, ~~or~~ attached, or stacked townhouse units for the purpose of satisfying the detention, water quantity, or water quality control (BMP) requirements of the Stormwater Management Ordinance.

6-1314.2 Feasibility and Limitations.

A. Rainwater harvesting may be used for commercial, industrial, or multi-family residential uses to supply all or a portion of non-potable water demand.

B. Non-potable uses may include, but are not limited to, water closets, urinals, irrigation, mechanical equipment and hose connections to perform operations, such as vehicle washing and lawn maintenance. Other applications may be used as approved by the Director.

C. Rainwater harvesting systems may not be located in single-family attached, ~~or~~ detached, or stacked townhouse residential developments for the purpose of satisfying the detention, water quantity, or water quality control (BMP) requirements of the Stormwater Management Ordinance.

6-1319.3 Maintenance.

A. Extended detention ponds located in residentially zoned areas, including condominium developments, must be within County storm drainage easements, and must be maintained by DPWES. Extended detention ponds located in industrial, commercial, institutional, apartment developments, ~~and~~or rental single-family attached or rental stacked townhouses must be maintained by the property owner, and a Private Maintenance Agreement must be executed before the construction plan is approved.

7-0303.4 All two-way commercial entrances from public streets, including entrances to single-family attached, stacked townhouse, or multi-family dwelling developments and private streets, must be a minimum of 30-feet wide at the back of the entrance return.

9-0102.2 All water mains, their sizes, valves and fire hydrants, and their relationship to gas lines must be shown as indicated below:

A. In subdivision streets, the water main should be located 8 feet north or east of the street centerline, and the gas main should be located 8 feet south or west of the centerline.

B. On loop streets, the water main should be located 8 feet north or east of the predominate centerline of the street. The gas main should be located 8 feet south or west of the predominate centerline of the street. The water and gas mains should then continue on the same side of the centerline as determined above for their entire length of the streets.

C. Due to space restrictions of most single-family attached and stacked townhouse streets, it is not feasible to specify the side of the street on which the water line should be located. Developers of townhouse sites must confer with the public water supply agency and the appropriate natural gas supply agency for satisfactory utility locations.

D. Service connections must be stubbed to the property line before the street paving section is constructed.

Table 9.1 Fire Hydrant Maximum Coverage Distance

Building Type	Maximum Distance (ft.)
Industrial buildings and warehouses	250
Schools, day care centers	300
Offices, commercial, church, hospitals, nursing homes	350
Apartments, multi-family dwellings, single-family attached dwellings, and stacked townhouses dwellings	350
Detached Single family dwellings	500

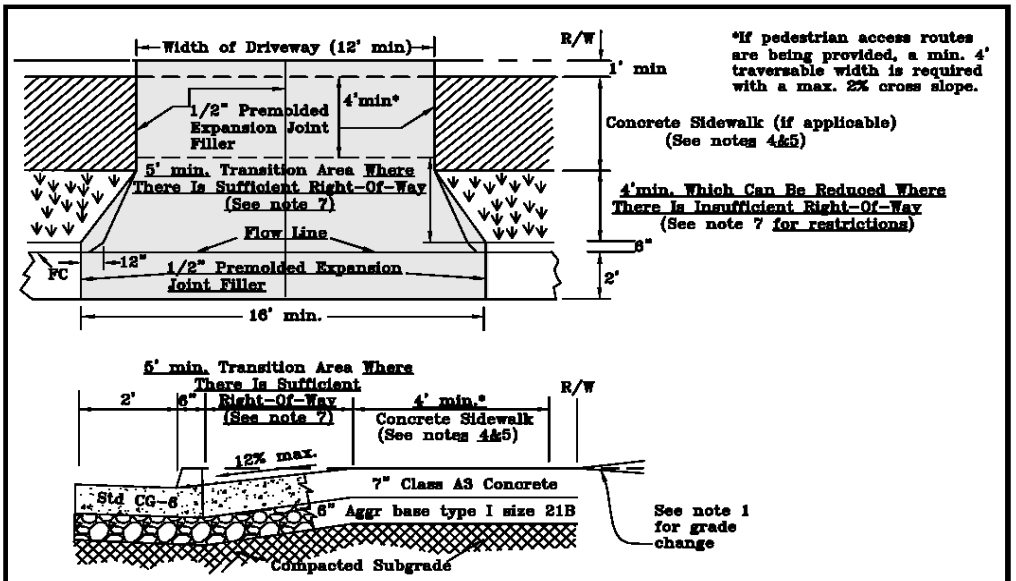
10-0104.5 Building Laterals

A. In subdivisions where the sanitary street sewer mains are being installed by the developer, the developer also must install a lateral or extension from the sanitary sewer main to a minimum of 20 feet beyond the property line or within 5 feet of the minimum yard requirement, whichever distance is less, for s~~S~~ingle-f~~F~~amily d~~D~~etached lots, and to a minimum of 5 feet beyond the property line or sanitary sewer easement, whichever distance is greater, for s~~S~~ingle-f~~F~~amily attached and stacked t~~T~~ownhouse lots in accordance with Plates 18-10 and 19-10. This extension is to receive the building sewer for each lot.

1. Such extensions must be shown on the sewer plans submitted to and approved by the Director and the extension must be installed in the exact location as shown on the plan.

Update Driveway Entrance Detail (DE-1) to Align PFM with VDOT Standards
page 36

FAIRFAX COUNTY PUBLIC FACILITIES MANUAL



NOTES

1. Lot grading plans must provide for adequate vehicular clearance for driveway approach, departure and breakover transitions in accordance with the current VDOT Standards. Driveway profiles are required where steep grades prevail.

2. All materials and construction of these designs in a R/W to be maintained by VDOT must be in accordance with the current VDOT Road and Bridge Specifications and Standards.

3. This entrance may be used in roads that have an ADT of up to 5,499.

4. Sidewalk must be provided in accordance with Section 8-0100 et. seq. of the Public Facilities Manual and must meet the standards set forth in the VDOT Road Design Manual. Sidewalk cross slope, including passing areas (full 5-foot width) and driveway crossing (min. 4-foot width), must not exceed 2%.

5. Distances between features, and distance between features and right of way line must be in accordance with the current VDOT Standards, unless otherwise shown.

6. This driveway entrance is for single family detached homes along existing streets and is subject to VDOT approval. It is not to be used in new subdivisions.

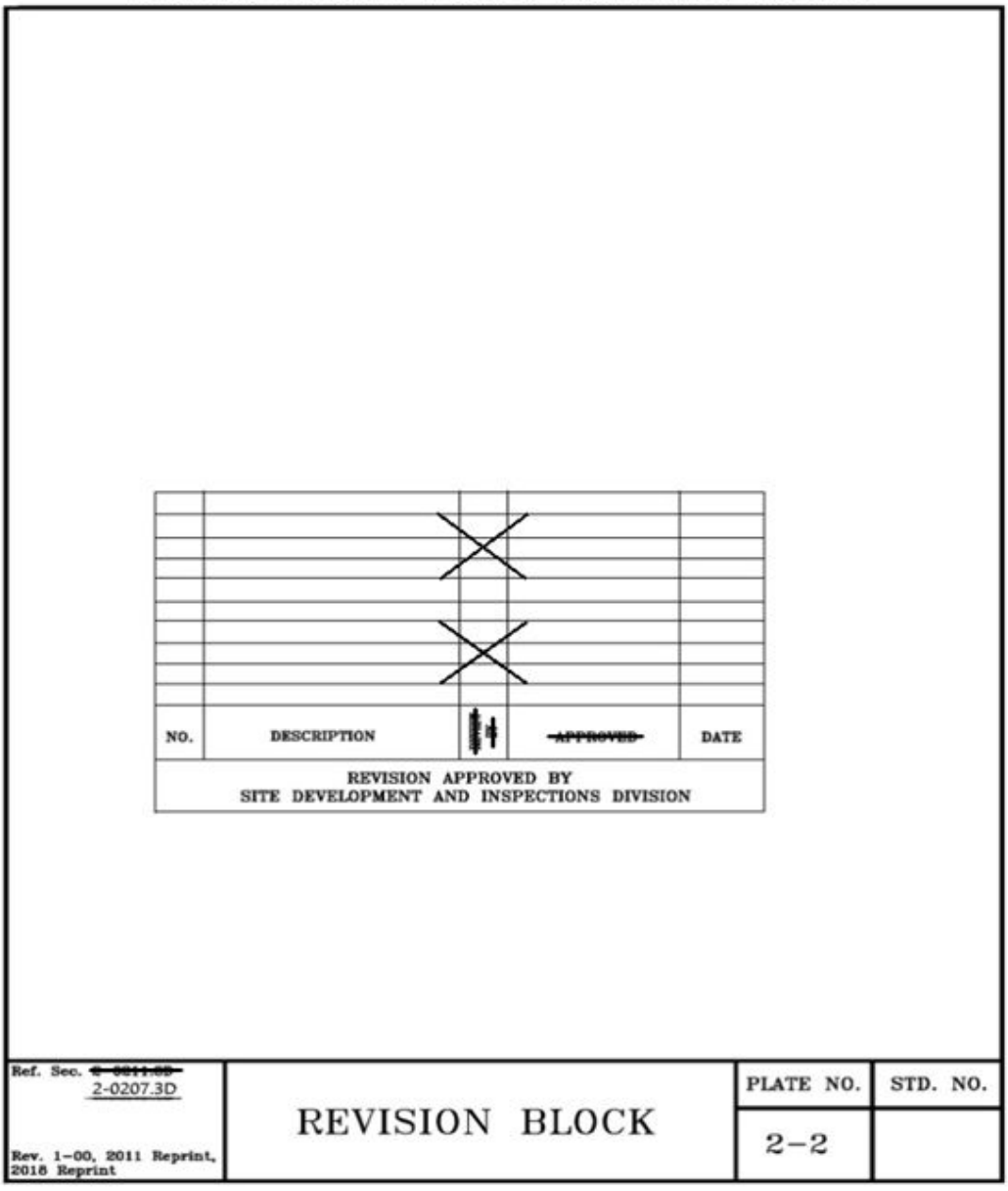
7. In cases where a sidewalk is required, the adjacent sidewalk grade may need to be modified in order to meet the 12% driveway maximum grade. The reconstructed sidewalk grade, width and alignment must meet VDOT requirements for sidewalks including accessibility. This must include positive drainage of the utility strip area in locations where the sidewalk grade is modified. Any slope or alignment modified from the standard must be noted on the plans.

Ref. Sec. 7-0403 Rev. 10-20	RESIDENTIAL DRIVEWAY ENTRANCE	PLATE NO.	STD. NO.
		20-7	DE-1

Updates to Codify Current Processes
page 37-38

Amend Plate 2-2 (Revision Block), to read as follows:

FAIRFAX COUNTY PUBLIC FACILITIES MANUAL



9-0201.3 Fire Protection Modification Procedures

A. The following information is to be provided when requesting a modification of any fire protection requirement of the PFM. Please follow the requirements of the code modification process.

B. All requests must be submitted ~~and addressed to the Fire Marshal's Office,~~ to LDS, and include the following:

1. A plan or sketch showing the proposed location of all improvements on the site and the type of construction involved.

2. The address, tax map reference number and the proposed use of the property.

3. The current zoning classification of the property and if recently rezoned, the rezoning number and the date of approval by the Board. Copies of any required special exception or special permit with date of approval.

4. The specific item requested to be modified.

5. The length of time for which the modification is requested.

6. Any proposed alternate form of fire protection.

7. The name, address and telephone number of the person making the request.

8. The County assigned number for site and subdivision plans and modification requests associated with the property.

6-1111 Sump Pump Discharge

6-1111.1 For single-family detached dwellings, sump pumps may not discharge closer than 10 feet to any property line measured in the direction of flow. The sump pump discharge should not create a safety hazard or a nuisance, such as soil erosion or ponding. Designers must show the location of the sump pump discharge on the associated grading plan.

REVISED

Board Agenda Item
April 14, 2026

3:00 p.m.

Public Hearing on a Proposed Zoning Ordinance Amendment Re: Zoning Application Fees and Planned District Recreational Facilities Minimum Expenditure

ISSUE:
The proposed Zoning Ordinance amendment would increase most zoning application fees by five percent (and rounded to the nearest $5) with some exceptions, as detailed in the staff report included as Attachment 1. Additionally, the amendment proposes a five percent increase in the minimum required expenditure for recreational facilities in a Planned District from $2,400 per unit to $2,520 per unit.

PLANNING COMMISSION RECOMMENDATION:
The Planning Commission will hold a public hearing on April 8, 2026. The recommendation of the Planning Commission will be provided to the Board of Supervisors (Board) prior to the Board's public hearing.

On April 8, 2026, the Planning Commission voted 11-0 (Commissioner Thomas was absent from the meeting) to recommend to the Board of Supervisors adoption of the proposed Zoning Ordinance Amendment for Zoning Application Fees and Planned District Recreational Facilities Minimum Expenditure with the staff-recommended options as set forth in the Staff Report dated March 3, 2026, and that the amendment become effective at 12:01 a.m. on July 1, 2026, with the following amendments:

- **The fee for reductions of minimum distance requirements for manufactured homes will instead be the provided option of $615.**

- **The fee for developments providing affordable dwelling units will instead be the two tier option that was provided.**

RECOMMENDATION:
The County Executive recommends adoption of the Zoning Ordinance Amendment regarding Zoning Application Fees and Planned District Recreational Facilities Minimum Expenditure with the staff recommended options. Further, the County Executive recommends an effective date of July 1, 2026, at 12:01 A.M.

REVISED

Board Agenda Item
April 14, 2026

TIMING:
The Board authorized the amendment and advertisement for public hearing on March 3, 2026. The Board's public hearing is scheduled for April 14, 2026, at 3:00 p.m.

BACKGROUND:
A review of zoning application fees and the Planned District recreation minimum expenditure were identified on the FY 2026/2027 Zoning Ordinance Work Program (Work Program) as an ongoing item. Specifically, the Board requested that a review of application fees be conducted every two years to consider adjustments in accordance with the consumer price index, construction cost index, and other factors.

Zoning Application Fees:
Zoning application fees were last increased comprehensively in 2024 with Zoning Ordinance amendment ZO 112.2-2024-7 ("2024 amendment"). The 2024 amendment included a 35 percent increase to most zoning application fees (based on Consumer Price Index and personnel cost increases from July 2011 through the end of 2023). The increase was phased in over two years, with a 17.5 percent increase that took effect on July 1, 2024, and an additional 17.5 percent increase which took effect on July 1, 2025. The 2024 amendment also included a 26 percent increase to the Planned District recreational facilities minimum expenditure (previously increased July 2017) phased in over two years, with a 13 percent increase which took effect July 1, 2024, and an additional 13 percent increase which took effect on July 1, 2025.

Since the 2024 amendment, the standard Consumer Price Index (CPI-U) has increased by approximately five percent. In addition, the County funded average employee pay increased by 3.83% in FY 2025 and by 4.19% in FY 2026 for General County merit employees. Further, from July 1, 2024, through June 30, 2025, cost recovery for zoning applications based on expenditures and revenues was approximately 16 percent.

Consequently, this amendment proposes a five percent increase for most zoning application types. Staff has identified certain application types where the recommendation is to not increase the current fee, to reduce the fee, or to increase the fee beyond five percent to align with other applications with similar permit review timelines. These exceptions to the five percent increase are detailed in the staff report included as Attachment 2.

Staff is further proposing for the Board's consideration two options for new reduced rezoning application fees for developments providing a significant portion of affordable dwelling units (ADUs) or equivalent units beyond what is required by the Zoning Ordinance. The proposed options are based on a tiered system detailed in the tables below:

Percent of ADUs Provided	Proposed Fee
Tier One: 30% - 49%	75% of application fee
Tier Two: 50% - 74%	50% of application fee
Tier Three: 75% - 99%	25% of application fee
Tier Four: 100%	$0 application fee

Table 1: Option 1 - Proposed Fees for Developments Providing ADUs

Percent of ADUs Provided	Proposed Fee
Tier One: 30% - 74%	50% of application fee
Tier Two: 75% - 100%	$0 application fee

Table 2: Option 2 - Proposed Fees for Developments Providing ADUs

ADUs would include any committed affordable housing unit that meets the ADU requirements of the Zoning Ordinance. For units not meeting such ADU requirements, an equivalency determination would be made by the Zoning Administrator at the time of acceptance of the application in accordance with Zoning Ordinance subsection 5101.2.D. For example, units provided under the Low-Income Housing Tax Credit (LIHTC) program would be considered equivalent. The proposed fee for a residential rezoning application (with or without ADUs) is $36,830 plus the acreage fee. The foregoing reduced fee options aim to incentivize the development of affordable communities.

Lastly, to align with recent changes made for homeowners' associations, staff has also proposed a new reduced application fee for nonprofit organizations submitting a request for an interpretation or a minor modification or variation to an approved zoning application at ½ of the prevailing application fee.

The proposed five percent increase is to address inflation as directed by the Board and noted above, and to ensure that service levels do not decrease as costs increase. The Department of Planning and Development (DPD) continues, however, to implement enhancements to the development process which directly benefit applicants, including:

- Implementing a staff focus on execution and delivery of zoning application comments to promote clarity and prioritization;
- Initiating work to develop metrics and dashboards that will be published and publicly available to enhance accountability, predictability, and transparency; and
- Participating in whiteboarding sessions to receive feedback from the development community and following up with action plans and working to implement those suggestions relating to the pre-application process, the interpretation process, and the processing of applications that require both a Comprehensive Plan amendment and a zoning action.

REVISED

Board Agenda Item
April 14, 2026

Planned District Recreation Minimum Expenditure:
Zoning Ordinance subsections 2105.2.B(4)(b), 2105.4.B(4)(b), 2105.5.B(4)(b), and 2105.6.B(3)(b) require the provision of recreation facilities as part of developments in all PDH, PDC, PRM, and PTC Districts with a residential component; this expenditure is not required in the PRC and PCC Districts. Such recreation facilities must be provided on-site by the developer, unless the Board approves the provision of the facilities on land outside of the proposed development. A per-unit recreation expenditure of $500 was first added to the Zoning Ordinance in 1975 and was last amended in 2024 with Zoning Ordinance amendment ZO 112.2-2024-7; the current minimum recreational facility expenditure is $2,400 per dwelling unit, which took effect on July 1, 2025.

Based on the increase in CPI-U, staff recommends increasing the current $2,400 per-dwelling-unit recreation facilities expenditure by approximately five percent to $2,520. While facilities such as pools, play equipment, sports courts, and other similar recreational facilities that are provided by the developer typically exceed the per unit cost required, this increase ensures that recreational facilities commensurate with the expectations of the Planned Districts will continue to be provided for those who live in these residential developments.

REGULATORY IMPACT:
The proposed amendment would increase the application fees for most zoning applications and increase the required recreational facility expenditure for those developing residential developments in the PDH, PDC, PRM, and PTC Districts by five percent.

EQUITY IMPACT:
Zoning application fees are uniformly applied countywide and contribute directly to a portion of the cost of staff review time. Staff does not track application data by population, and there is a lack of sufficient information to determine an overall equity impact. Zoning application fees are generally a small percentage of overall project cost and are not considered a barrier to access. If a concern does occur, the Board has the ability to waive fees for good cause shown. There are features of the fee increase that would support the Board's equity initiatives, specifically One Fairfax Areas of Focus 11 and 13. The new reduced fee for developments providing a significant portion of ADUs may help incentivize the creation of additional affordable housing developments. The inclusion of affordable housing offers the ability for lower-income residents to enter the housing market with an alleviated housing cost burden within Fairfax County. In addition, the new reduced fee for nonprofit organizations seeking an interpretation or minor modification or variation to an approved zoning application will better allow for uses that are more cost-burdened, such as schools and religious assembly uses, to request modifications to their approvals.

REVISED

Board Agenda Item
April 14, 2026

The proposed increase in Planned District recreational facility minimum expenditures from $2,400 per unit to $2,520 per unit has the potential to advance equity through providing an appropriate expectation for high-quality on-site recreation amenities to residents.

FISCAL IMPACT:
Zoning fee revenue was approximately $2.6 million in FY 2025, and the FY 2026 budget estimate is $3.3 million. If adopted by the Board, the recommended fee adjustments are anticipated to generate increased revenue of approximately $166,000 in FY 2027 over the projected FY 2026 revenue level. The additional revenue is reflected in the County Executive's FY 2027 Advertised Budget Plan. Regarding the Planned District Minimum Expenditure, given increases in CPI-U, the increase from $2,400 to $2,520 would allow for the recreation facilities expenditure to better align with market conditions.

ENCLOSED DOCUMENTS:
Attachment 1 – Staff Report with Proposed Text

STAFF:
Jennifer Miller, Deputy County Executive
Tracy Strunk, Director, Department of Planning and Development (DPD)
Jai Cole, Executive Director, Park Authority
Leslie B. Johnson, Zoning Administrator, DPD
William Mayland, Assistant Zoning Administrator, DPD
Casey Judge, Deputy Zoning Administrator, DPD
Adam Nowaczyk, Planner, DPD

ASSIGNED COUNSEL:
Peter Basanti, Assistant County Attorney

FAIRFAX COUNTY

PROPOSED ZONING ORDINANCE AMENDMENT

STAFF REPORT

Zoning Application Fees and Planned District Recreational Facilities Minimum Expenditure

March 3, 2026

Hearing Dates
Planning Commission: April 8, 2026, at 7:30 p.m.
Board of Supervisors: April 14, 2026, at 3:00 p.m.

Staff Contact
Adam Nowaczyk, Planner

Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call 703-324-1334 or TTY 711 (Virginia Relay Center).

PLANNING & DEVELOPMENT

Zoning Administration Division
Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5507
Phone 703-324-1314
www.fairfaxcounty.gov/planning-development

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Summary 6

Background

A review of zoning application fees and the Planned District recreational facilities minimum expenditure is included as Topic #1 on the Priority 1 FY 2026/2027 Zoning Ordinance Work Program. Specifically, the Board directed staff to review zoning application fees every two years to consider adjustments based on the cost of living increase in accordance with the Consumer Price Index (CPI), construction cost index, and other factors. Zoning application fees were last increased with Zoning Ordinance amendment ZO 112.2-2024-7. This amendment included a 35 percent increase (based on the CPI and personnel cost increases from the last fee amendment in July 2011 through end of 2023) and phased in over two years, with a 17.5 percent increase effective July 1, 2024, and an additional 17.5 percent increase effective July 1, 2025. The amendment also included a 26 percent increase to the Planned District recreational facilities minimum expenditure (previously increased July 2017) phased in over two years, with a 13 percent increase effective July 1, 2024, and an additional 13 percent increase effective July 1, 2025.

Zoning Application Fees

Research on CPI, Personnel and Overhead Costs, and Neighboring Jurisdictions

As with the 2024 fee amendment, staff continues to recommend using CPI-U to analyze inflation; CPI-U is based on expenditures of all families living in urban areas. From January 2024 to December 2025, CPI-U has increased five percent. In addition, the County funded average employee pay increases of 3.83 percent in FY 2025 and 4.19 percent in FY 2026 for General County merit employees.

Staff also reviewed the zoning application fees of surrounding jurisdictions, including Loudoun County, Arlington County, Prince William County, Montgomery County, and Prince George's County for similar application types. Table 1 below provides an overview of neighboring jurisdictions' fees relative to Fairfax County's current and proposed fees. It should be noted that this comparison reviews the most similar zoning application type, but there may be additional fees associated with the process that are not captured in this chart. Other additional fees may also apply, such as technology fees and additional resubmission fees. During research of surrounding jurisdictions' fees, Prince William County, Montgomery County, and Arlington County have increased fees in the last year, and Prince William County plans to increase fees again in FY 2027. Prince George's County and Montgomery County adjust fees annually based

on an Enterprise Fund Stabilization Factor. Loudoun County has indicated they do not plan on increasing fees this year.

Application Type	Fairfax Co.	Proposed Fairfax Co. (5%)	Loudoun Co.	Arlington Co.	Prince William Co.	Montgomery Co.	Prince George's Co.
Compliance Letter	$430	$450	$485	$773	$110	$492	$44
Appeals	$660	$660	$350	$1,124	$825	$220	$200
Special Permit (Community Pool)	$5,515	$5,790	$260	$7,277	$2,295	$1,640	$875
Special Permit (Home Day Care)	$585	$615	$350	NA	$525	$490	$350
Special Exception (Religious Assembly)	$1,485	$1,560	$5,955	NA	$10,325	NA	NA
Special Exception (Vehicle Fueling Station)	$22,105	$23,210	$10,805	$14,069	$17,210	$16,390	$700
Signs (Permits)	$130	$140	$235	$302	$135	$325	$265
Rezoning (R-District) **+ per acre**	$36,830 $770	$38,670 $810	$35,605 $180	$4,931 NA	$14,055 $405	$7,800 $700	$1,050 $88
Rezoning (C-District) **+ per acre**	$36,830 $1,230	$38,670 $1,290	$27,720 $140	$16,791 NA	$11,240 $355	$7,800 $700	$1,050 $140
Rezoning (Planned District) **+ per acre**	$36,830 $1,230	$38,670 $1,290	NA	$16,791 NA	$18,755 $475	$7,800 $700	$1,050 $140

Note 1: No proposed increase for appeal applications
Note 2: An "NA" in the table indicates that there is no similar application type for the use in that jurisdiction

Table 1: Zoning Application Fees by Jurisdiction

Staff Recommendation for Zoning Application Fees

Given rising personnel costs and inflation demonstrated by the increase in CPI-U since 2024, staff recommends an increase of five percent for most zoning application fees. A thorough analysis of application fees was conducted as part of the 2024 amendment and is discussed in the linked staff report. Since that time, as previously mentioned, inflation and personnel costs have continued to increase, supporting the proposed five percent adjustment. Based on the Department of Planning and Development's expenditures and revenue, cost recovery for FY 2025 was 16 percent.

The following fees would be exceptions to the five percent increase:

- **Alignment of Certain Administrative Permit, Special Permit, and Special Exception Fees** – the general fee for an administrative permit is $275, while the current fees for administrative permits for accessory living units and short-term lodging are $270. Since these applications all have a similar review time, staff proposes to align the fee for most administrative permits at $285 (a 3.6 percent increase from $275 and a five percent increase from $270). Similarly, the special permit or special exception fee for a community swim club, marina, and community center is $5,515, while the special permit fee for a special event that exceeds the 60-day time limit, and the special exception fee for a special event, agritourism, and farm winery, limited brewery, or limited distillery is $5,520. Staff propose to align these fees at $5,790 (a five percent increase from $5,790 and 4.9 percent increase from $5,795).

- **Sign Permits** – staff recommends increasing the sign permit fee from $130 to $140 to align with other administrative permit applications with similar review times, such as home-based business and food truck permits. This would be an approximately eight percent increase from the current fee.
- **Limited riding and boarding stable** – staff recommends increasing the fee from $70 to $140 to align with the home-based business permit fee, which is a type of home-based business and involves a similar staff review time.
- **Accessory Living Unit Renewal –** staff is proposing a reduction of both the administrative permit and special permit renewal fee from $95 to $75 to align with other similar permit renewals, such as short-term lodging, community gardens, agritourism, and farmer's markets.
- **Appeals** - staff recommends no increase to the $660 fee for filing an appeal to the Board of Zoning Appeals or Board of Supervisors to challenge a decision of the Zoning Administrator or other administrative authority or the issuance of a Notice of Violation. This ensures the fee is not overly burdensome and does not limit the ability of an aggrieved person to appeal zoning decisions.
- **Temporary family health care structures** and **wireless facility reviews** that fall under Sect. 6409 of the Spectrum Act cannot be increased because they are set by Virginia Code, and staff proposes to maintain the $100 fee for family health care structures and the $500 fee for wireless reviews that fall under Sect. 6409 of the Spectrum Act.
- **Manufactured Homes** - staff proposes to include an option for the Board to consider a reduction in the special permit fee for reduction in minimum distance requirements for manufactured homes based on comments received during the Boards Land Use Policy Committee meeting. The option allows the Board to consider a fee of $615 instead of the currently prosed fee of $1,270.
- **Affordable Dwelling Unit Developments (ADUs) -** staff is proposing two options for consideration of new fees for developments providing a significant portion of ADUs or equivalent units, beyond what is required by the Ordinance. The proposed options are based on a tiered system detailed in the tables below:

Percent of ADUs Provided	Proposed Fee
Tier One: 30% - 49%	75% of application fee
Tier Two: 50% - 74%	50% of application fee
Tier Three: 75% - 99%	25% of application fee
Tier Four: 100%	$0 application fee

Table 2: Option 1 - Proposed Fees for Developments Providing ADUs

Percent of ADUs Provided	Proposed Fee
Tier One: 30% - 74%	50% of application fee
Tier Two: 75% - 100%	$0 application fee

Table 3: Option 2 - Proposed Fees for Developments Providing ADUs

ADUs would include any committed affordable housing unit that meets the ADU requirements of the Ordinance. For units not meeting the ADU requirements, an

equivalency determination would be made by the Zoning Administrator at the time of acceptance of the application in accordance with subsection 5101.2.D. For example, units provided under the Low-Income Housing Tax Credit (LIHTC) program would be considered equivalent. The fee for a rezoning application is proposed at $36,830 plus the acreage fee, and this fee adjustment attempts to encourage the development of affordable communities. Staff also proposes to add a new Note 6 to the fee table to state that when the proposed development includes a mix of uses, the ADU percentage is calculated based on the floor area ratio (FAR) of the development.

- **Minor Modifications and Variations** - As part of the recent Zoning Ordinance Amendment related to PRC Plan Exceptions and Minor Modifications, the Board adopted a new application fee for homeowners' associations requesting a minor modification or variation to an approved zoning application. Staff proposes to apply this fee to all nonprofits. The new fee for a minor modification or variation is proposed to be increased to $735, thus allowing a nonprofit to pay $367.50. In 2025, there were 38 minor modification applications submitted, but only eight were submitted by a nonprofit or homeowners association, with fee receipts totaling $4,970. If nonprofits are included in the adjusted fee along with homeowner associations, it would result in a minor reduction of revenue.

It should be noted that as part of the adoption of the 2024 fee amendment, the Board also adopted a follow-on motion directing staff to review alternative approaches to the rezoning per-acre fee. Staff is continuing research on this topic, and any proposed changes to the rezoning fee structure will be brought forward to the Board for consideration as part of a future amendment. Overall, staff believes the proposed fee increases are a necessary, fair, and reasonable approach to offsetting the cost of zoning application review. The proposed fee increases are in conformance with §15.2-2286(A)(6) of the Virginia Code, which allows for the collection of fees to cover the costs of making inspections, issuing permits, advertising notices, and other expenses incident to the administration of a zoning ordinance or to the filing or processing of any appeal or amendments thereto.

Planned District Recreational Facilities Minimum Expenditure

Section 2105 of the Fairfax County Zoning Ordinance requires the provision of recreational facilities in all PDH, PDC, PRM, and PTC Districts that include a residential component; this expenditure is not required in the PRC and PCC Districts. The developer must provide on-site recreational facilities, unless the Board approves a modification to allow the provision of the facilities on land outside of the proposed development. The minimum expenditure is intended to set an expectation for, and delivery of, the level of recreational amenities that are necessary to serve the new residents of these more highly designed Planned Districts. A per-unit recreation expenditure of $500 was first added to the Zoning Ordinance in 1975 and was last adjusted in 2024 with Zoning Ordinance amendment ZO 112.2-2024-7; the current minimum recreational facility expenditure is $2,400 per dwelling unit, which took effect on July 1, 2025. The 2017 adjustment was based on increases to The Architects, Contractors, Engineers (ACE) Guide to Construction Costs Construction Cost Index (CCI), 2017 Edition, while the 2024 adjustment used the Engineering News-Record (ENR) (CCI). The Park Authority has requested to

align its increase recommendations based on CPI-U consistent with the zoning application fee framework, and staff therefore recommends a five percent increase in the expenditure to reflect the increase in CPI-U since the last adjustment.

The proposed amendment would increase the per-dwelling unit recreational facilities minimum expenditure requirement to $2,520 (a five percent increase rounded to the nearest $5). While facilities such as pools, play equipment, sports courts, and other similar recreational facilities that are provided by the developer typically exceed the per unit cost required, this increase ensures that recreational facilities are commensurate with the expectations of high-quality design and additional amenities provided beyond those typically included in conventional residential districts. Proposed amendments to Section 8102 (Table 8102.1: Fee Schedule), as well as an increase in the Planned District Recreational Facilities Minimum Expenditure from $2,400 to $2,520, are provided in Attachment 1.

Appendix 1 – Provisions Related to Previous Approvals

While not part of the Zoning Ordinance, staff recommends removing language from Appendix 1 – Provisions Relating to Previous Approvals related to the Planned District recreational facilities minimum expenditure. Currently, language in Appendix 1 allows for an application filed before July 1, 2024, to be subject to the previous $1,900 per dwelling unit minimum expenditure for recreational facilities; any application filed on or after July 1, 2024, but prior to July 1, 2025, is subject to the minimum expenditure of $2,150 per dwelling unit; and any application filed on or after July 1, 2025, is subject to the minimum expenditure of $2,400 per dwelling unit. Based on conversations with Zoning Evaluation Division and Land Development Services staff, during proffer negotiations on entitlement applications, the contribution amount is set based on the Ordinance in effect at the time of zoning application submission per Ordinance requirements, and is then escalated based on the language of the escalation proffer at the time of bond release in accordance with inflation based on CPI-U per § 15.2-2303.3 of the Virginia Code. As such, the current Appendix 1 language and is not necessary to include.

Outreach

Staff presented the proposed amendments to the Board's Land Use Policy Committee on January 27, 2026. In addition, staff met with a land use attorneys' workgroup and NVBIA/NAIOP in January 2026.

Summary

Overall, the proposed increase in zoning application fees of five percent is in alignment with the increase in CPI-U and personnel costs since the last comprehensive fee amendment. Similarly, with regard to the planned district recreational facilities minimum expenditure, the expenditure increase is in alignment with the increase in CPI-U since the expenditure was last increased. It is recommended that the amendment become effective at 12:01 a.m., on July 1, 2026.

Attachment

Attachment 1 – Proposed Text

Proposed Text

In the revisions shown below, text to be deleted is identified with ~~strike-through~~ and text to be added is underlined. Options are included ***(in parentheses, italics, and bold)***. When an option is presented as a range, the Board may approve any number within the range. The proposed changes are based on the provision of the adopted Zoning Ordinance in effect as of December 10, 2025.

#1 INSTRUCTION: Amend subsection 2105.2.B(4)(b) by increasing the minimum recreational facilities expenditure in the PDH District to $2,520.

(b) As part of the open space to be provided in accordance with Table 2105.2 above, recreational facilities are required to be provided in all PDH Districts in conjunction with approval of a final development plan. Such facilities are subject to the provisions of subsection 8100.2.E(4), and those requirements are based on a minimum expenditure of ~~$2,400~~ $2,520 per dwelling unit for the recreational facilities and either:

1. The facilities are provided on-site by the developer in substantial conformance with the approved final development plan; and/or

2. The Board may approve facilities on land that is not part of the subject PDH District.

#2 INSTRUCTION: Amend subsection 2105.4.B(4)(b) by increasing the minimum recreational facilities expenditure in the PDC District to $2,520.

(b) In a PDC District development where dwelling units are proposed, as part of the open space to be provided in accordance with subsection (a) above, recreational facilities for the enjoyment of the residents of the dwelling units must be provided and shown on the final development plan. The required recreational facilities are subject to the provisions of subsection 8100.2.E(4), and must be based on a minimum expenditure of ~~$2,400~~ $2,520 per dwelling unit and either:

1. The facilities are provided on-site by the developer in substantial conformance with the approved final development plan. In the administration of this provision, credit may be considered where there is a plan to provide common recreational facilities for the residents of the dwelling units and the occupants of the principal uses; or

2. The Board may approve the provision of the facilities located on property that is not part of the subject PDC District.

#3 INSTRUCTION: Amend subsection 2105.5.B(4)(b) by increasing the minimum recreational facilities expenditure in the PRM District to $2,520.

(b) Recreational facilities must be provided in conjunction with approval of a final development plan. Provision of recreational facilities is subject to the provisions of subsection 8100.2.E(4); however, recreational facilities located on rooftops, deck areas, or areas within a building, such as swimming pools, exercise rooms, or health clubs, may be used to fulfill this requirement. The requirement for providing recreational facilities is based on a minimum expenditure of ~~$2,400~~ $2,520 per dwelling unit for recreational facilities and either:

1. The facilities will be provided on-site by the developer in substantial conformance with the approved final development plan; or

2. The Board may approve facilities on land that is not part of the subject PRM District.

#4 INSTRUCTION: Amend subsection 2105.6.B(3)(b) by increasing the minimum recreational facilities expenditure in the PTC District to $2,520.

(b) Recreational facilities must be provided in conjunction with approval of a final development plan. These facilities are subject to the provisions of subsection 8100.2.E(4); however, recreational facilities, such as swimming pools, exercise rooms, or health clubs located on rooftops, deck areas, or areas within a building may be used to fulfill this requirement. The requirement for providing recreational facilities will be based on a minimum expenditure of ~~$2,400~~ $2,520 per dwelling unit for recreational facilities and either:

1. The facilities will be provided on-site by the developer in substantial conformance with the approved final development plan; or

2. The Board may approve the provision of the facilities on land that is not part of the subject PTC District.

#5 INSTRUCTION: Amend Table 8102.1 to increase fees by five percent and rounded to the nearest $5 ***(Option: Up to five percent rounded to the nearest $5)***, except for the following:

- Add new fee for interpretations of approved zoning applications or minor variation to proffered conditions submitted by a nonprofit at ½ the application fee ;
- Sign Permits - increase to $140;
- Wireless Reviews to Determine Compliance with Sect. 6409 of the Spectrum Act (fee is set by the Virginia Code) - no change;
- Appeals - no change;
- Administrative Permit fee – increase to $285;
- Accessory Living Unit renewal - reduce to $75;
- Limited Riding or Boarding Stable administrative permits - increase to $140;
- Family Health Care Structures (fee is set by the Virginia Code) - no change;
- Agritourism – Tier 4, Community Garden, Farmer's Market, and Special Event – Tier 2 application fees – revised to fall under General Administrative Permit Fee - increase to $285;
- Special permit and special exception applications for a Special Event; Agritourism; or Farm Winery, Limited Brewery, or Limited Distillery in the R-A, R-C, R-E, and R-1 District modifying number of attendees, frequency, or duration of events or activities - increase to $5,790;
- Add new tiered fee for developments providing Affordable Dwelling Units; and
- Revise Notes at the end of Table 8102.1 to remove Note 5, as it is duplicative of Note 1, and add new Note 5 regarding applicability of ADU fees.

8102. Fee Schedule

TABLE 8102.1: FEE SCHEDULE This table includes standard fees related to approvals under the Zoning Ordinance. Additional fees may apply related to review or approval by other County departments or governmental or quasi-governmental agencies, or in accordance with Appendix Q of the County Code.		
APPLICATION TYPE		**FEE [1]**
MISCELLANEOUS PERMITS AND APPROVALS		
General		
Interpretation of Approved Zoning Application or Minor Variation to Proffered Conditions		~~$700~~ $735
Interpretation of Approved Zoning Application or Minor Variation to Proffered Conditions Submitted by a Homeowner's Association or Nonprofit Organization		1/2 of Application Fee
Modification to the Affordable Dwelling Unit Program		~~$3,720~~ $3,905
Nonresidential Use Permit (NonRUP)		~~$95~~ $100
Zoning Compliance Letter	Dwelling, Single-Family, Per Lot	~~$155~~ $165
	All Other Uses, Per Lot	~~$430~~ $450
General Public Facilities	2232 Review with Public Hearing	~~$2,025~~ $2,125
	2232 Review without Public Hearing	~~$1,015~~ $1,065
Sign Permits		~~$130~~ $140
Wireless Telecommunications		
Wireless Reviews to Determine Compliance with Sect. 6409 of the Spectrum Act		$500
Wireless Facilities	Standard Process Project	~~$8,370~~ $8,790
Variance [2]		
Increase in Maximum Fence or Wall Height	Residential District	~~$585~~ $615
	Commercial or Industrial District	~~$3,375~~ $3,545
Modification of Residential Setback		~~$1,230~~ $1,290
Modification of Residential Accessory Structure Use or Location Standards per subsection 4102.7		~~$1,230~~ $1,290
Modification of Grade for Single-Family Detached Dwelling		~~$1,230~~ $1,290
Increase in Building Height for a Single-Family Detached Dwelling		~~$1,230~~ $1,290
All Other Variances		~~$11,045~~ $11,595
Appeal		
Appeal to BZA		$660
Appeal to Board		$660
ADMINISTRATIVE PERMITS		
General Fee Unless Otherwise Listed		~~$275~~ $285
Renewal Fee		$75
Accessory Uses		
~~Accessory Living Unit~~	~~Permit~~	~~$270~~
	~~Renewal Fee~~	~~$95~~
~~Agritourism Tier 4~~	~~Permit~~	~~$275~~
	~~Renewal Fee~~	~~$70~~
Family Health Care Structure		$100

TABLE 8102.1: FEE SCHEDULE This table includes standard fees related to approvals under the Zoning Ordinance. Additional fees may apply related to review or approval by other County departments or governmental or quasi-governmental agencies, or in accordance with Appendix Q of the County Code.		
APPLICATION TYPE		**FEE [1]**
Home-Based Business		~~$135~~ $140
Limited Riding or Boarding Stable		~~$70~~ $140
~~Short-Term Lodging~~	~~Two Year Permit~~	~~$270~~
Temporary Uses		
~~Community Garden~~	~~Permit~~	~~$275~~
	~~Two Year Renewal Fee~~	~~$70~~
~~Farmer's Market~~	~~Permit~~	~~$275~~
	~~Two Year Renewal Fee~~	~~$70~~
Food Truck	One Year Operation Permit	~~$135~~ $140
	Location Permit	~~$135~~ $140
Portable Storage Container		$0
Special Event Tier One	~~Tier One~~	~~$135~~ $140
	~~Tier Two~~	~~$275~~
SPECIAL PERMITS [2]		
Standard fees for special permit approvals are listed below.		
General Fee Unless Otherwise Listed		~~$22,105~~ $23,210
Principal Uses		
Community Swim, Tennis and Recreation Club		~~$5,515~~ $5,790
Group Household or Religious Group Living		~~$1,485~~ $1,560
Marina, Private Noncommercial		~~$5,515~~ $5,790
Religious Assembly		~~$1,485~~ $1,560
Religious Assembly with Private School, Specialized Instruction Center, or Child Care Center	Private School, Specialized Instruction Center, or Child Care Center with fewer than 100 children	~~$1,485~~ $1,560
	Private School, Specialized Instruction Center, or Child Care Center with 100 children or more	~~$14,885~~ $15,630
Stable, Riding or Boarding		~~$11,045~~ $11,595
Accessory and Temporary Uses		
Accessory Living Unit	Special Permit	~~$585~~ $615
	Renewal Fee	~~$95~~ $75
Community Garden		~~$585~~ $615
Home Day Care Facility		~~$585~~ $615
Home-Based Business		~~$585~~ $615
Special Events		~~$5,520~~ $5,790
Other Special Permits		
Accessory Structures on Through Lots		~~$1,230~~ $1,290
Increase in the Cumulative Square Footage of Freestanding Accessory Structures		~~$1,230~~ $1,290
Increase in Fence or Wall Height	Dwelling, Single-Family	~~$585~~ $615

TABLE 8102.1: FEE SCHEDULE This table includes standard fees related to approvals under the Zoning Ordinance. Additional fees may apply related to review or approval by other County departments or governmental or quasi-governmental agencies, or in accordance with Appendix Q of the County Code.			
APPLICATION TYPE			**FEE [1]**
	All Other Uses		~~$3,375~~ $3,545
Increase in Flagpole Height			~~$585~~ $615
Increase in the Height of a Freestanding Accessory Structure			~~$1,230~~ $1,290
Increase in Percentage of Rear Setback Coverage			~~$1,230~~ $1,290
Installation or Modification of a Noise Barrier on a Single Residential Lot			~~$1,230~~ $1,290
Modification of Grade for Single-Family Detached Dwelling			~~$1,230~~ $1,290
Modification of Limits to Keeping of Animals			~~$585~~ $615
Modification of Minimum Setback Requirements	Error in Building Location		~~$1,230~~ $1,290
	Certain Existing Structures and Uses		~~$1,230~~ $1,290
	Certain Additions to Existing Single-Family Detached Dwelling		~~$1,230~~ $1,290
	Reduction of Required Setbacks for a Single-Family Lot		~~$1,230~~ $1,290
	All Other Uses		~~$11,045~~ $11,595
Reduction of Minimum Distance Requirements for Manufactured Homes			~~$1,230~~ $1,290 ***OPTION: $615***
SPECIAL EXCEPTIONS [2]			
Standard fees for special exception approvals are listed below.			
General Fee Unless Otherwise Listed			~~$22,105~~ $23,210
Principal Uses			
Adult Day Care Center	Fewer Than 100 Adults		~~$1,485~~ $1,560
	100 or More Adults		~~$14,885~~ $15,630
Adult Day Support Center	Fewer Than 100 Adults		~~$1,485~~ $1,560
	100 or More Adults		~~$14,885~~ $15,630
Agritourism			~~$5,520~~ $5,790
Alternative Use of Historic Building			~~$11,045~~ $11,595
Bed and Breakfast			~~$11,045~~ $11,595
Child Care Center	Fewer Than 100 Children		~~$1,485~~ $1,560
	100 or More Children		~~$14,885~~ $15,630
Club, Service Organization, or Community Center			~~$5,515~~ $5,790
Congregate Living Facility			~~$11,045~~ $11,595
Farm Winery, Limited Brewery, or Limited Distillery	R-C District: Development of a new use or expansion of an existing use for any agricultural building or structure:	That does not permit access by any member of the public, whether a customer, guest, or attendee at a public or private event or activity	~~$1,350~~ $1,420

TABLE 8102.1: FEE SCHEDULE This table includes standard fees related to approvals under the Zoning Ordinance. Additional fees may apply related to review or approval by other County departments or governmental or quasi-governmental agencies, or in accordance with Appendix Q of the County Code.			
APPLICATION TYPE			**FEE [1]**
		With no construction of buildings or structures over 400 SF in GFA or no land disturbance over 2,500 SF	~~$5,520~~ $5,795
	R-C District: Establishment of a new use or expansion of an existing use with construction of buildings or structures over 400 SF in GFA or land disturbance over 2,500 SF		~~$11,045~~ $11,595
	R-A, R-C, R-E, and R-1 District: Modification of the number of attendees, frequency, or duration of events or activities		~~$5,520~~ $5,790
Group Household or Religious Group Living			~~$1,485~~ $1,560
Independent Living Facilities in accordance with subsection 4102.4.Q(10)(b) or (c) [3]			~~$1,485~~ $1,560
Marina, Private Noncommercial			~~$5,515~~ $5,790
Quasi-Public Park, Playground, or Athletic Field			~~$11,045~~ $11,595
Religious Assembly			~~$1,485~~ $1,560
Religious Assembly with Private School, Specialized Instruction Center, or Child Care Center	Private School, Specialized Instruction Center, or Child Care Center with fewer than 100 children		~~$1,485~~ $1,560
	Private School, Specialized Instruction Center, or Child Care Center with 100 children or more		~~$14,885~~ $15,630
School, Private	Fewer than 100 students		~~$1,485~~ $1,560
	100 or more students		~~$14,885~~ $15,630
Specialized Instruction Center	Fewer than 100 students		~~$1,485~~ $1,560
	100 or more students		~~$14,885~~ $15,630
Stable, Riding or Boarding			~~$11,045~~ $11,595
~~Accessory Uses and~~ Other Special Exceptions			
Home Day Care Facility			~~$585~~ $615
Modification of Shape Factor			~~$11,045~~ $11,595
Modification of Grade for Single-Family Detached Dwellings			~~$1,230~~ $1,290
Modification of Minimum Setback Requirements	Certain Existing Structures and Uses		~~$1,230~~ $1,290
	Reconstruction of Certain Single-Family Detached Dwellings that are Destroyed by Casualty		$0
Sign Modifications			~~$11,150~~ $11,710
Amendment to Approved Sign Modifications			~~$5,575~~ $5,855
Waiver of Minimum Lot Size Requirements			~~$11,045~~ $11,595

TABLE 8102.1: FEE SCHEDULE This table includes standard fees related to approvals under the Zoning Ordinance. Additional fees may apply related to review or approval by other County departments or governmental or quasi-governmental agencies, or in accordance with Appendix Q of the County Code.		
APPLICATION TYPE		**FEE [1]**
Addition to or Replacement of a Single-Family Detached Dwelling Existing as of May 10, 2023, in a Floodplain		~~$11,045~~ $11,595
Modification of the Standards for a Nonconforming Manufactured Home Park		~~$11,045~~ $11,595
ZONING MAP AMENDMENTS ~~[5]~~		
District Requested		
Residential District		~~$36,830~~ $38,670 plus ~~$770~~ $810 per acre
Commercial, Industrial, or Overlay District		~~$36,830~~ $38,670 plus ~~$1,230~~ $1,290 per acre
PRC District	Rezoning with Concurrent Development Plan	~~$36,830~~ $38,670 plus ~~$1,230~~ $1,290 per acre
	Rezoning with Concurrent Development Plan and PRC Plan	~~$36,830~~ $38,670 plus ~~$1,815~~ $1,905 per acre
	PRC Plan	~~$18,415~~ $19,335 plus ~~$585~~ $615 per acre
	PRC Plan for Community Recreation in Common Open Space	~~$5,515~~ $5,790
	PRC Plan with Concurrent DPA, PCA, Special Exception, or Special Permit	~~$22,105~~ $23,210 plus ~~$585~~ $615 per acre
PDH, PDC, PRM, PTC, and PCC Districts	Rezoning with Concurrent Conceptual Development Plan	~~$36,830~~ $38,670 plus ~~$1,230~~ $1,290 per acre
	Rezoning with Concurrent Conceptual and Final Development Plans	~~$36,830~~ $38,670 plus ~~$1,815~~ $1,905 per acre
	Final Development Plan after Prior Approval of Rezoning and Conceptual Development Plan	~~$18,415~~ $19,335 plus ~~$585~~ $615 per acre
Development providing Affordable Dwelling Units or Equivalent as determined by the Zoning Administrator [5][6]	Tier One: 30% - 49% ADUs provided	3/4 of Application Fee
	Tier Two: 50% - 74% ADUs provided	1/2 of Application Fee
	Tier Three: 75% - 99% ADUs provided	1/4 of Application Fee
	Tier Four: 100% ADUs provided	$0
OPTION: Development providing Affordable Dwelling Units or Equivalent as determined by the Zoning Administrator [5][6]	***Tier One: 30% - 74% ADUs provided***	***1/2 of Application Fee***
	Tier Two: 75% - 100% ADUs provided	***$0***
AMENDMENTS TO PENDING AND PREVIOUSLY APPROVED APPLICATIONS AND EXTENSIONS OF TIME [4]~~[5]~~		
Applications for Variance, SP, or SE Approvals		
Extension of Time for a Special Permit or Special Exception Per Subsection 8100.3.D(3) or 8100.4.D(3)		1/8 of Application Fee
Amendment to a Pending Application for a Variance, Special Permit, or Special Exception		1/10 of Application Fee
	Change of Permittee Only (SP)	The lesser of ~~$675~~ $710 or 1/2 of Application Fee

TABLE 8102.1: FEE SCHEDULE This table includes standard fees related to approvals under the Zoning Ordinance. Additional fees may apply related to review or approval by other County departments or governmental or quasi-governmental agencies, or in accordance with Appendix Q of the County Code.		
APPLICATION TYPE		**FEE [1]**
Amendment to a Previously Approved and Currently Valid Application	With No New Construction (Variance, SP, or SE)	1/2 of ~~New~~ Application Fee
	With New Construction (Variance, SP, or SE)	~~New~~ Application Fee
Applications for Zoning Map and Related Plan Approvals		
Amendment to a Pending Amendment to Zoning Map in all Districts		~~$6,135~~ $6,440 plus applicable per acre fee for acreage affected by the amendment
Amendment to a Pending Application for a Final Development Plan or Development Plan Amendment or PRC Plan		~~$5,575~~ $5,855
Amendments to a Previously Approved Proffered Condition and/or Development Plan, Final Development Plan, Conceptual Development Plan, PRC Plan or Concurrent Conceptual/Final Development Plan for:	Increase in Fence or Wall Height on a Single-Family Lot	~~$585~~ $615
	Increase in Fence or Wall Height on All Other Uses	~~$3,375~~ $3,545
	Reduction of Certain Setback Requirements on a Single-Family Lot	~~$1,230~~ $1,290
	Reduction of Certain Yard Requirements on All Other Uses	~~$11,045~~ $11,595
	Increase in Coverage Limitation for Minimum Required Rear Setbacks	~~$1,230~~ $1,290
	The Addition of or Modification to an Independent Living Facility for Low Income Tenants	~~$1,485~~ $1,560
	All Other Uses With New Construction	1/2 of ~~prevailing~~ application fee plus applicable per acre fee for acreage affected by the amendment
	All Other Uses Without New Construction	1/2 of ~~prevailing~~ application fee
	Deletion of Land Area Only	1/4 of ~~prevailing~~ application fee
Deferrals of Public Hearings		
Before the Planning Commission or Board of Supervisors	After Public Notice Has Been Given and that are Related Solely to Affidavit Errors	~~$350~~ $370 plus actual costs of advertising, up to a maximum of ~~$1,350~~ $1,420

TABLE 8102.1: FEE SCHEDULE

This table includes standard fees related to approvals under the Zoning Ordinance. Additional fees may apply related to review or approval by other County departments or governmental or quasi-governmental agencies, or in accordance with Appendix Q of the County Code.

APPLICATION TYPE	FEE [1]

Notes:

[1] In calculating fees that are based on acreage, any portion of an acre will count as a full acre.

[2] When one application is filed by one applicant for (1) two or more Variances on the same lot, or (2) two or more Special Permit uses on the same lot, or (3) two or more Special Exception uses on the same lot, or (4) a combination of two or more Variances or Special Permits on the same lot, only one filing fee will be required, and that fee will be the highest of the fees required for the individual uses included in the application.

[3] Applies to a new application or an amendment to a previously approved and currently valid application, with or without new construction.

[4] The fee for an amendment to a pending application is only applicable when the amendment request results in a substantial revision, as determined by the Zoning Administrator.

~~[5] For purposes of computing acreage fees, any portion of an acre is counted as an acre.~~

[5] In addition to rezoning applications, the fees for developments providing ADUs are also applicable to subsequent amendments to those applications (including final development plan amendments and proffered condition amendments).

[6] When the development is 100 residential, the ADU percentage is based on dwelling units. When the development includes a mixed of uses, the ADU percentage is based on floor area ratio (FAR).

#6 INSTRUCTION: Delete 2.B(3) of Appendix 1 and renumber subsequent provisions.

APPENDIX 1 - PROVISIONS RELATING TO PREVIOUS APPROVALS

2. Specific Provisions Regarding Previous Approvals

B. Amendments Adopted After May 10, 2023

~~**(3) Planned District Recreational Minimum Expenditure (ZO 112.2-2024-7)**~~

~~**(a)** Any rezoning application or proffered condition amendment application proposing to add dwelling units in the PDH, PDC, PRM, and PTC zoning districts that is filed before July 1, 2024, is subject to the previous $1,900 per dwelling unit minimum expenditure for recreational facilities.~~

~~**(b)** Any rezoning or proffered condition amendment application proposing to add dwelling units in the PDH, PDC, PRM, and PTC zoning districts that is filed on or after July 1, 2024, but prior to July 1, 2025, is subject to the minimum expenditure for recreational facilities of $2,150 per dwelling unit. Any rezoning or proffered condition amendment application proposing to add dwelling units in the PDH, PDC, PRM, and PTC zoning districts that is filed on or after July 1, 25 2025, is subject to the minimum expenditure for recreational facilities of $2,400 per dwelling unit.~~

REVISED

Board Agenda Item
April 14, 2026

3:00 p.m.

Public Hearing on Proposed Amendments to Appendix Q (Land Development Services Fee Schedule) of The Code of the County of Fairfax, Virginia (County Code) Regarding Adjustment of the Fees Charged by Land Development Services for Plan Review, Permits, and Inspection Services

ISSUE**:**
Amendments to the fees charged for plan review, permits, and inspection services to meet the Board's direction for approximately 100% cost recovery through plan review, permits and inspection fee revenue. Adjustments to Appendix Q also cover enhancements for customer service.

PLANNING COMMISSION RECOMMENDATION:
The Planning Commission hearing is scheduled for April 8, 2026, at 7:30 p.m. The Planning Commission recommendation will be forwarded upon decision.

On April 8, 2026, the Planning Commission voted 11-0 (Commissioner Thomas was absent from the meeting) to recommend to the Board of Supervisors adoption of the proposed Amendment to Appendix Q (Land Development Services Fee Schedule) of the Code of the County of Fairfax, Virginia Regarding Adjustment of the Fees Charged by Land Development Services for Plan Review, Permits, and Inspection Services as set forth in the Staff Report dated March 3, 2026, and that the amendment become effective at 12:01 a.m. on July 1, 2026.

RECOMMENDATION:
The County Executive recommends that the Board of Supervisors (Board) adopt the proposed amendments to Appendix Q of the County Code, as set forth in the Staff Report dated March 3, 2026. Edits are shown by underlining for added text and strikethrough for deleted text.

The proposed amendment has been prepared by the Department of Land Development Services in coordination with the Department of Management and Budget and the Office of the County Attorney.

TIMING:
The Board authorized advertisement of public hearings on March 3, 2026. The Planning

REVISED

Board Agenda Item
April 14, 2026

Commission held a Public Hearing on April 8, 2026, at 7:30 p.m. The decision on the proposed adjustments to the Land Development Services fee schedule will coincide with the markup and adoption of the FY 2027 Advertised Budget Plan. If adopted by the Board, the amendment will become effective at 12:01 a.m. on July 1, 2026.

BACKGROUND:
The Department of Land Development Services (LDS) proposes to adjust the LDS Fee Schedule for plan review, permits, and inspection services. The last comprehensive increase in LDS fees was approved in 2024 and implemented over the two subsequent fiscal years (FY 2025 and FY 2026) in two phases. At that time, the Board also approved an increase to the technology surcharge to enhance technology upgrades. LDS's special revenue fund is intended to cover expenditures associated with LDS activities in a dedicated fund fully paid for by the fees and charges assessed by LDS with a target of a 100% recovery rate.

Since the last fee adjustment, LDS's cost of recovery rate has remained below the target of 100% and ended FY 2025 at a 94% recovery rate. Inflation, staff salary increases, and technology costs have continued to exert pressure on the fund. The County funded average employee pay increases of 3.83% in FY 2025 and 4.19% in FY 2026 for General County merit employees. Additionally, Planning and Land Use System (PLUS) licensing costs increased on average approximately 20% over the past two fiscal years.

PROPOSED AMENDMENTS:
The proposed changes include a 5% increase across most of the fee schedule. The proposed 5% increase does not apply to elevator permits and inspections, the technology surcharge percentage, code academy levy percentage or zero fee applications – these will remain unchanged. LDS's applications and services which currently do not require a fee will remain unchanged. The amendment also proposes minor adjustments to the 5% increase for smaller fees where the 5% increase does not round to a penny. The amendment further proposes a fifty percent (50%) increase in fees related to major Water Quality Impact Assessments (WQIA) for bonded and non-bonded lots and exceptions under Article 6 of the Chesapeake Bay Preservation Ordinance (Chapter 118 of County Code) which require a public hearing to reflect the significant staff time associated therewith.

The proposed 5% increase addresses inflation as directed by the Board and noted above and ensures that service levels do not decrease as costs increase. Notwithstanding, LDS continues to implement enhancements to the development process, which directly benefit applicants including:

- Reduce most administrative process times to one business day
- Enhance publicly available processing metrics, including a 12-month approval path for site plans
- Deploy AI in agency's call center to enhance customer service
- Implement regulatory changes to fulfill the Board-adopted Flood Risk Reduction Policy
- Facilitate improvements to improve the bond release process
- Consolidate and simplify regulatory requirements
- Reduce of fast-track residential and commercial review cycles
- Independent review of staff review comments to provide feedback and training to staff resulting in demonstrable improvements in comment clarity and specificity.

REGULATORY IMPACT:
The proposed amendment updates Appendix Q of the Code to ensure compliance with state and local construction-related regulations.

Attachment 1 includes the proposed fee changes to Appendix Q.

EQUITY IMPACT:
Plan review and permit fees are consistently applied to all applications as determined by the scope of work. However, LDS recognizes the diverse needs of its customers and provides various programs and services to cater to those with unique requirements.

To further enhance the customer experience, a new customer service center is under construction on the first floor of the Herrity Building, with an anticipated completion date of mid-2026. The center will co-locate customer service representatives from various agencies. This initiative is designed to offer a more user-friendly environment for customers, allowing them to visit staff in-person and find answers to all their development-related questions in one centralized location.

In alignment with the principle of equity, the proposed fee increases were also applied in a fair and equitable manner, considering the costs associated with delivering services for the respective business areas. LDS staff remains committed to translating forms and videos into a variety of languages, ensuring accessibility for a diverse audience. Additionally, a coordinator dedicated to nonprofits and religious use continues to provide extra support for customers representing non-profit organizations or places of worship. These efforts enhance inclusivity and cater to the unique needs of different community members.

REVISED

Board Agenda Item
April 14, 2026

FISCAL IMPACT:
If adopted by the Board, the recommended fee adjustments are anticipated to generate increased revenue of approximately $2.4 million in FY 2027. This estimate is based on actual FY 2025 revenue, FY 2026 year-to-date revenue collection trends and assumes a consistent workload in FY 2027. Any reduction in plan and permit activity could have a negative impact on the projected revenue. LDS will work closely with the Department of Management and Budget to monitor these trends. The additional revenue is reflected in the County Executive's FY 2027 Advertised Budget Plan.

If adopted by the Board, it is anticipated that the proposed fee adjustments will be needed to support the expenditure appropriations for LDS in FY 2027, including additional costs associated with PLUS licenses and PLUS system improvements.

ENCLOSED DOCUMENTS:
Attachment 1 – Staff Report dated March 3, 2026, included is Attachment A (Amendment to Appendix Q (Land Development Services Fee Schedule)

STAFF:
Jennifer Miller, Deputy County Executive
William D. Hicks, P.E., Director, Land Development Services (LDS)
Tonya Mills, Finance Chief, Financial Management Branch, LDS

ASSIGNED COUNSEL:
Peter Basanti, Assistant County Attorney

LAND DEVELOPMENT SERVICES

March 3, 2026

STAFF REPORT

PREPARED BY LAND DEVELOPMENT SERVICES

- [√] PROPOSED COUNTY CODE AMENDMENT
- [ ] PROPOSED PFM AMENDMENT
- [ ] PROPOSED ZONING ORDINANCE AMENDMENT
- [ ] APPEAL OF DECISION
- [ ] WAIVER REQUEST

Proposed Amendments to Appendix Q (Land Development Services Fee Schedule) of the Code of the County of Fairfax, Virginia Regarding Adjustment of the Fees Charged by Land Development Services for Plan Review, Permits, and Inspection Services

PUBLIC HEARING DATES

Authorization to Advertise:	March 3, 2026
Planning Commission Hearing:	April 8, 2026
Board of Supervisors Hearing:	April 14, 2026 at 3:00 p.m.
Prepared By:	Tonya Mills, Finance Chief (703) 324-8772

STAFF REPORT

ISSUE

The Department of Land Development Services (LDS) proposes adjusting Appendix Q (Land Development Services Fee Schedule) for plan review, permits, and inspection services to meet the Board's direction for approximately 100% cost recovery through plan review, permits, and inspection fee revenue. Adjustments to Appendix Q will also cover enhancements for customer service. Any proposed fee increases approved by the Board of Supervisors would be effective on July 1, 2026 (FY 2027).

RECOMMENDED ACTION

Staff recommends that the Board of Supervisors (Board) adopt the proposed amendments to Appendix Q of the Code of the County of Fairfax, Virginia (County Code).

COORDINATION

The proposed amendment was prepared by the Department of Land Development Services and coordinated with the Department of Planning and Development, Fire and Rescue Department, Department of Management and Budget, and the Office of the County Attorney.

BACKGROUND

The Department of Land Development Services (LDS) proposes adjusting Appendix Q (Land Development Services Fee Schedule) for plan review, permits, and inspection services. The last comprehensive increase in LDS fees was approved in 2024 and implemented over the two subsequent fiscal years (FY2025 and FY2026) in two phases. At that time, the Board also approved an increase to the technology surcharge to enhance technology upgrades. LDS's special revenue fund is intended to cover expenditures associated with LDS activities in a dedicated fund fully paid for by the fees and charges assessed by LDS with a target of a 100% recovery rate.

Since the last fee adjustment, LDS's cost of recovery rate has remained below the target of 100% and ended FY2025 at a 94% recovery rate. Inflation, staff salary increases, and technology costs have continued to exert pressure on the fund. The County funded average employee pay increases of 3.83% in FY 2025 and 4.19% in FY 2026 for General County merit employees. Meanwhile, Planning and Land Use System

(PLUS) licensing costs increased on average approximately 20% over the past two fiscal years.

PROPOSED AMENDMENTS

The proposed changes include a 5% increase across most of the fee schedule. The proposed 5% increase does not apply to elevator permits and inspections, the technology surcharge percentage, code academy levy percentage or zero fee applications – these will remain unchanged. LDS's applications and services which currently do not require a fee will also remain unchanged. The amendment also proposes minor adjustments to the 5% increase for smaller fees where the 5% increase does not round to a penny. The amendment further proposes a fifty percent (50%) increase in fees related to major Water Quality Impact Assessments (WQIA) for bonded and non-bonded lots and exceptions under Article 6 of the Chesapeake Bay Preservation Ordinance (Chapter 118 of County Code) which require a public hearing to reflect the significant staff time associated therewith.

The proposed 5% increase addresses inflation as directed by the Board and noted above and ensures that service levels do not decrease as costs increase. Notwithstanding, LDS continues to implement enhancements to the development process, which directly benefit applicants including:

- Reduce most administrative process times to one business day
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- Deploy AI in agency's call center to enhance customer service
- Implement regulatory changes to fulfill the Board-adopted Flood Risk Reduction Policy
- Facilitate improvements to improve the bond release process
- Consolidate and simplify regulatory requirements
- Reduce of fast-track residential and commercial review cycles
- Independent review of staff review comments to provide feedback and training to staff resulting in demonstrable improvements in comment clarity and specificity.

REGULATORY IMPACT

The proposed amendment updates Appendix Q of the Code to ensure compliance with state and local construction-related regulations.

Attachment A includes the proposed fee changes to Appendix Q.

EQUITY IMPACT

Plan review and permit fees are consistently applied to all applications, determined by the scope of work. However, LDS recognizes the diverse needs of its customers and provides various programs and services to cater to those with unique requirements.

To further enhance the customer experience, a new customer service center is under construction on the first floor of the Herrity Building, with an anticipated completion date of mid-2026. The center will co-locate customer service representatives from various agencies. This initiative is designed to offer a more user-friendly environment for customers, allowing them to visit staff in-person and find answers to all their development-related questions in one centralized location.

In alignment with the principle of equity, the proposed fee increases were also applied in a fair and equitable manner, considering the costs associated with delivering services for the respective business areas. LDS staff remain committed to translating forms and videos into a variety of languages to ensure accessibility for a diverse audience. Additionally, a coordinator dedicated to nonprofits and religious use continues to provide extra support for customers representing non-profit organizations or places of worship. These efforts enhance inclusivity and cater to the unique needs of different community members.

FISCAL IMPACT

If adopted by the Board, the recommended fee adjustments are anticipated to generate increased revenue of approximately $2.4 million in FY 2027. This estimate is based on actual FY 2025 revenue, FY 2026 year-to-date revenue collection trends and assumes a consistent workload in FY 2027. Any reduction in plan and permit activity could have a negative impact on the projected revenue. LDS will work closely with the Department of Management and Budget to monitor these trends. The additional revenue is already reflected in the County Executive's FY 2027 Advertised Budget Plan.

If adopted by the Board, it is anticipated that the proposed fee adjustments will be needed to support the expenditure appropriations for LDS in FY 2027, including additional costs associated with PLUS licenses and PLUS system improvements.

ATTACHED DOCUMENTS

Attachment A– Amendment to Appendix Q (Land Development Services Fee Schedule)

Amendment to

Appendix Q (Land Development Services Fee Schedule) of

The Code of the County of Fairfax, Virginia

Amend Appendix Q where insertions are underlined and deletions are stricken, to read as follows. Amend Table of Contents, by adding the page numbers upon adoption.

Appendix Q - Land Development Services Fee Schedule

This fee schedule establishes the fees charged, by Land Development Services and the Fire Marshal, for building and site development activities pursuant to the authority granted by, *inter alia*, §§ 15.2-2241(A)(9), 15.2-2286(A)(6), 62.1-44.15:27(H)(4), 36-98.3, 36-105(D)(1), 62.1-44.15:28(9), 62.1-44.15:29 of the Code of Virginia and Chapters 2 (Property Under County Control), 61 (Building Provisions), 64 (Mechanical Provisions), 65 (Plumbing and Gas Provisions), 66 (Electrical Provisions), 101 (Subdivision Ordinance), ~~104 (Erosion and Sediment Control Ordinance), 112.1~~ 112.2 (Zoning Ordinance), and 124.1 (Erosion and Stormwater Management Ordinance) of the Code of the County of Fairfax, Virginia (the Code).

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I. BUILDING DEVELOPMENT FEES

The following building development fees to cover the cost of reviewing plans, issuing permits, performing inspections, licensing, home improvement contractors and other expenses incidental to the enforcement of the Uniform Statewide Building Code, (USBC) and Chapters 61, 64, 65 and 66 of the Code are hereby adopted:

A: STANDARD FEES

Listed below are standard fees that apply to building, mechanical, electrical, plumbing, fire alarm, fire suppression and fire lane permits. The fees shall apply provided all of the applicable conditions set forth in § 61-1-3 of the Code are met.

1. Base fee: The minimum fee charged for any permit. (Ch. 61-1-3 (d)1) $ ~~135.00~~ 141.75
   A reduced fee will apply as noted below.

2. Reduced fees:
   - Multiple permits, per unit (Ch. 61-1-3(d)2a) $ ~~45.00~~ 47.25
   - Fee for permits requiring no inspections (Ch. 61-1-3(d)2b) $ ~~45.00~~ 47.25
   - Casualty Permits (Ch. 61-1-3(d)2c) $ 0.00

3. After-hours time-specific inspection fee for each 30-minute period or fraction thereof (Ch. 61-1-3(d)4) $ ~~301.00~~ 316.05

4. Amendment of permit (Ch. 61-1-3(d)5)
   The fee shall be the fee for any equipment added or the fee for any additional work involved, whichever fee is greater. In no case shall the fee be less than: $ ~~45.00~~ 47.25

5. Annual permit fee (Ch. 61-1-3(d)7)
   Same as Base Fee $ ~~135.00~~ 141.75

6. Asbestos removal/abatement (Ch. 61-1-3(d)8)
   Same as Base Fee $ ~~135.00~~ 141.75

7. Re-inspection fee (Ch. 61-1-3(d)18)
   Same as Base Fee $ ~~135.00~~ 141.75

8. Modular residential units, including manufactured homes (Ch. 61-1-3(d)14)
   Percentage of the regular permit fee 50.00%

9. Permit extensions: Permit authorizing construction of:
   - Interior alteration to an existing building $ ~~45.00~~ 47.25
   - An addition(s) or exterior alteration(s) to an existing residential structure (R-3, R-4 and R-5 construction) $ ~~45.00~~ 47.25
   - An accessory structure(s) on a residential property (R-3, R-4 and R-5 construction) $ ~~45.00~~ 47.25
   - A new structure (other than noted above) $ ~~301.00~~ 316.05
   - An addition(s) to a non-residential structure $ ~~301.00~~ 316.05

10. Solar Energy (Ch. 61-1-3(d)23) $ 0.00

11. Maximum Occupancy Load Posting $ ~~195.00~~ $204.75

12. Code Academy levy – collected for all building development fees in Section I-A, B, C, D, E, F, G, I, J 2.0%

~~13. Electric Vehicle Charging Equipment $ 0.00~~

~~This provision will expire at 12:01 a.m. on November 1, 2025.~~

B: BUILDING PERMIT AND OTHER FEES

(A) *New Buildings, Additions or Enlargements*: The fee for the construction of a new building, an addition or an enlargement shall be based on the area (as determined by the exterior dimension) of all floors, including basements or cellars and horizontally projected roof areas, for the following types of construction as defined in the USBC in effect, and specified in Table I below.

TABLE 1

Residential Fees

- Type IA, and IB, per square foot $ ~~0.270~~ 0.28
- Type IIA, IIIA and IV, per square foot $ ~~0.211~~ 0.22
- Type IIB, IIIB and VA, VB per square foot $ ~~0.143~~ 0.15

Commercial Fee

- Type IA, and IB, per square foot $ ~~0.270~~ 0.28
- Type IIA, IIB, IIIA, IIIB, IV, VA and VB per square foot $ ~~0.211~~ 0.22

(B) *Plan Resubmissions:* A fee per plan review discipline (i.e., building, electrical, mechanical or plumbing) will be assessed for each resubmission of plans.

- For all new commercial buildings and additions to existing commercial buildings $ ~~255.00~~ 267.75
- For all new residential buildings and additions and alterations to existing residential buildings
  Same as Base Fee $ ~~135.00~~ 141.75
- For each resubmission of plans for alterations to existing commercial buildings
  Same as Base Fee $ ~~135.00~~ 141.75

(C) *Countywide Master File Review*: A fee per plan review discipline (i.e., building, electrical, mechanical or plumbing) will be assessed at the time of the initial permit application. When based on an approved Masterfile, fees shall be based on Table 1. $ ~~270.00~~ 283.5

(D) *New Structure*: The fee for erection or installation of structures other than buildings (e.g., signs and canopies)

- For structures accessory to R-3, R-4 and R-5 construction
  Percentage of the estimated cost of construction 3.00%
  (The permittee must provide verifiable detail of the cost of construction.)
- For other structures
  Percentage of the estimated cost of construction 5.13%
  (The permittee must provide verifiable detail of the cost of construction.)

(E*) Basement Finishing*: (R-3, R-4 and R-5 construction)

- Same as Base Fee $ ~~135.00~~ 141.75

(F) *Demolition*: (Ch. 61-1-3(d)9)

- Entire Structure: The fee for a permit to demolish a structure
  Same as Base Fee $ ~~135.00~~ 141.75

- Partial Demolition for renovation: The fee for a permit to partially demolish a structure in preparation for renovation
  Percentage of estimated cost of demolition 3.00%
  (The permittee must provide verifiable detail of the cost of construction.)

(G) *Filing Fees for Permit Application and Plans Examination* (does not apply to Fire Prevention Division fees for fire alarm, fire suppression and fire lane permits): To allow for permit application processing and plan examination in the event a building permit is not issued, the following fees shall be paid prior to plan review for such a permit.

- For all single-family residential projects(new and repairs/remodels)
  Percentage of the permit fee 50.00%
- For all commercial work, apartment buildings, garden apartments, and high-rise residential buildings
  Percentage of the permit fee 35.00%
- For fast-track residential projects
  Percentage of the permit fee 100.00%

(H) *Modular Furniture*: The fee for the installation of modular furniture per floor or portion thereof when:

- The estimated cost of construction is $10,000 or more $ ~~513.00~~ 538.65
  (The permittee must provide verifiable detail of the cost of construction.)
- The estimated cost of construction is less than $10,000.
  Percentage of the estimated cost of construction 5.13%
  with a minimum fee of $ ~~256.00~~ 268.80
  (The permittee must provide verifiable detail of the cost of construction.)

(I) *Partitions (metal studs only)*: (Ch. 61-1-3(d)16)

- Same as base fee $ ~~135.00~~ 141.75

(J) *Removal and Relocation*: (Ch. 61-1-3(d)20) The fee shall be based on a percentage of the cost of moving, plus a percentage of the cost of all work necessary to place the building or structure in its completed condition in the new location.

- Percentage of the cost of moving plus 3.00%
  Percentage of the cost of construction 3.00%
  (The permittee must provide verifiable detail of the cost of moving and cost of construction.)

(K) *Repairs and Alterations*: The fees for repairs and alterations of any building or structure where there is no addition or enlargement:

- For commercial work, including tenant fit outs
  Percentage of the estimated cost of construction 5.13%
  (The permittee must provide verifiable detail of the cost of construction.)
- For residential work (R-3, R-4 and R-5 construction) roof repairs, new roof structures, re-siding
  Percentage of the estimated cost of construction 3.00%
  (The permittee must provide verifiable detail of the cost of construction.)

(L) *Retaining Walls:* The fee for installation and repair of a retaining wall:

- Retaining walls reviewed/inspected under the International Building Code (generally commercial or multi-family)
  Percentage of the estimated cost of construction 5.13%
- Retaining walls reviewed/inspected under the International Residential Code (generally single-family detached dwellings)
  Percentage of the estimated cost of construction. 3.00%
  (The permittee must provide verifiable detail of the cost of construction.)

(M) *Swimming Pool*: The fee for a building permit to construct a swimming pool. $ ~~270.00~~ 283.50

(N) *Temporary Structures*: (Ch. 61-1-3(d)26)

- Same as Base Fee $ ~~135.00~~ 141.75

(O) *Tenant alterations and Layouts*: (Ch. 61-1-3(d)25)

- Except for those tenant layouts shown on the originally approved plans for a new building, separate building permits shall be required for each tenant layout. The fee shall be based on a percentage of the estimated cost of construction.
  Percentage of the estimated cost of construction 5.13%
- The permittee must provide verifiable detail of the cost of construction.
  In no case, shall the permit fee be less than: $ ~~513.00~~ 538.65
- Fee per plan review discipline for each submission of plans for alterations to existing commercial buildings
  Same as Base Fee $ ~~135.00~~ 141.75

(P) *Home Improvement Contractor License Fees:* (Ch. 61-3)

All contractor application and license fees are charged per individual for a sole proprietorship, per general partner for a partnership, or per corporate officer for a corporation.

- Application processing fee $ ~~129.00~~ 135.45
- Fee of license issuance $ ~~80.00~~ 84.00
- Fee to renew expired license, in addition to license renewal fee* $ ~~76.00~~ 79.80
- Fee to renew license $ ~~106.00~~ 111.30

*The fee to renew expired license. The Building Official or his designee has the authority to waive the penalty fee when the failure to renew a license is due to circumstances beyond the control of the licensee.

(Q) *Pedestrian Bridges*:

Pedestrian bridges constructed outside of VDOT right-of-way, where there is no approved masterfile $~~4,200.00~~ 4,410.00

Permits based on masterfiles shall be subject to Table 1.

C: MECHANICAL PERMIT FEES

(A) *Mechanical Equipment Installation Fees*:

1. The permit fee for installation, repair, or replacement of all mechanical equipment installed in buildings other than buildings in the R-3 or R-5 use groups. This fee is in addition to the fees listed below in this section.

   Percentage of the contract value less the value of listed equipment 1.25%
   (The permittee must provide verifiable detail of the cost of construction and total contract value.)

2. New Residential Mechanical (For New Dwelling Units in R-2, R-3, R-4, and R-5 Use Groups): Fees for the initial installation of equipment listed on the mechanical permit application that includes the HVAC equipment for the dwelling.
   - 1 New Zone Base Fee
   - 2 New Zones $ ~~264.00~~ 277.20
   - 3 New Zones $ ~~396.00~~ 415.80
   - 4 New Zones $ ~~527.00~~ 553.35
   - 5 or more New Zones $ ~~660.00~~ 693.00

3. Mechanical Residential HVAC Equipment Installation Fees (For Gas Fixtures in Addition to New HVAC Equipment):

The total permit fee is based on the level in which the permittee's total number of fixtures being installed falls:

	Base Fee
• Level One (1-7 Fixtures)	
• Level Two (8-12 Fixtures)	$ ~~171.00~~ 179.55
• Level Three (13-17 Fixtures)	$ ~~225.00~~ 236.25
• Level Four (18-22 Fixtures)	$ ~~280.00~~ 294.00
• Level Five (Over 22 Fixtures)	$ ~~334.00~~ 350.70

4. Mechanical Commercial HVAC Equipment Installation Fees:
The total permit fee is based on the level in which the permittee's total number of fixtures being installed falls:

	Base Fee
• Level One (1-7 Fixtures)	
• Level Two (8-12 Fixtures)	$ ~~264.00~~ 277.20
• Level Three (13-17 Fixtures)	$ ~~396.00~~ 415.80
• Level Four (18-22 Fixtures)	$ ~~527.00~~ 553.35
• Level Five (23-27 Fixtures)	$ ~~660.00~~ 693.00
• Level Six (28-32 Fixtures)	$ ~~791.00~~ 830.55
• Level Seven (33-37 Fixtures)	$ ~~923.00~~ 969.15
• Level Eight (38-42 Fixtures)	$ ~~1,055.00~~ 1,107.75
• Level Nine (43-47 Fixtures)	$ ~~1,188.00~~ 1,247.40
• Level Ten (48-52 Fixtures)	$ ~~1,319.00~~ 1,384.95
• Level Eleven (53-57 Fixtures)	$ ~~1,451.00~~ 1,523.55
• Level Twelve (58-62 Fixtures)	$ ~~1,589.00~~ 1,668.45
• Level Thirteen (63-67 Fixtures)	$ ~~1,715.00~~ 1,800.75
• Level Fourteen (68-72 Fixtures)	$ ~~1,848.00~~ 1,940.40
• Level Fifteen (Over 72 Fixtures)	$ ~~1,979.00~~ 2,077.95

5. Mechanical Commercial Miscellaneous Equipment Installation Fees:
The total permit fee is based on the level in which the permittee's total number of fixtures being installed falls:

	Base Fee
• Level One (1-5 Fixtures)	
• Level Two (6-20 Fixtures)	$ ~~238.00~~ 249.90
• Level Three (21-35 Fixtures)	$ ~~452.00~~ 474.60
• Level Four (36-50 Fixtures)	$ ~~613.00~~ 643.65
• Level Five (51-65 Fixtures)	$ ~~800.00~~ 840.00
• Level Six (66-80 Fixtures)	$ ~~989.00~~ 1,038.45
• Level Seven (81-95 Fixtures)	$ ~~1,175.00~~ 1,233.75
• Level Eight (96-110 Fixtures)	$ ~~1,363.00~~ 1,431.15
• Level Nine (111-125 Fixtures)	$ ~~1,550.00~~ 1,627.50
• Level Ten (126-140 Fixtures)	$ ~~1,738.00~~ 1,824.90
• Level Eleven (141-155 Fixtures)	$ ~~1,925.00~~ 2,021.25
• Level Twelve (156-170 Fixtures)	$ ~~2,113.00~~ 2,218.65
• Level Thirteen (171-185 Fixtures)	$ ~~2,300.00~~ 2,415.00
• Level Fourteen (186-200 Fixtures)	$ ~~2,488.00~~ 2,612.40
• Level Fifteen (Over 200 Fixtures)	$ ~~2,675.00~~ 2,808.75

(B) *Piping of Equipment*: Base Fee

(C) *Ductwork*: Base Fee

D: ELECTRICAL PERMIT FEES

(A) *Electrical Equipment Installation Fees*:

1. The permit fee for installation, repair, or replacement of all electrical equipment installed in buildings other than buildings in the R-3 or R-5 use groups. This fee is in addition to the fees listed below in this section.

Percentage of the contract value less the value of listed equipment 1.25%
(The permittee must provide verifiable detail of the cost of construction and total contract value.)

2. New Residential Electrical Installation Fees:
Fees for the initial construction of new dwelling units in R-2, R-3, R-4 and R-5 use groups. The fees include the initial installation of equipment listed on the electrical permit application that includes the main electrical service for the dwelling unit. Any equipment installed pursuant to other electrical permit applications shall be charged in accordance with the fees prescribed in Sections 2, 3, 4, 5, 6 and 7 below.

- 0-149 Amps $ ~~341.00~~ 358.05
- 150-399 Amps $ ~~378.00~~ 396.90
- 400-599 Amps $ ~~429.00~~ 450.45
- 600-799 Amps $ ~~465.00~~ 488.25
- More than 799 Amps $ ~~594.00~~ 623.70

3. Residential Addition/Alteration Electrical Installation Fees:
The total permit fee is based on total number of fixtures, circuits, equipment:
- Level One (1-100 fixtures, circuits, equipment) Base Fee
- Level Two (101-125 fixtures, circuits, equipment) $ ~~146.00~~ 153.30
- Level Three (126-150 fixtures, circuits, equipment) $ ~~181.00~~ 190.05
- Level Four (151-175 fixtures, circuits, equipment) $ ~~216.00~~ 226.80
- Level Five (Over 175 fixtures, circuits, equipment) $ ~~253.00~~ 265.65

4. Commercial Building/Addition/Alteration Electrical Installation Fees:
The total permit fee is based on total number of fixtures, circuits, equipment:
- Level One (1-50 fixtures, circuits, equipment) Base Fee
- Level Two (51-150 fixtures, circuits, equipment) $ ~~375.00~~ 393.75
- Level Three (151-250 fixtures, circuits, equipment) $ ~~625.00~~ 656.25
- Level Four (251-350 fixtures, circuits, equipment) $ ~~875.00~~ 918.75
- Level Five (351-450 fixtures, circuits, equipment) $ ~~1,125.00~~ 1,181.25
- Level Six (451-550 fixtures, circuits, equipment) $ ~~1,375.00~~ 1,443.75
- Level Seven (551-650 fixtures, circuits, equipment) $ ~~1,625.00~~ 1,706.25
- Level Eight (651-750 fixtures, circuits, equipment) $ ~~1,875.00~~ 1,968.75
- Level Nine (751-850 fixtures, circuits, equipment) $ ~~2,125.00~~ 2,231.25
- Level Ten (851-950 fixtures, circuits, equipment) $ ~~2,375.00~~ 2,493.75
- Level Eleven (951-1050 fixtures, circuits, equipment) $ ~~2,625.00~~ 2,756.25
- Level Twelve (1051-1150 fixtures, circuits, equipment) $ ~~2,875.00~~ 3,018.75
- Level Thirteen (1151-1250 fixtures, circuits, equipment) $ ~~3,125.00~~ 3,281.25
- Level Fourteen (1251-1350 fixtures, circuits, equipment) $ ~~3,375.00~~ 3,543.75
- Level Fifteen (Over 1350 fixtures, circuits, equipment) $ ~~3,625.00~~ 3,806.25

5. Service Panels
- Service Panel $ ~~75.00~~ 78.75
- Temporary to Permanent $ ~~75.00~~ 78.75
- Temporary for Construction $ ~~75.00~~ 78.75
- Sub Panel $ ~~75.00~~ 78.75
- Transfer Switch $ ~~75.00~~ 78.75

6. Generator $ ~~75.00~~ 78.75

7. Low Voltage (per system per floor) $ ~~135.00~~ 141.75

E: PLUMBING PERMIT FEES

1. The permit fee for installation, repair, or replacement of all plumbing equipment installed in buildings other than buildings in R-3 or R-5 use groups. This fee is in addition to the fees listed below in this section.

   Percentage of the contract value less the value of listed equipment 1.25%
   (The permittee must provide verifiable detail of the cost of construction and total contract value.)

2. New Residential Townhouse/Condo Plumbing Installation Fees:
   The total permit fee is based on the level in which the permittee's total number of fixtures being installed falls:
   - Level One (1-19 Fixtures) $ ~~258.00~~ 270.90
   - Level Two (20-24 Fixtures) $ ~~313.00~~ 328.65
   - Level Three (25-29 Fixtures) $ ~~348.00~~ 365.40
   - Level Four (30-34 Fixtures) $ ~~366.00~~ 384.30
   - Level Five (Over 34 Fixtures) $ ~~403.00~~ 423.15

3. New Residential Single-Family Detached Dwelling Plumbing Installation Fees:
   The total permit fee is based on the level in which the permittee's total number of fixtures being installed falls:
   - Level One (1-29 Fixtures) $ ~~340.00~~ 357.00
   - Level Two (30-39 Fixtures) $ ~~449.00~~ 471.45
   - Level Three (40-49 Fixtures) $ ~~558.00~~ 585.90
   - Level Four (50-59 Fixtures) $ ~~665.00~~ 698.25
   - Level Five (Over 59 Fixtures) $ ~~780.00~~ 819.00

4. Residential Addition/Alteration Plumbing Installation Fees:
   The total permit fee is based on the level in which the permittee's total number of fixtures being installed falls:
   - Level One (1-7 Fixtures) Base Fee
   - Level Two (8-12 Fixtures) $ ~~171.00~~ 179.55
   - Level Three (13-17 Fixtures) $ ~~225.00~~ 236.25
   - Level Four (18-22 Fixtures) $ ~~280.00~~ 294.00
   - Level Five (Over 22 Fixtures) $ ~~334.00~~ 350.70

5. Commercial Building/Addition/Alteration Plumbing Installation Fees:
   The total permit fee is based on the level in which the permittee's total number of fixtures being installed falls:
   - Level One (1-5 Fixtures) Base Fee
   - Level Two (6-20 Fixtures) $ ~~238.00~~ 249.90
   - Level Three (21-35 Fixtures) $ ~~425.00~~ 446.25
   - Level Four (36-50 Fixtures) $ ~~613.00~~ 643.65
   - Level Five (51-65 Fixtures) $ ~~800.00~~ 840.00
   - Level Six (66-80 Fixtures) $ ~~988.00~~ 1,037.40
   - Level Seven (81-95 Fixtures) $ ~~1,175.00~~ 1,233.75
   - Level Eight (96-110 Fixtures) $ ~~1,363.00~~ 1,431.15
   - Level Nine (111-125 Fixtures) $ ~~1,550.00~~ 1,627.50
   - Level Ten (126-140 Fixtures) $ ~~1,738.00~~ 1,824.90

- Level Eleven (141-155 Fixtures) $ ~~1,925.00~~ 2,021.25
- Level Twelve (156-170 Fixtures) $ ~~2,113.00~~ 2,218.65
- Level Thirteen (171-185 Fixtures) $ ~~2,300.00~~ 2,415.00
- Level Fourteen (186-200 Fixtures) $ ~~2,488.00~~ 2,612.40
- Level Fifteen (Over 200 Fixtures) $ ~~2,675.00~~ 2,808.75

6. Sewer/Water Service
   - Sewer (New, Replacement or Repair) $ ~~74.00~~ 77.70
   - Sewer Tap (Manhole or Line) $ ~~74.00~~ 77.70
   - Water Service (New, Replacement or Repair) $ ~~74.00~~ 77.70

F: HOUSEHOLD APPLIANCE PERMIT FEES

(A) Household Appliance Fees: (61-1-3(d)13)
- One Appliance $ ~~75.00~~ 78.75
- Two Appliances $ ~~92.00~~ 96.60
- Three Appliances $ ~~111.00~~ 116.55
- Four Appliances $ ~~129.00~~ 135.45

G: VERTICAL TRANSPORTATION PERMIT FEES

All vertical transportation equipment operating in Fairfax County must be permitted for installation, modernization, and/or replacement. In order to maintain a valid Certificate of Compliance, all commercial vertical transportation equipment (other than single-family detached dwellings) must also be permitted; tested periodically (six months); annually (one year); and submitted for re-acceptance every five years. Commercial vertical transportation equipment must have a valid Certificate of Compliance to operate.

(A) *Floor Fee*: For all permits; annual certificates of compliance; five-year tests; and all re-inspections, the floor fee will be added to the cost for each individual piece of equipment. For these purposes, this will be defined as the fee charged for each floor in the building where an individual passenger or freight elevator is installed. $ 15.00

(B) *Testing Fees:* Unless otherwise stated in the following sections, fees for individual tests that must be performed on each piece of equipment will be as follows:
- Governor Test $ 296.00
- Load Test $ 445.00
- Speed Test $ 296.00
- Static Pressure Test $ 296.00
- Fire and Smoke Test $ 296.00
- Generator Test $ 296.00

(C) *Commercial Vertical Transportation Equipment Installation Fees:* The permit fee for installation, repair, modernization, or replacement of all vertical transportation equipment installed in buildings other than within single-family detached dwellings. This fee is in addition to the equipment fees listed below in this section.

1. Floor fee plus 2.40% of the vertical transportation installation/repair/modernization, or replacement cost as indicated by the associated contract value less the value of the equipment listed below: 2.00%
   (The permittee must provide verifiable cost detail of construction and total contract value.)
2. Elevator (Electric/Hydraulic) $ 289.00

3. Escalator/Moving Walk $ 487.00
4. Dumbwaiter $ 146.00
5. Lift $ 146.00

(D) *Residential Vertical Transportation Equipment Installation Fees (new, repair, modernization, or replacement)*:

- Private residence elevators, lifts, or dumbwaiters $ 308.00
- Private residence elevator re-inspection fee (if acceptance fails) $ 308.00

(E) *Temporary Construction Use*:

- After required elevator permit (including floor fees) is issued $ 266.00
- Temporary construction use extension $ 115.00

(F) *Annual Certificate of Compliance Inspection Fee:* All vertical transportation equipment, other than those in single-family detached dwellings, and other than conveyors, requires an annual certificate of compliance. The annual certificate of compliance covers the permit renewal, one regular and one periodic inspection during the certificate, payable by the owner of the building to the County of Fairfax before the expiration of the certificate. This will be calculated for each individual piece of equipment, which is designated by a unique equipment ID number, as follows:

- Elevator (Electric/Hydraulic) Floor Fee + $ 289.00
- Escalator/Moving Walk Floor Fee + $ 487.00
- Dumbwaiter Floor Fee + $ 146.00
- Lift Floor Fee + $ 146.00

If the vertical transportation equipment is not inspection ready at the appointed time, or if a potential safety issue is noted during the periodic, or annual inspection, and immediate corrective action is prescribed, then a reinspection fee (and any applicable testing fees referenced in Section B above), will be payable prior to a reinspection being scheduled, and calculated as follows:

- Per inspection visit $ 246.00
  + Floor Fee per equipment ID + applicable testing fee(s) per equipment ID

(G) *Acceptance of Modernization/Repair and/or Five-Year Testing and Inspection Fees*: Once commercial vertical transportation equipment has been permitted for repair/modernization and/or the equipment reaches five years since acceptance testing was performed, the following fee shall be assessed:

- Per equipment ID Floor Fee + $ 1,750.00

If the vertical transportation equipment is not inspection ready at the appointed time, or if a potential safety issue is noted during the modernization/repair acceptance, or five-year testing inspection, and immediate corrective action is prescribed, then a reinspection fee (and any applicable testing fees referenced in Section B above), will be payable prior to a reinspection being scheduled, and calculated as follows:

- Per inspection visit $ 246.00
  + Floor Fee per equipment ID + applicable testing fee(s) per equipment ID

(H) *Removal (Demolition)*: Applies to the complete removal of all associated equipment for a specific equipment ID within a commercial or residential structure:

- Permit Fee $ 108.00
- Inspection Fees
  - Elevator (Electric/Hydraulic) $ 289.00
  - Escalator/Moving Walk $ 487.00
  - Dumbwaiter $ 146.00
  - Lift $ 146.00

H: FIRE PREVENTION DIVISION (OFFICE OF THE FIRE MARSHAL) FEES

(A) Plan Review Fees:
Fees for all plan review are based on an hourly charge calculated on the quarter hour or part thereof, per reviewer. Fees are due upon completion of the plan review process.

- Per Hour $ ~~208.00~~216.00

(B) Acceptance Testing and Inspection Fees:
Fees are based on an hourly charge calculated on the quarter hour or part thereof, per inspector. Fees for fire protection equipment and systems performance tests and inspections, other equipment and systems performance tests and inspections, occupancy or preoccupancy inspections, fire lanes and required reinspections shall be imposed per hour calculated on the quarter hour or part thereof, per required inspector.

- Per Hour $ ~~208.00~~216.00

(C) Reinspection Fees:
Reinspection fees shall be based on the hours reserved to perform the test and will be charged per hour calculated on the quarter hour or part thereof, per required inspector. The following matrix is to serve as a guideline in determining when a reinspection fee is required for acceptance testing. A minimum notice of 24 hours (one full business day) for test cancellation is required. The fee is charged when an inspection is not canceled in time to save an unnecessary trip by inspectors.

- Per Hour $ ~~208.00~~216.00

(D) Plan Review and Inspections Performed Outside of Business Hours:

Plan reviews and inspections may be performed outside of business hours upon request at the sole discretion of the fire official. Fees for these plan reviews and inspections shall be assessed at twice the rate listed in (A), (B) and (C) above. Fees shall be assessed in 30 minute increments.

REINSPECTION FEES			
CIRCUMSTANCE	**CONDITION**	**INSPECTED**	**REINSPECTION FEE**
Cancelled or rescheduled off site more than 24 hours prior to appointment	N/A	No	No
Cancelled or rescheduled off site less than 24 hours prior to appointment	N/A	No	Yes
Contractor shows, others do not, or inspectors arrive, no one on site	Cannot test	No	Yes

Cancelled while inspectors on site; test not started	Not ready	No	Yes
Regular inspection, test started, test not completed	Not Ready or Failure due to fault of contractor	Yes	Yes
Regular inspection, test started, test not completed	Failed, but due to fault of contractor	Yes	No
Regular inspection, test completed	Substantially ready with minor deficiencies	Yes	No
Regular inspection, test completed	No punch list, inspection approved	Yes	No
Final inspection	Deficient	Yes	Yes

I: AMUSEMENT DEVICE PERMIT FEES

The permit fees for each amusement device or carnival ride shall be the maximum in accordance with the Virginia Amusement Device Regulations (VADR) (Ch. 61-1-3(d)6)

J: BUILDING AND FIRE PREVENTION CODE MODIFICATIONS AND LOCAL BOARD OF BUILDING CODE APPEALS FEES:

- Building and Fire Prevention Code Modification Fees $ ~~260.00~~ 273.00
- Applications for appeals to local Board of Building Code Appeals based on the VUSBC, the VSFPC, the Virginia Amusement Device Regulations (VADR) and Chapters 61, 64, 65, and 66 of the Code of the County of Fairfax $ ~~260.00~~ 273.00

II. SITE DEVELOPMENT FEES

The following site development fees to cover the cost of reviewing site and subdivision plans and related documents; processing site and subdivision plan agreements; making inspections of required site improvements; permitting any work or construction on any land dedicated or proposed for dedication to public use; and other fees incidental to the administration of these activities pursuant to Chapters 2, 101, ~~104,~~ 112.2~~1~~, and 124.1 of the Code, and any fees paid to the County upon submission of any request for a waiver, exception, and modification of the County Ordinances, are hereby adopted:

A: PLAN AND DOCUMENT REVIEW FEES

The following fees are due upon submission to the County of the following plans and documents. The Fire Prevention Division review fees are listed in Part D.

(A) *Pre-Submission Filing and Review Fees for Certain Plans*:

- Gateway Review Fee
  Fee assessed at the initial plan submission for bonded plans, for a quality and content review of plan submissions by technical staff prior to the beginning of the comprehensive review. Fee will

be charged for each Gateway Review regardless of pass or fail and comprehensive review will not begin until Gateway passes.

- First Gateway Review Fee $ ~~550.00~~ 577.50
- Subsequent Gateway Review Fee (each time plan fails, requiring Gateway resubmission) Previous Gateway Review Fee + 10%

- Minimum Submission Review Fee
  Fee assessed at initial plan submission for non-bonded plans to ensure that the plan submission meets all necessary technical and formatting requirements. Fee will be charged for each Minimum Submission Review (MSR) regardless of pass or fail and comprehensive review will not begin until MSR passes.
  - Fee per MSR Submission $ ~~120.00~~ 126.00
  - Subsequent MSR Submission (each time plan fails, requiring MSR resubmission Previous MSR Review Fee + 10%

(B) Plats:

1. Easement plat, per submission $ ~~475.00~~ 498.75

2. Preliminary subdivision plat: (101-2-3)

- Initial Submission
  - Less than 10 lots $ ~~4,612.00~~ 4,842.60
    - Plus, fee per lot or division of land including outlots and parcels $ ~~87.00~~ 91.35
  - 10 lots or more $ ~~7,509.00~~ 7,884.45
    - Plus, fee per lot or division of land including outlots and parcels $ ~~87.00~~ 91.35

Redate (extension): fee for reapproval of a previously approved preliminary plat submitted to the County for approval during the validity period of the preliminary plat, each. $ ~~936.00~~ 982.80

- Resubmission, per submission – Percentage of the Original Fee 25.00%
- Revisions, per submission – Percentage of the Original Fee 25.00%

3. Record (final) subdivision plat: (101-2-5)

- Initial Submission $ ~~800.00~~ 840.00
  - Plus, fee per lot or division of land including outlots and parcels $ ~~40.00~~ 42.00
- Resubmission Fee, per submission $ ~~407.00~~ 427.35
- Redate (extension): fee for reapproval of a previously approved final plat that has expired, per submission $ ~~699.00~~ 733.95

(C) *Subdivision Plans, Site Plans, and Site Plans for Public Improvements Only*: *The following schedule shall be used to tabulate the fees for review of subdivision and site plans, and site plans for public improvements only.*

1. Base Fee:

- Subdivision Plans
  - 1st Review Cycle $ ~~8,070.00~~ 8,473.50
- Site Plans

- 1st Review Cycle $ ~~11,206.00~~ 11,766.30
- Site Plans and Subdivision Plans Additional fee per disturbed acre or any fraction thereof $ ~~1,167.00~~ 1,225.35

- The maximum base fee (as part of the initial review cycle) is as follows:
  - For Subdivision Plans $ ~~19,648.00~~ 20,630.40
  - For Site Plans $ ~~65,479.00~~ 68,752.95
- Site plans for public improvements only including sanitary sewer, trail, sidewalk, storm sewer, channel improvements, waterline, and/or road construction pursuant to Chapter 2 of the Code.
  - 1st Review Cycle $ ~~4,646.00~~ 4,878.30

2. Fees in addition to base fees:

- Site Plans for the following public improvements only including sanitary sewer, trail, sidewalk, storm sewer, channel improvements, waterline, and/or road construction pursuant to Chapter 2 of the Code.
  Additional fee per linear foot or fraction thereof, of each improvement $ ~~2.20~~ 2.31
- Additional plan review, as a result of an approved zoning action associated with the proposed construction to include the following
  with a maximum cumulative fee of $ ~~4,574.00~~ 4,802.70
  - Sites subject to rezoning $ ~~2,686.00~~ 2,820.30
  - Sites subject to special exception $ ~~1,885.00~~ 1,979.25
  - Sites subject to special permit $ ~~1,885.00~~ 1,979.25
  - Sites subject to variance $ ~~1,397.00~~ 1,466.85
- Review resulting from site conditions and proposed improvements
  - SWM/BMP facility, for each proposed facility serving the site (on or off-site), except as noted,
    with a maximum cumulative fee of $ ~~8,250.00~~ 8,662.50
    - Constructed Wetland or Ponds $ ~~3,520.00~~ 3,696.00
    - Bioretention Basin or Filter, Infiltration Facility, Filtering Practice[1], Innovative BMP[2], or Detention-Only Facility[3] $ ~~2,090.00~~ 2,194.50
    - Rainwater Harvesting System,
      per square foot of collection area, $ ~~0.13~~ 0.14
      with a minimum of $ ~~2,090.00~~ 2,194.50
    - Permeable Pavement, Vegetated Roof,
      per square foot of surface $ ~~0.13~~ 0.14
      with a minimum of $ ~~1,650.00~~ 1,732.50
    - Manufactured BMP[4], Micro- or Urban Bioretention[5] $ ~~1,320.00~~ 1,386.00
  - Floodplain area (existing and proposed) $ ~~943.00~~ 990.15
  - Natural drainage way (non-floodplain watersheds) $ ~~943.00~~ 990.15
  - Problem soils (area with soil types A or B, per the official map adopted by the Board or as deemed by the Director) $ ~~1,397.00~~ 1,466.85

3. Additional Review Cycles:

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[1] Filtering practices include facilities such as sand filters.
[2] BMPs not ~~on~~ in the Virginia Stormwater Management Handbook or the Virginia Stormwater BMP Clearinghouse approved list ~~or listed with a Pilot Use Designation or Conditional Use Designation~~.
[3] Vaults or other underground storage systems providing detention only. No ponds.
[4] Includes proprietary devices.
[5] Includes residential rain gardens, urban stormwater planters, expanded tree pits, and stormwater curb extensions.

- Subsequent Review Cycle Fee: fee tabulated at a percentage of all fees due at initial submission (Base Fee + all other associated fees assessed in accordance with (C1) and (C2) above).
  Percentage of all fees 55.00%
  - Plus, additional fees charged in accordance with (C1) and (C2) above for changes in the amount of disturbed area, zoning action, site conditions, and/or proposed improvements from that indicated on the first submission. Tabulated Fee
- Signature Set Review Cycle : Site Plans, Subdivision Plans, and Site Plans with public improvements only, consisting of 5 or less modified plan sheets $0.00
- Signature Set Review Cycle-: Site Plans, Subdivision Plans, and Site Plans with public improvements only, consisting of 6-20 modified plan sheets ~~$135.00~~ 141.75 + ~~$80.00~~ 84.00 per modified sheet
- Additional review cycles if Signature Set Review Cycle is not approved; per review cycle (does not apply to site plans with public improvements only) $ ~~7,225.00~~ 7,586.25
- Additional review cycles for site plans with public improvements only, if Signature Set Review Cycle is not approved; per review cycle $ ~~3,375.00~~ 3,543.75

4. Revisions to approved plans:

- Fee, per submission $ ~~1481.00~~ 1,555.05
  - Plus, additional fees charged in accordance with (C1) and (C2) above for changes in the disturbed area, zoning action, site conditions, and/or proposed improvements from that indicated on the approved plan. Tabulated Fee
  - Minor Revisions $ ~~159.00~~ 166.95

5. Plan extensions (redate), per request $ ~~1884.00~~ 1,978.20

(D) *Minor Site Plans and Grading Plans*:

1. Minor Site Plans,
- 1st Review Cycle $ ~~4,710.00~~ 4,945.50
- Subsequent Review Cycle
  Percentage of the 1st Review Cycle Fee 55.00%
- Signature Set Review Cycle, consisting of 5 or less modified plan sheets $0.00
- Signature Set Review Cycle : Minor Site Plans, and Grading Plans with public improvements only, consisting of 6-20 modified plan sheets
  ~~$135.00~~ 141.75 + ~~$80.00~~ 84.00 per modified sheet
- Additional review cycles if Signature Set Review Cycle is not approved; per review cycle $ ~~4,750.00~~ 4,987.50
- Revisions; per submission $ ~~869.00~~ 912.45
- Minor Revisions $ ~~159.00~~ 166.95

2. Grading plans for building permits on existing lots within a subdivision currently bonded with the County (Subdivision Lot Grading Plans or Site Plan Lot Grading Plans):
- 1st submission $ ~~1,397.00~~ 1,466.85
- Resubmissions and revisions to approved plans $ ~~475.00~~ 498.75
- Minor Revisions $ ~~159.00~~ 166.95

3. Grading plans for building permits on existing lots that are not within a subdivision currently bonded within the County and parcels with lots of 5 acres or more, per infill lot (Infill Lot Grading Plans):

- 1st Review Cycle $ ~~2,113.00~~ 2,218.65
- Subsequent Review Cycle
  Percentage of the 1st Review Cycle Fee 55.00%
- Signature Set Review Cycle, consisting of 5 or less modified plan sheets $0.00
- Signature Set Review Cycle: Minor Site Plans, and Grading Plans with public improvements only, consisting of 6-20 modified plan sheets $~~135.00~~ 141.75 + $~~80.00~~ 84.00 per modified sheet
- Additional review cycles if Signature Set Review Cycle is not approved; per review cycle $ ~~770.00~~ 808.50
- Revisions to approved plans, per submission $ ~~783.00~~ 822.15
- Minor Revisions $ ~~159.00~~ 166.95

4. Rough grading plan (RGP) and filling parcels:

- 1st Review Cycle, per division of land or disturbed acre, or fraction thereof, whichever amount is greater $ ~~1,412.00~~ 1,482.60
  Not to Exceed $ ~~18,338.00~~ 19,254.90
- Subsequent Review Cycle
  Percentage of the 1st Review Cycle Fee 55.00%
- Signature Set Review Cycle, consisting of 5 or less modified plan sheets $0.00
- Signature Set Review Cycle~~-~~: Minor Site Plans, and Grading Plans with public improvements only, consisting of 6-20 modified plan sheets $~~135.00~~ 141.75 + $~~80.00~~ 84.00 per modified sheet
- Additional review cycles if Signature Set Review Cycle is not approved; per review cycle $ ~~990.00~~ 1,039.50
- Revisions, per submission $ ~~550.00~~ 577.50
- Minor Revisions $ ~~135.00~~ 141.75

5. Conservation plan without a grading plan, per submission $ ~~1,329.00~~ 1,395.45

(E) *Processing of Studies, Soils Reports and Other Plans*:

1. Studies:

- Drainage study, per submission (non-floodplain watersheds) $ ~~2,157.00~~ 2,264.85
- Floodplain study
  - Per submission, per linear foot of baseline or fraction thereof $ ~~3.04~~ 3.19
  - Plus, fee per road crossing and per dam, $ ~~672.00~~ 705.60
    Not to exceed total fee, per submission: $ ~~12,349.00~~ 12,966.45
- Floodplain Use Determination $ 0
- Parking study
  - Parking tabulation for change in use, per submission $ ~~1,078.00~~ 1,131.90
  - Parking redesignation plan, per submission $ ~~1,078.00~~ 1,131.90
- Shared parking adjustment based on:
  - Shared adjustment (Subsection 6100.6.B.(1) of the Zoning Ordinance) $ ~~3,093.00~~ 3,247.65
  - Sum of the hourly parking demand or the sum of the hourly parking demand in combination with other factors (Subsection 6100.6.B.(2) of the Zoning Ordinance
    - Under 225 spaces $ ~~3,093.00~~ 3,247.65
    - 225 to 350 spaces $ ~~5,371.00~~ 5,639.55
    - 351 to 599 spaces $ ~~8,587.00~~ 9,016.35
    - 600 spaces or more $ ~~17,986.00~~ 18,885.30
  - Offsite parking (Subsection 6100.6.B.(3) of the Zoning Ordinance)

$ ~~2,812.00~~ 2,952.60

- Parking adjustments, including: $ ~~2,812.00~~ 2,952.60
  - Transit-related adjustment (Subsection 6100.6.C of the Zoning Ordinance)
  - Parking adjustments based on affordable housing (Subsection 6100.6.D of the Zoning Ordinance)
  - Parking adjustments based on publicly available parking (Subsection 6100.6.E of the Zoning Ordinance)
  - Parking adjustments based on public benefit (Subsection 6100.6.F of the Zoning Ordinance)
  - Parking adjustment based on the unique nature of the proposed site or use(s) (Subsection 6100.6.G of the Zoning Ordinance)

- Water Quality Fees*
  - Resource Protection Area (RPA) Boundary Delineations and Resource Management Area (RMA) Boundary Delineations
    - Non-bonded lots: existing lots and acreage, rough grading and filing parcels, and parcels with lots of 5 acres or more not within a subdivision or site plan development currently bonded with the County; and minor site plans; per submission $ ~~461.00~~ 484.05
    - Bonded lots: lots in conjunction with multiple construction within a subdivision currently bonded with the County, per submission:
    - Projects with 150 linear feet or less of baseline $ ~~461.00~~ 484.05
    - Projects with greater than 150 linear feet of baseline $ ~~461.00~~ 484.05
      - Plus, fee per linear foot of baseline or fraction thereof, in excess of 150 linear feet $ 1.10%
- Water Quality Impact Assessments (WQIA)
  - Minor WQIA

    $ ~~356.00~~ 373.80
  - Major WQIA
    - Non-bonded lots: existing lots and acreage, rough grading and filling parcels, and parcels with lots of 5 acres or more not within a subdivision or site plan development currently bonded with the County; and minor site plans; per submission $ ~~475.00~~ 712.50
    - Bonded lots: lots in conjunction with multiple construction sites within a subdivision or site plan currently bonded with the County, per submission $ ~~1,817.00~~ 2,726.00

*In the event that an RPA and RMA Boundary Delineation and a WQIA are submitted simultaneously, only one fee shall be required and such fee shall be the higher of the fees required for the individual studies.

2. Soils Reports:
- Commercial and multi-family development, bonded residential lots: lots in conjunction with multiple constructions in a newly bonded subdivision development, site plan or site plan for public improvements only
  - 1st submission $ ~~3,764.00~~ 3,952.20
  - Resubmissions and revisions to approved reports, per submission $ ~~1,234.00~~ 1,295.70
- Non-bonded residential lots: existing lots and acreage, rough grading and filling parcels, and parcels with lots of 5 acres or more, not within a subdivision or site plan development currently bonded with the County; and minor site plans; per submission

- 1st submission $ ~~2,421.00~~ 2,542.05
- Resubmissions and revisions to approved reports, per submission $ ~~1,234.00~~ 1,295.70

3. Other Plans:

- As-built plans
  - Sanitary Sewer, per submission $ ~~699.00~~ 733.95
  - Site and subdivision, per submission $ ~~475.00~~ 498.75
- Debris landfill design plan
  - Base fee, per submission $ ~~1,478.00~~ 1,551.90
  - Plus, per acres $ ~~98.00~~ 102.90
- Debris landfill permit, each annual permit $ ~~6,457.00~~ 6,779.85
- Environmental Site Assessment:
  - 1st submission $ ~~3,499.00~~ 3,673.95
  - Resubmissions and revisions, per submission $ ~~1,234.00~~ 1,295.70
- Photometric or Sports Illumination Plan, fee per submission when such plan is not submitted as part of a required site plan submission $ ~~970.00~~ 1,018.50

(F) *Miscellaneous fees*:

- Lot Validation Application $ ~~488.00~~ 512.40
- Landscape Deferral Application $ ~~119.00~~ 124.95

B. BONDING AND AGREEMENT FEES

The following fees shall be paid upon submission to the County of agreement packages.

(A) Agreement Package Processing Fee, per agreement package:

- Security value exceeding $10,000 $ ~~2,706.00~~ 2,841.30
- Security value of $10,000 or less $ ~~374.00~~ 392.70

(B) Agreement Extensions, Replacements and Reductions:

- Agreement extensions $ ~~1,085.00~~ 1,139.25
- Replacement agreement: There shall be no replacement agreement fee if the rating for the corporate surety has fallen to a “B” level according to the A.M. Best Key Rating Guide and the replacement request is submitted to and approved by the Director prior to the expiration date of the agreement $ ~~1,932.00~~ 2,028.60
- Agreement security reductions in support of an agreement $ ~~1,837.00~~ 1,928.85
- Agreement extension and reduction submitted simultaneously $ ~~1,837.00~~ 1,928.85

Also see Part C, Site Inspection Fees, for inspection fee for agreement extensions

C. SITE INSPECTION FEES

Unless otherwise noted, the following fees shall be paid at the time of bonding, or prior to issuance of a construction permit for land disturbing activity, whichever occurs first. The Fire Prevention inspection fees are listed in Part D.

(A) *Base Fee for Projects with Bonded Improvements including agreement only plans:*
Fee is based on a percentage of the bonded amount

- Major Site Plans 4.4%
  - With a minimum of $ ~~8,250.00~~ 8,662.50
  - With a maximum of $ ~~253,000.00~~ 265,650.00

- Subdivision Plans 3.3%
  - With a minimum of $ ~~22,000.00~~ 23,100.00
  - With a maximum of $ ~~165,000.00~~ 173,250.00
- Public Improvement Plans 4.4%
  - With a minimum of $ ~~6,050.00~~ 6,352.50
  - With a maximum of $ ~~38,500.00~~ 40,425.00

(B) *Inspection Fee for Agreement Extensions:* Per disturbed acre, per agreement month. A one-time fifty-percent reduction of the extension inspection fee may be permitted ~~$ 50.89~~ 53.43

(C) *Inspection following a stop work order*: each, payable at next bonding action $ ~~814.00~~ 854.70

(D) *Inspection following a violation:* each inspection, payable at next bonding action $ ~~407.00~~ 427.35

D. FIRE PREVENTION DIVISION (OFFICE OF THE FIRE MARSHAL) FEES

The following Fire Prevention Division fees shall be paid for the review and inspection of the following plans and plats. Plan review fees are due upon submission to the County of such plans and plats except that fees for plans submitted directly to the Fire Prevention Division shall be due upon completion of the plan review process or within 120 days of plan submission, whichever comes first. Inspection fees are due upon completion of the inspection.

Site plans
Site plan revisions
Site plan extensions
Rough grading plans
As-built site and subdivision plans
Plats
Subdivision plans
Site plans for public improvements only
Revisions and reapprovals to subdivision
plans and site plans for public improvements only

(A) Plan Review fees: Fees are based on an hourly charge calculated on the hour or part thereof, per reviewer

Per Hour $~~208.00~~ 216.00

(B) *Testing and Inspection Fees*: Fees are based on an hourly charge calculated per hour on the quarter hour or part thereof, per inspector

Per Hour $~~208.00~~ 216.00

E. SITE PERMIT FEES

Before a permit is issued for any work or construction on any land dedicated or proposed for dedication to public use, the following fees shall be paid to the County. A separate utility permit is required for each of the following types of surface work, overhead installations or underground installations:

(A) Surface work:

- Private entrances by homeowner $ ~~407.00~~ 427.35
- Private property being developed for sale by subdivision (i.e., land developer) $ ~~407.00~~ 427.35
- Drainage structures $ ~~407.00~~ 427.35
- Steps, sidewalks, curb, and gutter, etc. $ ~~407.00~~ 427.35

(B) Overhead installations:

- Crossings $ ~~407.00~~ 427.35

- Poles $ ~~407.00~~ 427.35
- Guys and anchors $ ~~407.00~~ 427.35
- Streetlights $ ~~407.00~~ 427.35
- Removal/demolition $ ~~407.00~~ 427.35

(C) Underground installations:

- Crossings $ ~~624.00~~ 655.20
- Parallel installations, any length on one permit $ ~~624.00~~ 655.20
- Emergency permits or permits for repairs of existing facilities $ ~~407.00~~ 427.35
- Valve boxes $ ~~407.00~~ 427.35
- Manholes (construction, reconstruction, adjust when on existing line) $ ~~407.00~~ 427.35
- Test holes $ ~~407.00~~ 427.35
- Fire hydrants, installed on existing line $ ~~407.00~~ 427.35
- Service connections $ ~~407.00~~ 427.35
- Removal/demolition $ ~~407.00~~ 427.35

F. WAIVER, EXCEPTION, MODIFICATION AND EXEMPTION FEES

Fees in accordance with the table below shall be paid to the County upon submission of any request for a waiver, exception, and modification of the County Ordinances, including but not limited to the Chesapeake Bay Preservation Ordinance (Chapter 118), the Subdivision Ordinance (Chapter 101), the Zoning Ordinance (Chapter ~~112.1~~112.2), Erosion and Stormwater Management Ordinance (Chapter ~~124~~124.1), and the Public Facilities Manual (PFM). The fee assessed shall be based on the Ordinance requirement and the type of plan submitted pursuant to Chapter 101, ~~112.1~~112.2 or ~~104~~ 124.1 of the Code.

Resource Projection Area (RPA) Applications

County Ordinance

1. *Chapter 118-5-1(a): Exemption*
   Pursuant to Chapter 101 No fee
   Pursuant to Chapter ~~104~~124.1 No fee
   Pursuant to Chapter 112.~~1~~2 No fee

2. *Chapter 118-5-1(b): Exemption*
   Reconstruction of structures destroyed/damaged by casualty, if such reconstruction is otherwise permitted by law and as long as the structure is reconstructed in the same location and creates no more impervious area than existed with the prior structure.
   Pursuant to Chapter 101 No fee
   Pursuant to Chapter ~~104~~124.1 No fee
   Pursuant to Chapter ~~112.1~~112.2 No fee

3. *Chapter 118-5-2: Exemption for public utilities*
   Pursuant to Chapter 101 No fee
   Pursuant to Chapter ~~104~~124.1 No fee
   Pursuant to Chapter ~~112.1~~112.2 No fee

4. *Chapter 118-5-3(a): Exemption*
   Water wells, site amenities for passive recreation, historic preservation, and archeological activities located within an RPA.

Pursuant to Chapter 101 No fee
Pursuant to Chapter ~~104~~124.1 No fee
Pursuant to Chapter ~~112.1~~112.2 No fee

5. *Chapter 118-5-3(b): Exemption for less than 2500 sf. Disturbance in RMA.*
   Pursuant to Chapter 101 No fee
   Pursuant to Chapter ~~104~~124.1 No fee
   Pursuant to Chapter ~~112.1~~112.2 No fee

6. *Chapter 118-5-3(c): Exemption*
   Pursuant to Chapter 101 No fee
   Pursuant to Chapter ~~104~~124.1 No fee
   Pursuant to Chapter ~~112.1~~112.2 No fee

7. *Chapter 118-5-4(a): Waiver*
   Loss of buildable area in RPA for lots recorded prior to 10/01/89 with no encroachment into the seaward 50 feet of the RPA buffer area.
   Pursuant to Chapter 101
   Pursuant to Chapter ~~104~~124.1 $ ~~224.00~~ 235.20
   Pursuant to Chapter ~~112.1~~112.2 $ ~~964.00~~ 1,012.20

8. *Chapter 118-5-4(b): Waiver*
   Loss of buildable area in RPA for lots recorded between 10/01/89 and 11/18/03 for houses located within the RPA, with no encroachment into the seaward 50 feet for the RPA buffer area.
   Pursuant to Chapter 101
   Pursuant to Chapter ~~104~~124.1 $ ~~224.00~~ 235.20
   Pursuant to Chapter ~~112.1~~112.2 ~~964.00~~ 1,012.20

9. *Chapter 118-5-5(a): Exception*
   Waiver of the performance criteria for minor additions to principal structures established as of 7/01/93. No accessory structures or uses.
   Pursuant to Chapter 101
   Pursuant to Chapter ~~104~~124.1 $ ~~224.00~~ 235.20
   Pursuant to Chapter ~~112.1~~112.2 $ ~~964.00~~ 1,012.20

10. *Chapter 118-5-5(b): Exception*
    Waiver of the performance criteria for minor additions to principal structures established between 7/01/93 and 11/18/03 and located within the RPA. No accessory structures or uses.
    Pursuant to Chapter 101
    Pursuant to Chapter ~~104~~124.1 $ ~~224.00~~ 235.20
    Pursuant to Chapter ~~112.1~~112.2 $ ~~964.00~~ 1,012.20

11. *Chapter 118-6-7: Exception*
    Loss of buildable area in RPA for lots recorded prior to 1/18/03 that does not meet the requirements of 118-5-4. A Public Hearing is required. (see note 4)
    Pursuant to Chapter 101
    Pursuant to Chapter ~~104~~124.1 $ ~~224.00~~ 336.00
    Pursuant to Chapter ~~112.1~~112.2 $ ~~964.00~~ 1,446.00

12. *Chapter 118-6-8: Exception*
    Construction of accessory structures and uses to principal structures that were established as of

7/1/93 and do not result in the creation of 1,000 sq. ft. of additional impervious area within RPA, or that exceeds 2 percent of the lot area up to maximum 2,500 sq. ft., whichever is greater. A Public Hearing is required. (see note 4)
Pursuant to Chapter 101
Pursuant to Chapter ~~104~~124.1 $ ~~224.00~~ 336.00
Pursuant to Chapter ~~112.1~~112.2 $ ~~964.00~~ 1,446.00

13. *Chapter 118-6-9: General Exception*
General exception for construction in an RPA. A Public Hearing is required. (see note 4)
Pursuant to Chapter 101 $ ~~964.00~~ 1,446.00
Pursuant to Chapter ~~104~~124.1 $ ~~224.00~~ 336.00
Pursuant to Chapter ~~112.1~~112.2 $ ~~964.00~~ 1,446.00

Best Management Practices (BMP) and Stormwater Management (SWM) Applications (see note 5)

County Ordinance

1. *PFM 6-0402.4: SWM/BMP Modification:*
to use an innovative water quality or detention facility
Pursuant to Chapter 101 No fee
Pursuant to Chapter ~~104~~124.1 No fee
Pursuant to Chapter ~~112.1~~112.2 No fee

2. Chapter 124.1-6-1, Chapter 118-3-2(e):
Water Quality Exception for site and subdivision plans
Pursuant to Chapter 101 $ ~~964.00~~ 1,012.20
Pursuant to Chapter ~~104~~124.1
Pursuant to Chapter ~~112.1~~112.2 $ ~~964.00~~ 1,012.20

3. *Chapter* 124.1-7-1,~~124-6-1~~ *Chapter 112-7-808(1) PFM 6-0401.2:*
Water Quality Exception for sites located in the Water Supply Overlay District
Pursuant to Chapter 101 $ ~~964.00~~ 1,012.20
Pursuant to Chapter ~~104~~124.1
Pursuant to Chapter ~~112.1~~112.2 $ ~~964.00~~ 1,012.20

4. *PFM 6-0301.2 General Water Quantity Exception*
Pursuant to Chapter 101 $ ~~964.00~~ 1,012.20
Pursuant to Chapter ~~104~~124.1
Pursuant to Chapter ~~112.1~~112.2 $ ~~964.00~~ 1,012.20

5. *PFM 6-0303.6 SWM Modification to construct an underground detention facility with non-standard materials.*
Pursuant to Chapter 101 $ ~~964.00~~ 1,012.20
Pursuant to Chapter ~~104~~124.1
Pursuant to Chapter ~~112.1~~112.2 $ ~~964.00~~ 1,012.20

6. *PFM 6-1603.4: SWM Waiver of the dam breach analysis for dams <70 acres, <15 feet high and <25 acre-feet of storage.*
Pursuant to Chapter 101 $ ~~964.00~~ 1,012.20
Pursuant to Chapter ~~104~~124.1
Pursuant to Chapter ~~112.1~~112.2 $ ~~964.00~~ 1,012.20

7. *PFM 6-1600: SWM Waiver of the dam standards*
   Pursuant to Chapter 101 $ ~~964.00~~ 1,012.20
   Pursuant to Chapter ~~104~~124.1
   Pursuant to Chapter ~~112.1~~112.2 $ ~~964.00~~ 1,012.20

8. *Chapter 12.1-4-6-1, Chapter 118-3-2(e), PFM 6-0401.3: Water Quality Exception for a single lot grading plan.*
   Pursuant to Chapter 101
   Pursuant to Chapter ~~104~~124.1 $ ~~224.00~~ 235.20
   Pursuant to Chapter ~~112.1~~112.2

9. *Chapter 101-2-2(12), PFM 6-0303.7: SWM Modification to locate a detention facility on an individual residential lot.*
   Pursuant to Chapter 101 $ ~~964.00~~ 1,012.20
   Pursuant to Chapter ~~104~~124.1
   Pursuant to Chapter ~~112.1~~112.2

General Applications
County Ordinance

1. *General Waiver:*
   Except as noted otherwise in this section, the fee associated with a request for a waiver, exception, or modification of the requirements of the County's Ordinances, including but not limited to the Subdivision Ordinance, Zoning Ordinance, the Erosion and Stormwater Management Ordinance, and the Public Facilities Manual.
   $ ~~964.00~~ 1,012.20

2. *Chapter 101-2-2: Public Street Frontage Waiver:*
   Fee for a waiver of the public street frontage requirement. A Public Hearing is required (see note 4)
   $ ~~2,706.00~~ 2,841.30

3. *Minor Adjustment of Property Lines:* Fee for a waiver associated with the minor adjustment of property lines. $ ~~343.00~~ 360.15

Notes:

1. Chesapeake Bay Preservation Ordinance (CBPO) waivers and exception requests submitted under §§ 118-5 and 118-6 require submission of a concurrent Water Quality Impact Assessment (WQIA) and application fee.

2. Water quality fees are not required for plans and permits reviewed under Chapter ~~104~~ 124.1 for which fees have been paid in connection with the review and approval of WQIA's, RPA Boundary Delineations, RMA Boundary Delineations, and CBPO exceptions filed under Chapters 101 and ~~112.1~~112.2 of the Code.

3. In no instance shall the total fee for all waivers, exceptions and modifications associated with a subdivision, site plan or minor site plan exceed: $ ~~3,854.00~~ 4,046.70
   CBPO waivers and exceptions associated with grading plans shall not exceed: $ ~~964.00~~ 1,012.20

4. An additional fee shall be paid with the submission of an exception request when a public hearing is required under Article 6 of Chapter 118 of the Code, in the amount of: $ ~~482.00~~ 723.00

5. A single fee shall be paid when combined stormwater and BMP waivers are submitted simultaneously, in the amount of: $ ~~1,133.00~~ 1,189.65

6. The cumulative fee for any modifications or waivers requested for the portion of a development in which affordable dwelling units are located, and which relate to typical street sections, sidewalks, and/or curb and gutter, shall not exceed: $ ~~964.00~~ 1,012.20

7. A single fee shall be paid when a combined WQIA and PFM Modification of RPA planting density requirements are submitted simultaneously, in the amount of WQIA Fee

Case Review of Fees: In the event that, prior to plan approval for review fees or prior to bond release for inspection fees, the payor disputes the fee charged, he may request in writing to the Director a case review of costs incurred by the County. In the case where the review reveals that the fees paid exceed 100% of the costs, then a refund of the difference shall be made. If the case review reveals that 100% of the costs incurred by the County exceed the fees paid, then the developer shall pay the difference to the County prior to plan approval for review fees, or prior to bond release for inspection fees.

G. PERMITS FOR DISCHARGES OF STORMWATER FROM CONSTRUCTION ACTIVITY FEES

The following fees shall be paid for permits for Chesapeake Bay Preservation Act land-disturbing activities, General Permits for Discharges of Stormwater from Construction Activities, modification or transfer of coverage under a permit, and permit maintenance.

(A) General / Stormwater Management – Base Fee

The state's portion of the fees for initial coverage under the General Permit for Discharges of Stormwater from Construction Activities shall be paid directly to the state in accordance with § ~~124-3-3.~~124.1-9-3

1. Chesapeake Bay Preservation Act Land-Disturbing Activity (not subject to General Permit coverage; Sites with land-disturbance acreage equal to or greater than 2,500 square feet and less than 1 acre.) Fee not required for land-disturbing activities exempt from the Erosion and Stormwater Management Ordinance under § ~~124-1-7~~124.1-1-7. $ ~~339.00~~ 355.95

2. All land disturbing activities requiring General Permit coverage for Discharges of Stormwater from Construction Activities. $ ~~339.00~~ 355.95

(B) General / Stormwater Management – Modifications

Fees for the modification or transfer of registration statements for the General Permit for Discharges of Stormwater from Construction Activities. If the permit modifications result in changes to stormwater management plans that require additional review by the County, such reviews shall be subject to the fees set out in this part. The fee assessed shall be based on the total disturbed acreage of the site. In addition

to the permit modification fee paid to the County, modifications resulting in an increase of total disturbed acreage shall pay to the state the difference in the initial permit fee paid and the permit fee that would have applied for the total disturbed acreage.

1. Small Construction Activity/Land Clearing (Areas within common plans of development or sale with land-disturbance acreage less than one acre)	$ 0.00
2. Small Construction Activity/Land Clearing (Sites or areas within common plans of development or sale with land-disturbance acreage equal to or greater than one acre and less than five acres for construction of single-family detached residential structures)	$ 0.00
3. Small Construction Activity/Land Clearing (Sites or areas within common plans of development or sale with land-disturbance acreage equal to or greater than one acre and less than five acres except for construction of single-family detached residential structures)	$ ~~220.00~~ 231.00
4. Large Construction Activity/Land Clearing (Sites or areas within common plans of development or sale with land-disturbance acreage equal to or greater than five acres and less than 10 acres)	$ ~~275.00~~ 288.75
5. Large Construction Activity/Land Clearing (Sites or areas within common plans of development or sale with land-disturbance acreage equal to or greater than 10 acres and less than 50 acres)	$ ~~330.00~~ 346.50
6. Large Construction Activity/Land Clearing (Sites or areas within common plans of development or sale with land-disturbance acreage equal to or greater than 50 acres and less than 100 acres)	$ ~~495.00~~ 519.75
7. Large Construction Activity/Land Clearing (Sites or areas within common plans of development or sale with land-disturbance acreage equal to or greater than 100 acres)	$ ~~770.00~~ 808.50

(C) General / Stormwater Management – Permit Maintenance

Fees for annual permit maintenance including expired state permits that have been administratively continued. With respect to the General Permit for Discharges of Stormwater from Construction Activities, these fees shall apply until the state permit coverage is terminated. Fees for annual permit maintenance will be collected on a schedule consistent with the bond acceptance, approval, extension, reduction, and release process for bonded projects and as part of the process for acceptance and release of conservation deposits for non-bonded projects.

1. Chesapeake Bay Preservation Act Land-Disturbing Activity (not subject to General Permit coverage; Sites with land-disturbance acreage equal to or greater than 2,500 square feet and less than 1 acre)	$ 0.00
2. Small Construction Activity/Land Clearing (Areas within common plans of development or sale with land-disturbance acreage less than one acre)	$ 0.00

3. Small Construction Activity/Land Clearing (Sites or areas within common plans of development or sale with land-disturbance acreage equal to or greater than one acre and less than five acres for construction of single-family detached residential structures)	$ 0.00
4. Small Construction Activity/Land Clearing (Sites or areas within common plans of development or sale with land-disturbance acreage equal to or greater than one acre and less than five acres except for construction of single-family detached residential structures)	$ ~~440.00~~ 462.00
5. Large Construction Activity/Land Clearing (Sites or areas within common plans of development or sale with land-disturbance acreage equal to or greater than five acres and less than 10 acres)	$ ~~550.00~~ 577.50
6. Large Construction Activity/Land Clearing (Sites or areas within common plans of development or sale with land-disturbance acreage equal to or greater than 10 acres and less than 50 acres)	$ ~~715.00~~ 750.75
7. Large Construction Activity/Land Clearing (Sites or areas within common plans of development or sale with land-disturbance acreage equal to or greater than 50 acres and less than 100 acres)	$ ~~990.00~~ 1,039.50
8. Large Construction Activity/Land Clearing (Sites or areas within common plans of development or sale with land-disturbance acreage equal to or greater than 100 acres)	$ ~~1,540.00~~ 1,617.00

III. MISCELLANEOUS FEES

The following fees must be paid to the County incidental to the Building and Site Development Fees identified in Parts I and II above. Fees must be paid in conjunction with the submission of the related plan, permit or application for processing.

• Technology Surcharge – Percentage of each transaction	10.00%

REVISED

Board Agenda Item
April 14, 2026

3:00 p.m.

Public Hearing on Proposed Amendments to Chapter 62, Fire Protection, of the Code of the County of Fairfax, Virginia

ISSUE:
Adjustments to the fees charged under *Chapter 62 of the Code of the County of Fairfax*, Virginia, for plan review, permits and inspection services in order to support the Fire Marshal's efforts to enhance the plans review, permit and inspection services and to achieve a cost recovery threshold of 90-100%.

PLANNING COMMISSION RECOMMENDATION:
On April 8, 2026, the Planning Commission voted 11-0 (Commissioner Thomas was absent from the meeting) to recommend to the Board of Supervisors adoption of the amendments to the Code of the County of Fairfax, Chapter 62, as set forth in the Staff Report dated March 3, 2026, and that the proposed amendments become effective at 12:01 a.m. on July 1, 2026.

RECOMMENDATION:
The County Executive recommends that the Board adopt the proposed amendments as set forth in the staff report dated March 3, 2026.

TIMING:
On March 3, 2026, the Board authorized the advertising of public hearings. If approved, these amendments shall become effective on July 1, 2026, at 12:01 a.m., and the revised fees shall be applicable to any submission after the effective date.

BACKGROUND:
The Fire and Rescue Department proposes revising the fees associated with Fire Marshal services, including plan review, permits, and inspections. The hourly rate fees for Fire Marshal services and operational permits were last updated in 2024. During that revision, the hourly rate for plan review fees and fees for most operational permits outlined in Chapter 62 were raised by approximately 30% spread out over a two-year period, with a 15% increase effective July 1, 2024, and an additional 15% increase effective July 1, 2025. These adjustments aimed to cover the actual costs of delivering services. During the two-year period, staff has monitored costs and revenue based on

the Fire Marshal's fee structure each year with the goal of achieving a cost recovery threshold ranging from 90% to 100%.

When the last comprehensive increase in fees occurred in 2024, the cost recovery rate in FY 2025 was just over 70%. Since then, costs to provide services have continued to increase to support compensation and operational requirements as well as to ensure quality of services. The County funded average employee pay increases of 3.83% in FY 2025 and 4.19% in FY 2026 for General County merit employees. The FY 2027 cost recovery rate is estimated to be 71% without the recommended fee increase. The increased costs are primarily due to increases in personnel costs, fringe benefits and increased operating costs. The proposed fee increase will assist in the Fire Marshal achieving its cost recovery threshold. With the proposed fee increases, applicants can expect enhanced Fire Marshal services, including reliable turnaround times for plan review and permits, adequate inspection resources, and improved customer service responsiveness. The adjustments help ensure the County can continue delivering consistent, high-quality code compliance support that protects life safety while reducing delays to projects.

The current proposal was presented to the Board of Supervisors at the Land Use Policy Committee meeting on February 10, 2026.

Summary of Amendments:
The proposed amendments increase fees charged by the Fire Marshal. The proposed adjustments will assist the Fire Marshal in efforts to achieve a cost recovery rate of 90-100%. In general, the hourly fees contained in Table 107.2 of the Fire Protection Code of the County of Fairfax (Chapter 62) concerning plan review, witnessed fire protection systems tests, and certain inspections will be increased from $208 per hour (billed in ¼ hour increments) to $216 per hour, representing a 3.7% increase. Most operational permits contained in Table 107.2 of the Fire Prevention Code of the County of Fairfax (Chapter 62) will increase by 4.6% from $195 to $204. The increase to the Fire Marshal fees will also apply to the plan review and sprinkler acceptance testing fees contained in Appendix Q of the Code of the County.

Coordination:
The vetting process for the proposed amendments included meetings with industry representatives to discuss the proposed fee increases and the anticipated financial impact to projects. During those meetings, representatives from industry understood the need for the proposed increases.

REVISED

Board Agenda Item
April 14, 2026

REGULATORY IMPACT:
The proposed fee amendments increase the fees charged by the Fire Marshal for plan review, permits, and inspection services to ensure that the mandated rate of cost recovery is 90-100%. For a full list of proposed amendments, refer to Attachment I – Amendments to Chapter 62, Section 62-2-9, Table 107.2, Fire Prevention Fees and Detailed Permit Requirements.

EQUITY IMPACT:
Plan review, permit and inspection fees are consistently applied to all applications as determined by the scope and nature of the project. The Fire Marshal recognizes the diverse needs of its customers and in alignment with the principle of equity, the proposed fee increases were applied in a fair and equitable manner across industry, considering the costs associated with delivering services for the respective business areas.

FISCAL IMPACT:
If adopted by the Board, it is anticipated that the proposed fee adjustments will generate increased revenue of approximately $345,000 in FY 2027. This revenue estimate is based on the FY 2025 actuals, FY 2026 year-to-date actuals for services provided under Chapter 61 and Chapter 62 and assumes that the workload remains constant in FY 2027. Any reduction in plan and permit activity may have a negative impact on the projected revenue. Staff will work in close coordination with the Department of Management and Budget to monitor these trends. The $345,000 in additional revenue is reflected in the County Executive's FY 2027 Advertised Budget Plan.

ENCLOSED DOCUMENTS:
Attachment 1 – Staff Report

STAFF:
Thomas Arnold, Deputy County Executive
Fire Chief John S. Butler, Fire and Rescue Department
Deputy Chief William D. Vannoy, Fire and Rescue Department
Battalion Chief Christopher M. Sampl, Fire and Rescue Department
Margaret Dix, Financial Specialist III, Fire and Rescue Department

ASSIGNED COUNSEL:
Patrick Foltz, Assistant County Attorney

FAIRFAX COUNTY

STAFF REPORT

V I R G I N I A

Authorization to Advertise Proposed Amendments to the Code of the County of Fairfax, Chapter 62

Fire Marshal Fees

PUBLIC HEARING DATES **March 3, 2026**

Board of Supervisors

PREPARED BY
FIRE PREVENTION DIVISION
FIRE AND RESCUE DEPARTMENT
703-246-4753

NJ

Americans With Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call 703-324-1334 or TTY 711 (Virginia Relay Center).

STAFF COMMENT

The proposed Fire Prevention Code of the County of Fairfax amendments increase Fire Marshal fees for plan review, inspection services and operational permits contained in the Prevention Code of the County of Fairfax (Chapter 62).

Existing Fire Prevention Code Provisions

The Fire Prevention Division of the County's Fire and Rescue Department reviews various plans, issues operational permits, performs inspections and witnesses periodic testing of existing fire protection systems for compliance with Fire Prevention Code of the County of Fairfax. Under the existing Fire Prevention Code, Fire Marshal fees are assessed for review of various types of plans, issuance of operational permits, and witnessing annual re-testing of existing fire protection systems. The Fire Marshal fees are based on the actual costs of performing each type of service. The Statewide Fire Prevention Code allows jurisdictions to assess fees to defray the costs associated with enforcing the code. The Fire Marshal's Office was directed by the BOS to set fees so that 90-100% of actual costs are recovered.

Background

The current Fire Marshal permit and inspection fees were adjusted in FY 2025 where Fees for most operational permits were set at $195. The Fire and Rescue Department recently reviewed the current fee structure and cost recovery effort within the Fire Prevention Division. As a result of the review, staff recommend an increase in existing fees to more closely align the fees with the cost of performing mandated services. Staff recommend a roughly 4.5% increase in fees for most operational permits, raising fees for most operational permits from $195 to $204. Staff also propose a fee increase to of the hourly rate for plan review and acceptance testing from $208 per hour to $216 per hour, representing a 3.7% increase. The rationale for the proposed rate increases is due to increased personnel costs, benefits and operational expenses. The projected FY 2026 cost recovery is 71 percent without the recommended fee increase.
The recommended increased rates would be comparable to those of surrounding jurisdictions and are intended to represent a 90% to 100% cost recovery rate.

Proposed Amendments

The proposed Fire Prevention Code of the County of Fairfax amendments increase the cost of most operational permits to $204. Exceptions to these permits include the following:

- Fire Prevention Permit Fees for Floor Finishing, and Hot Works would rise from $104 to $109.
- Fire Prevention Permit Fees for Pyrotechnics and Fireworks would rise from $936 to $982.
- Fire Prevention Permit Fees for Explosives Use would increase from $234 to $245.
- State Regulated Care Facility Inspections would increase from $33 to $35.

Additional changes to the hourly fees contained in Table 107.2 of the Fire Protection Code of the County of Fairfax (Chapter 62) concerning plan review, witnessed fire protection systems tests, and certain inspections would see increased rates from $208 per hour (billed in ¼ hour increments) to $216 per hour. The proposed rates increase is intended to approximate a 90% to 100% cost recovery rate which aligns with the directive set by the Board.

Conclusion

Despite the previous rate increase, rising personnel costs, benefits and operational expenses have resulted in the current fees not generating sufficient revenue to recover 90-100% of the Fire Marshal's costs to process and review plans, perform inspections or re-test existing fire protection systems. Staff believe that the proposed fee increase is appropriate.

Staff recommend the adoption of the proposed amendments as advertised with an effective date of 12:01 A.M. on July, 1, 2026.

Attachment I

CHAPTER 62. Fire Protection[1]

ARTICLE 1. In General

Section 62-1-1. Penalty.

Any person, firm, or corporation who shall violate any of the Sections of this Chapter or any provisions of the Fire Prevention Code of Fairfax County adopted by Section 62-2-6 or shall fail to comply therewith, or who shall violate or fail to comply with any order made thereunder, or who shall fail to comply with such an order within the time fixed therein shall separately for each and every such violation and noncompliance respectively, be guilty of a violation of this Chapter and the violation shall be deemed a Class 1 Misdemeanor, and shall, upon conviction, be punishable by imprisonment not to exceed 12 months, or by a fine not to exceed $2,500.00 or both. Each day that a violation continues after a service of notice as provided for in this Code shall be deemed a separate offense. (3-91-62; 49-92-62; 12-94-62; 15-96-62; 13-06-62; 17-09-62; 04-12-62.)

Section 62-1-2. Use of fire apparatus, equipment, etc., within County.

a. It shall be unlawful for any person to operate or cause to be operated, upon a public highway or street in the County, any vehicle or equipment used, intended to be used, or designed to be used for the purpose of fighting fires, unless such vehicle or equipment is owned by a recognized firefighting company of the County.

b. For the purpose of this Section, a recognized firefighting company of the County shall be construed to mean one that has been recognized as such by resolution of the Board of Supervisors.

c. This Section shall not apply to the operation of firefighting vehicles and equipment owned by any firefighting company outside of the County when such vehicle or equipment is traveling in or through the County for a parade or other non-firefighting purposes or in response to a call from the Fairfax County Department of Public Safety Communications. (3-91-62; 12-94-62; 13-06-62; 17-09-62; 04-12-62; 23-22-62.)

Section 62-1-3. Damage or injury to fire department equipment or personnel.

It shall be unlawful for any person to damage or deface, or attempt, or conspire to damage or deface any fire department vehicle at any time, or to injure, or attempt to injure, or conspire to injure fire department personnel while such personnel are in the performance of departmental duties. (3-91-62; 12-94-62; 13-06-62; 17-09-62; 04-12-62; 23-22-62.)

Attachment 1

Section 62-1-4. Unlawful boarding or tampering with fire department vehicles.

It shall be unlawful for any person, without proper authorization from the fire department officer-in-charge of said vehicle, to cling to, attach himself to, climb upon or into, board, or swing upon any fire department vehicle, whether such vehicle is in motion or at rest or to sound any warning device thereon or to manipulate, tamper with, or destroy or attempt to manipulate, tamper with, or destroy any lever, valve, switch, starting device, brake, pump, or any equipment, protective clothing, or tool on or a part of such fire department vehicle. (3-91-62; 12-94-62; 13-06-62; 17-09-62; 04-12-62.)

ARTICLE 2. Fire Marshal

Section 62-2-1. County Fire Marshal and Deputy Fire Marshal—Creation of office; appointment; powers and duties generally.

The Fairfax County Office of the Fire Marshal is hereby created. The County Executive shall appoint a County Fire Marshal whose powers and duties shall be as set forth in this Chapter. (3-91-62; 12-94-62; 13-06-62; 17-09-62; 04-12-62; 23-22-62.)

Section 62-2-2. Same—Tenure.

The County Fire Marshal shall not be appointed for a definite tenure, but shall continue contingent upon and subject to the personnel rules of the County. (3-91-62; 12-94-62; 13-06-62; 17-09-62; 04-12-62.)

Section 62-2-3. Oaths of Fire Marshal, Fire Code Official, and Technical Assistants to the Fire Marshal.

The County Fire Marshal, Fire Code Official, and Technical Assistants to the Fire Marshal, before entering upon their duties, shall, respectively, take an oath, before any officer authorized to administer oaths, faithfully to discharge the duties of their office. (3-91-62; 12-94-62; 13-06-62; 17-09-62; 04-12-62; Ord. No. 23-22-62.)

Section 62-2-4. Investigation and notification of fires and injuries.

a. The Fire Marshal shall investigate or cause to be investigated, every fire or explosion occurring within the County that is of a suspicious nature, or which involves the loss of life, or causes injury to persons, or causes destruction of or damage to property. Such investigation shall be made at the time of the fire or at a subsequent time, depending on the nature and circumstances of the fire. The Fire Marshal shall take charge immediately of the physical evidence, and in order to preserve any physical evidence relating to the cause or origin of such fire or explosion, take means to prevent access by any person or persons to such building, structure, or premises until such evidence has been properly processed. The appropriate police department, upon request of the County Fire Marshal, shall assist in the investigation, as needed. The results of any such investigation shall be forwarded by the Fire Marshal to the Commonwealth's Attorney for proper disposition.

b. A medical professional who is primarily responsible for the treatment of an individual for a burn injury described below shall, as soon as practicable, notify the Fairfax County Fire Marshal and the Department of Public Safety Communications. The treating physician or designee shall be responsible for giving the notice required by this section.

1. The provisions of this subsection apply to:
    i. Any burn injury from the result of direct flame contact causing 2nd degree burns (partial thickness) to 5 percent or more of the patient's body and all 3rd degree burns (full thickness), regardless of the percentage of burned area.
    ii. All chemical burns regardless of severity.
    iii. Any upper respiratory burn injury requiring advanced airway intervention and/or support.
    iv. Any burn injury which causes death or
    v. Any burn injury which is likely to cause death.
2. The provisions of this section do not apply to sunburn.
3. Notice under this section shall include:
    i. The name and address of the patient, if known.
    ii. A description of the burn injury.
    iii. The reported cause of the burn injury, if given.
    iv. The patient's prognosis.
    v. Any other fact concerning the burn injury which may assist in determining the origin and cause of the fire. (17-97-62; 13-06-62; 17-09-62; 04-12-62; 23-22-62.)

Section 62-2-5. Powers of arrest.

The Fire Marshal and all members of the Fire Marshal's staff permitted under Title 27 of the Code of Virginia to do so shall have the same police powers as a regular member of the County Police Department in the investigation and prosecution of all offenses involving fires, fire bombings, bombings, attempts or threats to commit such offenses, false alarms relating to such offenses, possession and manufacture of explosive devices, substances, and fire bombs, storage, use, and transportation of hazardous materials and hazardous waste, environmental crimes, and other offenses involving the calling or summonsing of fire or rescue equipment without just cause in violation of the Code of Virginia or the Code of the County of Fairfax, and other criminal or civil offenses arising out of or incidental to the investigation of the enumerated offenses. (17-97-62; 13-06-62; 17-09-62; 04-12-62.)

Section 62-2-6. Enforcement of the Virginia Statewide and Fairfax County Fire Prevention Codes.

The County of Fairfax shall enforce the Virginia Statewide Fire Prevention Code promulgated by the Board of Housing and Community Development of the Commonwealth of Virginia pursuant to Section 27-98 of the Code of Virginia. The provisions of the Virginia Statewide Fire Prevention Code and the Fire Prevention Code of the County of Fairfax shall be enforced by the County Fire Marshal, the Fire Code Official, and the Technical Assistants to the Fire Marshal. (3-91-62; 12-94-62; 17-97-62; 13-06-62; 17-09-62; 04-12-62.)

Attachment 1

Section 62-2-7. Fairfax County Fire Prevention Code.

The regulations set forth herein shall be known as the Fire Prevention Code of the County of Fairfax, and shall be herein referred to as such or as this Code. (3-91-62; 12-94-62; 17-97-62; 13-06-62; 17-09-62; 04-12-62.)

Section 62-2-8. Amendments, additions, deletions to the Virginia Statewide Fire Prevention Code.

The Virginia Statewide Fire Prevention Code is hereby amended and changed pursuant to Section 27-97 of the Code of Virginia in the following respects:

104.1.2 Authority for enforcement of fireworks provisions by other than Technical Assistants to the Fire Marshal. Fairfax County police officers are empowered to enforce Section 5601.1.3 Fireworks, within the boundaries of the County and on all County-owned properties located outside the territorial limits of Fairfax County.

106.3.2 Inspection by others. The Chief of the Fire Department may designate such other persons as they deem necessary to make fire safety inspections. Such persons shall use the Virginia Statewide Fire Prevention Code and this Code as the basis for such inspections.

106.8. Summoning the Fire Marshal. The fire department officer-in-charge of any fire, explosion, or incident scene shall immediately summon the Fire Marshal to such scene to investigate the circumstances involved where such circumstances require investigation as outlined in Section 62-2-4 of this Code.

106.9 Notification of fire department. In any building, when a fire or evidence of a fire is discovered, even though it has apparently been extinguished, it shall be immediately reported to the chief of the fire department, or designee. This shall be the duty of the owner, manager, or person in control of such building at the time of discovery. This requirement shall not be construed to forbid the owner, manager, or person in control of said building from using all diligence necessary to extinguish such fire prior to the arrival of the fire department.

Table 107.2. Duration of permit is 365 days, unless otherwise noted. Amended as follows:

Line #	Code Reference	Table 107.2 FIRE PREVENTION FEES AND DETAILED PERMIT REQUIREMENTS	Flat Fee	New Flat Fee	Hourly Fee	New Hr Fee
	Section 1 - Detailed Operational Permit Requirements. Note: All permit fees are per line item that applies.					
1	5101.2	*Aerosol Products, Level 2 or 3.* An operational permit is required to manufacture, store or handle, an aggregate quantity in excess of 500 pounds net weight.	~~$195~~	$204		
2	107.2	*Amusement Buildings: Permanent.* An operational permit is required to operate a special amusement building.	~~$195~~	$204		
3	107.2 403.11.2.1	*Amusement Buildings: Temporary or Mobile.* An operational permit is required to operate a special amusement building, (e.g., Haunted House). (60 day permit but not past event date)	~~$195~~	$204		
4	2001.3	*Aviation Facilities*. An operational permit is required to use a Group H or Group S Occupancy for aircraft servicing or repair and aircraft fuel-servicing vehicles. Additional permits required by other sections of this code include, but are not limited to, hot work, hazardous materials and flammable or combustible finishes.	~~$195~~	$204		
5	107.2	*Assembly, Indoor (to include Exhibits and Trade Shows).* An operational permit is required to operate exhibits and trade shows. Permit is valid for up to 30 days, but not past event date.	~~$195~~	$204		
6	107.2 403.11.2.1	*Assembly, Outdoor (to include Carnivals, Circuses, Fairs, and Festivals).* An operational permit is required to conduct an outdoor gathering of 500 persons or more, at one time. Permit is valid for up to 30 days, but not past event date.	~~$195~~	$204		
7	107.2	*Assembly, Place of or Education* - Occupant Load 50 or Greater	~~$195~~	$204		
8	1201.4	*Battery Systems, Stationary Storage* An operational permit is required for the operation of stationary storage battery systems regulated by Chapter 12.	~~$195~~	$204		
9	301.2	*Cellulose Nitrate Film*: An operational permit is required to store, handle, or use cellulose nitrate film in a Group A Occupancy.	~~$195~~	$204		
10	2201.2	*Combustible Dust-Producing Operations.* An operational permit is required is required to operate a grain elevator, flour starch mill feed mill, or a plant pulverizing aluminum coal, cocoa, magnesium, spices or sugar, or other operations producing combustible dusts as defined in Chapter 2.	~~$195~~	$204		
11	3701.3	*Combustible Fibers*. An operational permit is required for the storage and handling of combustible fibers in quantities greater than 100 Cubic Feet. *Exception*: An operational permit is not required for agricultural storage.	~~$195~~	$204		
12	601.3	*Commercial Kitchen Operation Requiring a Type I Hood.* An operational permit is required for the operation of a commercial kitchen requiring a Type I hood. *Exceptions:* 1. Assembly (Group A) or Educational (Group E) Occupancies having a Fire Prevention Code Permit (FPCP). 2. Mobile food preparation vehicles.	~~$195~~	$204		

(Supp. No. 174, 11-24)

Line #	Code Reference	Table 107.2 FIRE PREVENTION FEES AND DETAILED PERMIT REQUIREMENTS	Flat Fee		Hourly Fee	
13	5301.2 5001.5 5401.2	*Compressed Gas: Corrosive*. An operational permit is required for the storage, use, or handling of corrosive gas in excess of 200 cubic feet at normal temperature and pressure (NTP). *Exception:* Vehicles equipped for and using compressed gas as a fuel for propelling the vehicle.	~~$195~~	$204		
14	5301.2 5801.2 5001.5	*Compressed Gas: Flammable*. An operational permit is required for the storage, use, or handling of flammable gas in excess of 200 cubic feet at normal temperature and pressure (NTP). *Exceptions:* 1. Vehicles equipped for and using compressed gas as a fuel for propelling the vehicle, 2. cryogenic fluids; and 3. liquified petroleum gases.	~~$195~~	$204		
15	5301.2 6001.2 5001.5	*Compressed Gas: Toxic or Highly Toxic.* An operational permit is required for the storage, use, or handling of any toxic or highly toxic gas in any amount.	~~$195~~	$204		
16	5301.2 5001.5	*Compressed Gas: Inert or Simple Asphyxiant.* An operational permit is required for the storage, use, or handling of inert or simple asphyxiant gas in excess of 6,000 cubic feet at normal temperature and pressure (NTP). *Exception:* Vehicles equipped for and using compressed gas as a fuel for propelling the vehicle.	~~$195~~	$204		
17	5301.2 6301.2 5001.5	*Compressed Gas: Oxidizing (including Oxygen).* An operational permit is required for the storage, use, or handling of oxidizing gas in excess of 504 cubic feet at normal temperature and pressure (NTP). *Exception*: Vehicles equipped for and using compressed gas as a fuel for propelling the vehicle.	~~$195~~	$204		
18	5301.2 6401.2 5001.5	*Compressed Gas: Pyrophoric.* An operational permit is required for the storage, use, or handling of pyrophoric gas in any amount.	~~$195~~	$204		
19	107.2	*Covered and open mall buildings*. An operational permit is required for: 1. The placement of retail fixtures and displays, concession equipment, displays of highly combustible goods and similar items in the mall. 2. The display of liquid-fired or gas-fired equipment or vehicles in the mall. 3. The use of open-flame or flame-producing equipment in the mall.	~~$195~~	$204		

Line #	Code Reference	Table 107.2 FIRE PREVENTION FEES AND DETAILED PERMIT REQUIREMENTS			Flat Fee	New Flat Fee	Hourly Fee	New Hr Fee
20	5501.2 2301.2 5001.5 5801.2	*Cryogenic Fluids. An operational permit is required to produce, store, transport onsite, use, handle or dispense cryogenic fluids in excess of the amounts listed below.* *Exception:* Vehicles equipped for and using cryogenic fluids as a fuel for propelling the vehicle or for refrigerating the lading.						
		Type of Cryogenic Fluid	*Inside Building (gallons)*	*Outside Building (gallons)*				
		Flammable	More than 1	60	~~$195~~	$204		
		Inert	60	500	~~$195~~	$204		
		Oxidizing (Includes oxygen)	10	50	~~$195~~	$204		
		Physical or health hazard not indicated above	Any amount	Any amount	~~$195~~	$204		
21	2101.2	*Dry Cleaning Plants*. An operational permit is required to engage in the business of dry cleaning or to change to a more hazardous cleaning solvent used in existing dry cleaning equipment.			~~$195~~	$204		
22	601.3	*Electrified Security Fence*			~~$195~~	$204		
23	5601.2	*Explosives*: Explosives Use, Each Site or Location (6 Month Permit).			~~$234~~	$245		
24	5601.2	*Explosives*: Firm or Company License.			~~$195~~	$204		
25	5601.2	*Explosives*: Storage and Display of Black Powder or Smokeless Propellant Indoors *Exception*: Storage in Group R-3 or R-5 occupancies of smokeless propellant, black powder, and small arms primers for personal use, not for resale, and in accordance with the quantity limitations and conditions set forth in Section 5601.1, Exceptions 4 and 12.			~~$195~~	$204		
26	5601.2	*Explosives:* Laboratory Use (6 Month Permit).			~~$195~~	$204		
27	3303.2.1	*Fire Prevention Program Manager:* A permit is required for the Fire Prevention Program Manager designated by the owner for safeguarding construction, alteration, and demolition operations. *Exception:* Building less than 5 stories above average grade plane and less than 50,000 square feet in size.			~~$0~~	$0		
28	5701.4	*Flammable and combustible liquids*. An operational permit is required: 1. To use or operation of a pipeline for the transportation within facilities of flammable or combustible liquids. This requirement shall not apply to the offsite transportation in pipelines regulated by the U.S. Department of Transportation (DOT), nor does it apply to piping systems. 2. *Class I*: Store, Handle, or Use in Excess of 5 Gallons in a Building or in excess of 10 Gallons Outside a Building. *Exceptions:* a. Storage or Use in the Fuel Tank of a Motor Vehicle, Aircraft, Motorboat, Mobile Power Plant, or Mobile Heating Plant, Unless Such Storage, in the Opinion of the Fire Official, Would Cause an Unsafe Condition.			~~$195~~ ~~$195~~	$204 $204		

(Supp. No. 174, 11-24)

Line #	Code Reference	Table 107.2 FIRE PREVENTION FEES AND DETAILED PERMIT REQUIREMENTS	Flat Fee	New Flat Fee	Hourly Fee	New Hr Fee
		b. Storage or Use of Paints, Oils, Varnishes, or Similar Flammable Mixtures When Such Liquids are Stored for Maintenance, Painting, or Similar Purposes for a Period of Not More Than 30 Days. 3. *Class II or IIIA*: Store, Handle or Use in Excess of 25 Gallons in a Building or in Excess of 60 Gallons Outside a Building, except for Fuel oil used in conjunction with oil burning equipment. 4. To remove Class I or Class II liquids from an underground storage tank used for fuel fueling motor vehicles by any means other than the approved, stationary, on-site pumps normally used for dispensing purposes 5. To operate tank vehicles, equipment, tanks, plants, terminals, wells, fuel-dispensing stations, refineries, distilleries and similar facilities where flammable and combustible liquids are produced, processed, transported, stored, dispensed or used. 6. To change the type of contents stored in a flammable or combustible liquid tank to a material that poses a greater hazard than that for which the tank was designed and constructed.				
29	5701.4	*Flammable/Combustible Liquid Tank. An operational permit is required for the following:* *a. Underground Storage, with or without dispensing equipment.* *b. Above-ground Storage, with or without dispensing equipment.* *c. Bulk Storage Facility - in Excess of 100,000 Gallons.* *d. Installation, Above ground or Underground Tank (90 Day Permit).* *e. Alter or Relocate an Existing Tank (90 Day Permit)* *f. Place Temporarily Out of Service.* *g. Underground Abandonment (90 Day Permit)* *h. Underground Removal (Commercial - 90 Day Permit)* *i. Underground Removal (Residential - 90 Day Permit)* *j. Above-ground Removal (Commercial - 90 Day Permit).* *k. Above-ground Removal (Residential - 90 Day Permit)* *l. Install Product Lines/Dispensing Equipment (90 Day Permit)* *m. Manufacture, Process, Blend, or Refine* *Note:* Installation permits are based on the fee Table in Appendix Q of Chapter 61 of the Code of the County of Fairfax.	 ~~$195~~ ~~$195~~ ~~$195~~ ~~$195~~ ~~$195~~ ~~$195~~ ~~$195~~ ~~$195~~ ~~$195~~ ~~$195~~ ~~$195~~ ~~$195~~ ~~$195~~	 $204 $204 $204 $204 $204 $204 $204 $204 $204 $204 $204 $204 $204		
30	2401.3	*Floor finishing*: An operational permit is required for floor finishing or surfacing exceeding 350 square feet using class I or class II liquids (30-day permit).	~~$104~~	$109		
31	2501.2	*Fruit or crop-ripening*: An operational permit is required to operate a fruit or crop ripening facility or conduct a fruit-ripening process using ethylene gas.	~~$195~~	$204		
32	2601.2	*Fumigation, thermal insecticidal and fogging*: An operational permit is required to operate a business of fumigation, thermal or insecticidal fogging and to maintain a room, vault or chamber in which a toxic or flammable fumigant is used. (15 day permit).	~~$195~~	$204		
33	5001.5	*Hazardous Materials.* An operational permit is required to store, transport on site, dispense, use or handle hazardous materials in excess of the amounts shown below:				
34		*Combustible Liquids*: refer to flammable and combustible liquids				

(Supp. No. 174, 11-24)

Line #	Code Reference	Table 107.2 FIRE PREVENTION FEES AND DETAILED PERMIT REQUIREMENTS	Flat Fee	New Flat Fee	Hourly Fee	New Hr Fee
35		*Corrosive Gases*: refer to Compressed Gases				
36	5401.2	*Corrosive Liquids*: greater than 55 Gallons	~~$195~~	$204		
37	5401.2	*Corrosive Solids*: greater than 1000 Pounds	~~$195~~	$204		
38		*Explosives*: refer to Explosive Materials				
39		*Flammable Gasses*: refer to Compressed Gases				
40		*Flammable Liquids*: refer to Flammable and Combustible Liquids				
41	5901.2	*Flammable Solids*: greater than 100 Pounds	~~$195~~	$204		
42		*Highly Toxic Gases*: refer to Compressed Gases				
43	6001.2	*Highly Toxic Liquids*: any amount	~~$195~~	$204		
44	6001.2	*Highly Toxic Solids*: any amount	~~$195~~	$204		
45		*Oxidizing Gases*: refer to Compressed Gases				
46	6301.2	*Oxidizing Liquids:* a. Class 4: any amount b. Class 3: greater than 1 gallon. c. Class 2: greater than 10 gallons. d. Class 1: greater than 55 gallons.	 ~~$195~~ ~~$195~~ ~~$195~~ ~~$195~~	 $204 $204 $204 $204		
47	6301.2	*Oxidizing Solids:* a. Class 4: any amount b. Class 3: greater than 10 pounds. c. Class 2: greater than 100 pounds. d. Class 1: greater than 500 pounds.	 ~~$195~~ ~~$195~~ ~~$195~~ ~~$195~~	 $204 $204 $204 $204		
48	6201.2	*Organic Peroxides, Liquid* a. Class I: any amount. b. Class II: any amount. c. Class III: greater than 1 gallon. d. Class IV: greater than 2 gallons. e. Class V: no permit required.	 ~~$195~~ ~~$195~~ ~~$195~~ ~~$195~~	 $204 $204 $204 $204		
49	6201.2	*Organic Peroxides, Solids:* a. Class I: any amount. b. Class II: any amount. c. Class III: greater than 10 pounds. d. Class IV: greater than 20 pounds. e. Class V: no permit required.	 ~~$195~~ ~~$195~~ ~~$195~~ ~~$195~~	 $204 $204 $204 $204		
50	6401.2	*Pyrophoric Material:* a. Gas: any amount. b. Liquid: any amount. c. Solid: any amount.	 ~~$195~~ ~~$195~~ ~~$195~~	 $204 $204 $204		
51	6001.2	*Toxic Materials:* a. Gases: refer to compressed gases. b. Liquids: 10 gallons. c. Solids: 100 pounds.	 ~~$195~~ ~~$195~~ ~~$195~~	 $204 $204 $204		

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Line #	Code Reference	Table 107.2 FIRE PREVENTION FEES AND DETAILED PERMIT REQUIREMENTS	Flat Fee	New Flat Fee	Hourly Fee	New Hr Fee
52	6601.2	*Unstable (Reactive) Materials:* Liquids: a. Class 1: greater than 10 gallons. b. Class 2: greater than 5 gallons. c. Class 3: any amount. d. Class 4: any amount. *Solids:* a. Class 1: greater than 100 pounds. b. Class 2: greater than 50 pounds. c. Class 3: any amount. d. Class 4: any amount.	 ~~$195~~ ~~$195~~ ~~$195~~ ~~$195~~ ~~$195~~ ~~$195~~ ~~$195~~ ~~$195~~	 $204 $204 $204 $204 $204 $204 $204 $204		
53	6701.2	*Water-reactive Solids and Liquids:* Liquids: a. Class 1: greater than 55 gallons. b. Class 2: greater than 5 gallons. c. Class 3: greater than any amount. Solids: a. Class 1: greater than 500 pounds. b. Class 2: greater than 50 pounds. c. Class 3: any amount.	 ~~$195~~ ~~$195~~ ~~$195~~ ~~$195~~ ~~$195~~ ~~$195~~	 $204 $204 $204 $204 $204 $204		
54	5001.5	*Hazardous Production Facilities (HPM*): An operational permit is required to store, handle or use hazardous production materials.	~~$195~~	$204		
55	3201.2	*High Piled Storage*. An operational permit is required to use a building or portion thereof as a high-piled storage area exceeding 500 square feet.	~~$195~~	$204		
56	3501.2	*Welding and other Hot Work*: Public Exhibitions and Demonstrations (Each Exhibitor/Demo – Permit is valid for up to 10 days per event, but not past event date.)	~~$104~~	$109		
57	3501.2	*Welding and other Hot Work*: An operational permit is required for: a. Small Scale Hot Work. b. Fixed-Site Hot Work Equipment (Example: Welding Booth). c. Cutting or Welding, All Locations. d. Open Flame Device Roofing Operation, *to include Rubberized Asphalt Melter Operations* (Each Site/Location - 90 Day permit). e. Torch or Open-Flame Operations other than Roofing (Each Site/Location - 30 Day permit).	 ~~$195~~ ~~$195~~ ~~$195~~ ~~$195~~ ~~$104~~	 $204 $204 $204 $204 $109		
58	3001.2	*Industrial Ovens*: An operational permit is required for operation of industrial ovens regulated by Chapter 30.	~~$195~~	$204		
59	2801.2	*Lumber Yards and Agro-Industrial Solid Biomass and Woodworking Plants*. Storage or Processing of Lumber Exceeding 100,000 Board Feet (8,333 ft^3) (236 m^3).	~~$195~~	$204		
60	109.3.1	*Live/Work Units*: An operational permit is required for each Live/Work Unit that does not function solely as a dwelling unit.	~~$195~~	$204		
61	6101.2	*LP-Gas*: An operational permit is required for storage or use of LP-gas, (inside or outside any structure).	~~$195~~	$204		
62	6101.2	*LP-Gas:* An operational permit is required for storage and/or use outside, portable installation, per event, more than 10 gallons aggregate (30 day permit). *Exception*: Single-and two-family dwellings.	~~$104~~	$204		

Line #	Code Reference	Table 107.2 FIRE PREVENTION FEES AND DETAILED PERMIT REQUIREMENTS	Flat Fee	New Flat Fee	Hourly Fee	New Hr Fee
63	6106.5 6109.16	*LP-Gas*: An operational permit is required for: a. Dispensing and Cylinder Refill Location. b. Retail cylinder exchange location. *c.* Automated cylinder exchange location.	 ~~$195~~ ~~$195~~ ~~$195~~	 $204 $204 $204		
64	315.2	*Miscellaneous Combustible Storage*: Storage inside any building or upon any premises in excess of 2500 cubic feet.	~~$195~~	$204		
65	319.2	*Mobile food preparation vehicle*: A permit is required for mobile food preparation vehicles equipped with appliances that produce smoke or grease laden vapors.	~~$195~~	$204		
66	307.2	*Open Burning:* An operational permit is required for the kindling or maintaining of an open fire or a fire on any public street, alley, road, or other public or private ground, as follows: a. Bonfire (10 Day Permit) *b.* Silvicultural / Controlled Burning (90 Day Permit)	 ~~$195~~ ~~$195~~	 $204 $204		
67	301.2	*Open Flame and Candles.* An operational permit is required to use open flames or candles in connection with assembly areas, educational use, dining areas of restaurants or drinking establishments. a. Public meetings or gatherings in assembly or educational use (Each Event - Permit is valid for up to 60 days, but not past event date. b. Assembly areas or dining areas of restaurants or drinking establishments.	 ~~$104~~ ~~$195~~	 $109 $204		
68	2901.2	*Organic Coatings:* An operational permit is required for any organic-coating manufacturing operation producing more than 1 gallon in one day.	~~$195~~	$204		
69	323.4	*Powered Micromobility Devices*	~~$195~~	$204		
70	107.2	*Private Fire Hydrant* - An operational permit is required for the removal from service, use or operation of private fire hydrants.	~~$195~~	$204		
71	3901.3	*Processing and Extraction Facilities*	~~$195~~	$204		
72	5601.2	*Pyrotechnics and Fireworks:* An operational permit is required for Outdoor Fireworks Display (Aerial Audience) (One day Permit)	~~$936~~	$982		
73	5601.2	*Pyrotechnics and Fireworks*. An operational permit is required for Retail Sales (inside mercantile establishment) of Permissible Fireworks - Any Amount (45 day permit).	~~$936~~	$982		
74	5601.2	*Pyrotechnics and Fireworks*. An operational permit is required for Wholesale Sales of Permissible Fireworks - Any Amount (21 day permit. With a minor site plan, up to 45 day permit).	~~$936~~	$982		
75	6501.2	*Pyroxylin Plastic*: Storage or handling, more than 25 pounds of cellulose nitrate (pyroxylin) plastics and for the assembly or manufacture of articles involving pyroxylin plastic.	~~$195~~	$204		
76	608.2	*Refrigeration Equipment:* An operational permit is required to operate a mechanical refrigeration unit or system regulated by Chapter 6.	~~$195~~	$204		
77	2301.2	*Repair garages and service stations*: An operational permit is required for operation of repair garages and automotive, marine and fleet service station.	~~$195~~	$204		
78	2001.3	*Rooftop Heliports*: An operational permit is required to operate a rooftop heliport.	~~$195~~	$204		
79	1205	*Solar photovoltaic power systems.* An operational permit is required for the installation and operation of a solar photovoltaic power system.	~~$195~~	$204		

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Line #	Code Reference	Table 107.2 FIRE PREVENTION FEES AND DETAILED PERMIT REQUIREMENTS	Flat Fee	New Flat Fee	Hourly Fee	New Hr Fee
80	2401.3	*Spraying or dipping operations:* An operational permit is required for the following: a. Flammable/Combustible Liquid Spray Finishing Operation b. Flammable/Combustible Liquid Dip Tank Operation. c. Application of Combustible Powders/Spray/Fluidized. d. Organic Peroxides and Dual-component coatings. e. Spraying or dipping, all locations (permit/no inspection)	 ~~$195~~ ~~$195~~ ~~$195~~ ~~$195~~	 $204 $204 $204 $204		
81	5001.5	*Swimming Pool Operation:* The operation of a public or community pool requires an operational permit.	~~$195~~	$204		
82	3103.4	*Temporary membrane structures and tents,* (Permit is valid for up to 6 months, but not past event date.) *Exceptions:* 1. Tents used exclusively for recreational camping purposes. 2. Tents and air-supported structures that cover an area of 900 square feet or less, including all connecting areas or spaces with a common means of egress and with an occupant load of less than 50 persons.	~~$195~~	$204		
83	3105.3	*Temporary Special Event Structures (Stage Canopies)*	~~$195~~	$204		
84	3401.2	*Tire-rebuilding Plants*: An operational permit is required for the operation and maintenance of a tire-rebuilding plant.	~~$195~~	$204		
85	3401.2	*Tire Storage (scrap tires and tire byproducts)*: An operational permit is required to establish, conduct or maintain storage of scrap tires and tire byproducts that exceeds 2,500 cubic feet of total volume of scrap tires and for indoor storage of tires and tire byproducts.	~~$195~~	$204		
86	107.2	*Waste Handling*: An operational permit is required for the operation of wrecking yards, junk yards and waste material handling facilities.	~~$195~~	$204		
87	2801.2	*Wood Products*: An operational permit is required to store chips, hogged material, lumber, or plywood in excess of 200 cubic feet.	~~$195~~	$204		
	Note: All permit fees are per line item that applies					
	Section 2 - Plan Review Fees					
88	3201.4	*Fire Safety and Evacuation Plan Review for High-Piled Combustible Storage Areas in Excess of 500 Square Feet.*			~~$208~~	$216
89	3201.3	*High-piled Combustible Storage Plan Review*			~~$208~~	$216
90	2803.7	*Lumber Yard/Agro-Industrial/Biomass Facility Plan Review*			~~$208~~	$216
91	6109	*Site and Installation Plan Review for Storage of Portable LP-Gas Containers Awaiting Use or Resale*			~~$208~~	$216
92	5001.5.1	*Hazard Communication*: Hazardous Material Management Plan Review			~~$208~~	$216
93	5001.6.3	*Hazardous Material Facility Closure Plan Review*			~~$208~~	$216
94	5001	*Hazardous materials facility emergency response plan, above the threshold planning quantity of extremely hazardous substances.*	~~$133~~	$139		
95	5001	*Tier II submissions, per chemical, to a maximum of $200.*	~~$33~~	$35		
	Section 3 - Inspection and Testing Fees					
96	107.10	*State Regulated Care Facility Inspections* (each inspection).			~~$33~~	$35
97	107.10	*Certificate of Occupancy Inspections* (Towns of Vienna and Herndon).			~~$208~~	$216
98	107.10	*Fire Prevention Permit Inspections, Follow-ups, Performance Testing, and Re- inspections.*			~~$208~~	$216

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99	107.10	*Fire Code Inspection* (Not Otherwise Specified), (i.e., Pre-Occupancy Punch List - Each Inspector).			~~$208~~	$216
100	901.6.3.1	*Testing and Reinspection of Existing Fire Protection Systems* (Each Inspector).			~~$208~~	$216
101	901.12	*Unwanted or Nuisance Fire Alarm Inspections, Follow-ups, and Re-inspections.*			~~$208~~	$216

107.4.1 Duration of permit. Permits shall remain in effect for 12 months from the date issued unless otherwise specified by Table 107.2 or unless suspended or revoked in accordance with this Code.

108.4 Revocation. The fire official is authorized to revoke an operational permit issued under the provisions of this Code upon a finding of any of the following, whether found by inspection or otherwise: that there has been a false statement, misrepresentation, or other intervening act by the applicant as to the material facts in the application or documents on which the permit or approval was based including, but not limited to, any one of the following:

1. The permit is used for a location or establishment other than that for which it was issued.
2. The permit is used for a condition or activity other than listed on the permit.
3. Conditions and limitations set forth in the permit have been violated.
4. Inclusion of any false statements or misrepresentation as to a material fact in the application for permit or plans submitted or a condition of the permit.
5. The permit is used by a different person or firm than the person or firm for which it was issued.
6. The permittee failed, refused, or neglected to comply with orders or notices duly served in accordance with the provisions of this code or any other code or county ordinance within the time provided herein.
7. The permit was issued in error or in violation of an ordinance, a regulation, or this code.
8. The Certificate of Occupancy and/or Use Permit has been revoked or suspended.
9. The building has been deemed unsafe, uninhabitable, or presents a hazardous condition to occupants.

109.4 Approvals. Approval as the result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel provisions of this Code or of other ordinances of the jurisdiction shall not be valid.

109.5 Follow-up inspections resulting from noncompliance. Where follow-up inspections are required as a result of noncompliance with this Code, fees shall be assessed as listed under Table 107.2.

109.6 Inspections performed outside business hours. Inspections may be performed outside business hours at the sole discretion of the fire official. Fees for these inspections shall be assessed at twice the rate listed under Table 107.2. Fees shall be assessed in 30-minute increments.

110.5.1 Imminent threat to human health or safety or to property. If the fire official shall adjudge that the violation creates an imminent threat to human health or safety or to property, the fire official may restrain, correct, or abate such violation and institute appropriate legal proceedings to collect the full cost of such response from the owner and the tenant or other person in control of the premises.

112.1.1 Fairfax County Board of Fire Prevention Code Appeals. The Fairfax County Board of Building Code and Fire Prevention Code Appeals is the Local Board of Fire Prevention Code Appeals (BFPCA) for Fairfax County.

Section 202 GENERAL DEFINITIONS

APPROVED. Approved by the County Fire Marshals Office.

APPROVED AGENCY. An established and recognized organization that is regularly engaged in conducting tests, furnishing inspection services or furnishing product evaluation or certification where such organization has been approved by the fire code official.

BLAST AREA. The area of a blast, including the blast site and adjacent areas that could reasonably be expected to be within the influence of flying material, fumes, and/or concussion as a result of the blasting operation being conducted.

BLAST SITE. The area in which explosive materials are being handled and which includes all boreholes to be loaded for a blast and a distance of 50 feet in all directions, as measured from the perimeter formed by the boreholes to be loaded.

BLASTING. The process of moving, heaving, breaking, or shattering soils and rocks, or doing other work, such as the demolition of structures or research and testing, that generates seismic waves through the use of energetic materials in chemical reactions, explosions, or other detonations or deflagrations.

CARBON MONOXIDE SOURCE. A piece of commonly used equipment or permanently installed appliance, fireplace or process that produces or emits carbon monoxide gas.

CONGESTED AREA. An urban, suburban, or industrialized area in which multiple structures may be impacted by the effects of blasting operations.

ELECTRIFIED SECURITY FENCE. Any fence, other than used in an agricultural setting, that meets the following requirements:

1. The fence is powered by an electrical energizer with both of the following output characteristics:
    a. The impulse repetition rate does not exceed 1 hertz (Hz).
    b. The impulse duration does not exceed 10 milliseconds, or 10/10000 of a second.
2. The fence is used to protect and secure commercial or industrial property.

FIRE CHIEF. The head of the County Fire and Rescue Department, County of Fairfax, Virginia, also referred to as the Fire Chief or Chief of the Fire and Rescue Department, or a duly authorized representative.

FIRE MARSHAL'S OFFICE. The County Fire Marshal, and, under the authority of the Fire Marshal, the Deputy Fire Marshal and members of the Fire Marshal's staff, also referred to as the Fire Prevention Division, fire code official, or the fire official.

FLYROCK. Any dirt, mud, stone, fragmented rock, or other material that is displaced from the blast area in an uncontrolled or unplanned manner by the effects of a blast.

HYBRID FIRE-EXTINGUISHING SYSTEM. A system that utilizes a combination of atomized water and inert gas to extinguish fire.

INFLATABLE AMUSEMENT DEVICE. A device made of flexible fabric or other combustible materials that is inflated by one or more air blowers providing internal air pressure to maintain its shape. Such devices are typically designed for recreational activities that allow occupants to bounce, climb, slide, negotiate an obstacle course or participate in interactive play.

LABORATORY. A facility that provides controlled conditions in which scientific research, experiments, and measurements may be performed.

LEGAL OFFICER. Add as follows. LEGAL OFFICER. County Attorney or the Commonwealth's Attorney for the County of Fairfax.

MISFIRE. Any explosive material, explosive charge, blast, or portion thereof which failed to function as intended.

OCCUPANT. Any person physically located or situated in or on any property, structure, space, or vehicle irrespective of the length of time or the reason for such occupancy.

POWERED MICROMOBILITY DEVICES. Motorized bicycles, motorized scooters and other personal mobility devices powered by a lithium ion or lithium metal battery. The term does not include motor vehicles that are required to be registered with the Virginia Department of Motor Vehicles.

RETAILER. Any persons selling fireworks or explosive materials and/or offering fireworks or explosive materials for retail sale.

RUBBERIZED ASPHALT MELTER (MELTER). Portable equipment used for the heating of rubberized asphalt material. The term applies only if both the material being heated is a mix of asphalt and inert material and when an indirect method of heating is used. An indirect method of heating refers to a fully enclosed double-shell oil or air system that transfers heat from a burner(s) or electric heating element(s) to the oil or air jacket around the outside of a material vat which then heats the rubberized asphalt material. Melters can be fueled by means of diesel or electric means. Melters are not considered asphalt (tar) kettles or pots as addressed in Section 303.

TEMPORARY STORAGE (OF EXPLOSIVES). Storage of explosive materials for not more than 24 hours.

WHOLESALER. A person, firm, or corporation offering explosive materials for sale or explosive materials to a retailer. Such term also includes a manufacturer of explosive materials, a representative of any such manufacturer, a distributor, a jobber, or a middleman of any description dealing in explosive materials, any of whom shall sell or offer to sell explosive materials to a retailer within the County.

301.2 Permits. Permits shall be required as set forth in Sections 107 and 108 for the activities or uses regulated by Sections 306, 307, 308, 315, and 319.

304.2.1 Handling readily combustible materials. No person producing, using, storing, or having charge of, or under their control, any shavings, excelsior, rubbish, sacks, bags, litter, hay, straw or other combustible waste material, shall neither fail nor neglect, at the close of each day, to cause all such material which is not compactly baled and stacked in an orderly manner to be removed from the building or stored in suitable vaults or in metal, metal-lined, or approved noncombustible and covered, receptacles or bins. Baling equipment deemed suitable by the fire official shall be installed in stores, apartment buildings, factories, and other buildings where accumulations of paper and waste materials are not removed at least every day.

305.4.1 Mischievous fire play. It shall be unlawful for any person to ignite or use fire or other ignition sources in a deliberate, negligent, or unlawful manner for the purpose of impulsive or mischievous play or reckless experimentation.

307.2 Permit required. If under the requirements of the Commonwealth of Virginia or the County of Fairfax Air Pollution Control Chapter, a bonfire or controlled burning is allowed, a permit for each such fire shall be obtained from the fire official, in accordance with Section 107.2, prior to kindling a fire for recognized silvicultural or range or wildlife management practices, prevention or control of disease or pests, or a bonfire. Application for such approval shall only be presented by and permits issued to the owner of the land upon which the fire is to be kindled.

Exceptions:

1. Recreational fires.
2. Fire set for the training of firefighters under the direction of the Chief of the Fire Department.
3. Fire set by a public health or safety officer where a health or fire hazard cannot be abated by any other means.

307.5.1 Endangering other property. No person shall kindle, authorize to be kindled, or maintain any permitted fire in such a manner that will endanger the property of another.

308.1.3 Torches for removing paint, sweating pipe joints, or roofing operations. Persons utilizing a torch or other flame-producing device for removing paint from a structure, sweating pipe joints, or roofing operations, shall provide a minimum of one portable fire extinguisher complying with Section 906 and with a minimum 4-A rating, two portable fire extinguishers, each with a minimum 2-A rating, or a water hose connected to the water supply on the premises where such burning is done. Combustible material in close proximity to the work shall be protected against ignition by shielding, wetting, or other approved means. The person doing the burning shall remain on the premises 1 hour after the torch or flame-producing device is utilized.

308.1.3.1 Permit. A permit in accordance with Section 107 and 108 shall be secured from the fire official prior to the utilization of a torch or flame-producing device in or on any building or structure.

308.1.4 Open-flame cooking devices. Charcoal burners and other open-flame cooking devices fueled by combustible or flammable gases, liquids, and solids shall not be operated or stored on a balcony or deck of any structure or within 15 feet of combustible construction or residential occupancy.

Exceptions:

1. Detached one- and two-family dwellings and townhouses.
2. Cooking devices using electricity as a heating source and listed by a recognized testing authority.
3. All cooking devices as allowed under the building code.

308.1.4.1 Notification of tenants. The management of multi-family residential occupancies which have balconies, decks, or patios shall notify their tenants in writing of the prohibitions outlined in section 308.1.4 of this Code when the tenant or occupant initially occupies the building and periodically thereafter as may be necessary to ensure compliance.

308.3 Group A occupancies. Open-flame devices shall not be used in a Group A occupancy.

Exceptions:

1. Open-flame devices are allowed to be used in the following situations, provided approved precautions are taken to prevent ignition of a combustible material or injury to occupants:
   - 1.1 Where necessary for ceremonial or religious purposes in accordance with Section 308.1.7.
   - 1.2. On stages and platforms as a necessary part of a performance in accordance with Section 308.3.2.
   - 1.3 Where candles on tables are securely supported on substantial noncombustible bases and the candle flames are protected.
   - 1.4 Where used in an approved manner to maintain the temperature of prepared food items, on a table used only to serve food.
2. Heat-producing equipment complying with Chapter 6 and the applicable building code.

Attachment 1

3. Gas lights are allowed to be used provided adequate precautions satisfactory to the fire code official are taken to prevent ignition of combustible materials.

SECTION 322 RUBBERIZED ASPHALT MELTERS FOR ROOF DECK SYSTEMS

322.1 General. The provisions of this section shall apply to any type of fully enclosed chassis-mounted or portable rubberized asphalt melter using indirect heating of a mix of asphalt and inert material for application on roof decks. There shall be no direct burner or flame impingement on the material vat with indirect heating. Temperature rise in the material vat is gradual and controlled.

322.2 Permits. Permits shall be required in accordance with Section 107.2 and Chapter 35.

322.2.1 Torches. Any use of torches or burners shall require a separate permit in accordance with Chapter 35.

322.3 Location. The melter shall be located and operated in a controlled area. The area shall be as designated by the fire code official and identified by the use of traffic cones, barriers, and other suitable means. Where rubberized asphalt melters are staged and operated on roof decks, the design load of the roof deck shall be capable of supporting the weight of the rubberized asphalt melter where loaded to capacity with rubberized asphalt material. The design load of the roof deck shall be as determined on building drawings or by a design professional as approved by the fire code official. Rubberized asphalt melters shall be chocked in place on the roof deck at locations identified by the design professional and as approved by the fire code official. Rubberized asphalt cakes for use in rubberized asphalt melters shall be located on the roof at a location agreed upon by the applicant and the fire code official.

322.3.1 Buildings. Rubberized asphalt melters shall not be located inside buildings.

322.3.2 Air intakes. Air intakes into the building in the area of work shall be identified and shut off and an alternate supply of outdoor air into the building shall be coordinated, such as by temporarily covering air intakes to make them smoke and odor proof.

322.3.3 Exits. Rubberized asphalt melters shall not be located within 20 feet of any exit or combustible material. Rubberized asphalt melters shall not block any means of egress.

322.3.4 Combustible materials. Combustible materials on the roof deck shall be protected in accordance with Section 3504.

322.4 Fire Extinguishers. Not less than two approved 4-A:40-B:C fire extinguishers complying with Section 906 shall be provided and maintained within 25 ft. of the rubberized asphalt melter. A minimum of one approved 4-A:40-B:C fire extinguisher shall be provided in close proximity to the roofing material application. Each employee shall be instructed on the proper use of fire extinguishers and in the event of a fire to turn off all rubberized asphalt melter power supply, engines, and burners. Employees shall notify the fire department.

322.5 Attendant Supervision. An operating rubberized asphalt melter shall be attended by an employee who is knowledgeable and solely dedicated to the operation of the equipment and associated hazards. The employee shall always be within sight of the melter. The employee shall remain in the area of the melter for a minimum of one hour after the device is shut down in compliance with Section 3504.2.

322.6 Minimum Melter Design Requirements. A Rubberized asphalt melter shall be operated as a complete unit as designed and built by the manufacturer. Field changes that override controls or safety features are prohibited. Material vats shall be a permanent integral part of the rubberized asphalt melter unit. The rubberized asphalt melter chassis shall be substantially constructed and capable of carrying the load imposed upon it whether it is standing still or being transported.

322.6.1 Lids. Rubberized asphalt melter shall have lids permanently attached. The lids shall be kept closed at all times, except to add rubberized asphalt membrane cakes to the rubberized asphalt melter. Loading doors shall be designed as a safety door integral to the roofing material tank and shall be provided with handles that allow rubberized asphalt cakes to be lowered into the tank without operator exposure to the vat material.

322.7 Melter Operation. Rubberized asphalt melters shall be operated according to manufacturer

instructions. Rubberized asphalt melters shall operate using integral control systems that include shut off controls for the electric or diesel-fired burner, temperature controls for the oil or air system, and the material vat. Where a diesel burner is utilized, it shall fire into a burner flue assembly for the oil or air jacketed shell for uniform heat transfer to the material vat. There shall be no open flame devices on rubberized asphalt melters. All rubberized asphalt melters shall have an approved, working visible temperature gauge(s) that indicates the temperature of the rubberized material being heated and, in the case of oil jacketed rubberized asphalt melters, the temperature of the heat transfer oil heating the material vat. The rubberized asphalt melter shall have limit switches that prevent the material vat from heating beyond 400 degrees F.

322.8 Fuel System and containers. Fuel containers for diesel-powered melters shall be constructed and approved for the use for which they were designed. Rubberized asphalt melter fuel tanks shall be attached to the frame of the melter. Portable fuel tanks shall not be utilized to power rubberized asphalt melters. Diesel tanks and engines integral to rubberized asphalt melters shall be maintained in accordance with manufacturer instructions.

322.8.1 Refueling. Refueling of diesel tanks shall be performed when the rubberized asphalt melter is off. A refueling and spill prevention plan approved by the fire code official shall be utilized. Refueling shall be conducted using approved safety cans. No open flames shall be present within 20 feet of the refueling operation.

322.9 Maintenance. Rubberized asphalt melters and integral working parts shall be in good working condition and shall be maintained free of excessive residue.

322.10 Transporting. Rubberized asphalt melters shall not be transported over a highway, road, or street when the heat source for the melter is operating.

SECTION 323 POWERED MICROMOBILITY DEVICES

323.1 General.

Lithium-ion and lithium metal battery powered micromobility devices shall be operated and maintained in accordance with this section.

Exceptions:

1. Storage, repair and charging in residential occupancies of powered mobility devices, provided that such devices are for personal use by its owner.

2. Charging of a single powered mobility device in any occupancy by its owner.

323.1.1 Prohibited locations.

The use of a residential occupancy as a business for the charging of commercially owned powered micromobility devices as part of a rental or sales service shall not be permitted.

323.2 Battery chargers and equipment.

Powered micromobility devices shall be charged in accordance with their listing and the manufacturer's instructions using only the original equipment manufacturer-supplied charging equipment or charging equipment in accordance with the listing and manufacturer's instructions.

323.3 Listing.

Powered micromobility devices shall be listed and labeled in accordance with UL 2272 or UL 2849, as applicable.

323.4 Battery charging areas.

Where approved, powered micromobility devices shall permitted to be charged in a room or area that complies with all of the following:

1. Only listed devices utilizing listed charging equipment shall be permitted to be charged.

2. Is provided with sufficient electrical receptacles to allow the charging equipment for each device to be directly connected to a receptacle. Extension cords and relocatable power taps shall not be used.

3. Storage of combustible materials, combustible waste or hazardous materials shall not be permitted.

4. The charging operation shall not be conducted in or obstruct any required means of egress.

5. Removable storage batteries shall not be stacked or charged in an enclosed cabinet unless the cabinet is specially designed and approved for such purpose.

6. A minimum distance of 18 inches (457.2 mm) shall be maintained between each removable storage battery during charging operations unless each battery is isolated from neighboring batteries by an approved fire-resistant material.

7. A minimum of 18 inches (457.2 mm) shall be maintained between the location of the battery on each powered micromobility device during charging operations.

322.5 Fire safety plan.

A fire safety plan shall be provided in accordance with Section 403.10.6. In addition, the fire safety plan shall include emergency response actions to be taken upon detection of a fire or possible fire involving lithium-ion or lithium metal battery storage.

401.9 Promulgation of fire safety instructions. The fire official shall issue regulations which require the owner, lessor, or management agent of buildings to post signs where, in the professional judgment of the fire official, such signs are deemed to be effective in minimizing the danger to persons and property in case of fire.

401.9.1 Elevator warning signs. Elevator lobby call stations on each floor and on all elevator cars shall be marked with approved signs reading as follows: "USE STAIRWAYS IN CASE OF FIRE - DO NOT USE ELEVATOR." The requirements of this section shall apply to all buildings. Elevators installed in use group R-5 shall be exempt from the provisions of this section.

401.9.2 Posting of signs. It shall be unlawful for the owner of any building which is leased to another or the lessor or management agent of any such building, to fail to post the signs required by the preceding paragraphs

503.1. Where required. Fire apparatus access roads shall be provided and maintained in accordance with Sections 503.1.1 through 503.1.3.

Add the following exception to 503.1:

3. In communities developed with single-family dwellings and/or townhomes that were constructed prior to December 31, 1979, wherein the Fire Code Official has no site plan and/or subdivision plan depicting or identifying designated fire lanes/fire apparatus access roads for the development, the Fire Code Official may conduct an analysis to designate and/or modify the requirements of this section. Any code modification shall require a written request from the community association accompanied by a site plan depicting the dimensions and location of the subject streets relative to all dwellings, structures and points of assembly. Before granting a fire code modification request, the Fire Code Official shall evaluate the type and grade of construction, structural components, including but not limited to the exterior wall coverings, accessibility and/or obstructions throughout the subject area, available water supplies, the distance and rescue response time from a fire station, and other relevant factors. Such fire code modifications may be granted by the Fire Official only if the health, safety, and welfare of the community is not compromised.

503.1.1 Buildings and Facilities. Approved fire apparatus access roads shall be provided for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45,720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the buildings as measured by an approved route around the exterior of the building or facility. The fire code official shall require fire lanes to be designated on public streets and on private property where necessary for the purpose of preventing parking in front of or adjacent to fire hydrants and fire department connections and to ensure access to buildings and

structures for firefighting and rescue apparatus.

Exceptions:

1. The *fire code official* is authorized to increase the dimension of 150 feet (45,720 mm) where any of the following conditions occur:
   1.1 The building is equipped throughout with an approved automatic sprinkler system in accordance with the applicable NFPA13, NFPA 13R, or NFPA13D standard.
   1.2 Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades, or other similar conditions, and an approved alternative means of fire protection is provided.
   1.3 There are not more than two Group R-3, R-5, or Group U occupancies.
2. Where approved by the fire code official, fire apparatus access roads permitted to be exempted or modified for solar photovoltaic power generation facilities.

503.2.1.1 Required markings and parking prohibitions. Required markings and parking prohibitions shall be based on the street width (curb-to-curb or paved surface) as in Table 503.2.1.1. This shall apply to both one- and two-way designated streets.

Table 503.2.1.1

Street width	Parking	Fire lane markings
< 28 feet	No parking allowed on either side	Both sides marked as fire lanes
28 to 36 feet	Parallel parking allowed on one side as determined by the fire code official	One side marked as a fire lane
> 36 feet	Parallel parking allowed on both sides	No fire lane markings required *Exception*: Required access to pools, fire department apparatus access roads, and similar areas shall be marked as fire lanes

503.2.5 Dead ends. Dead-end fire apparatus access roads in excess of 100 feet in length shall be provided with an approved area for turning around fire apparatus.

503.3.1 Marking specifications. Fire lane markings shall conform to the following:

1. Sign Details
   1.1 Metal construction 12 inches by 18 inches.
   1.2 Red letters on reflective white background with 3 /8-inch red trim strip around entire outer edge of sign.
   1.3 Lettering on sign to read: “NO PARKING OR STANDING FIRE LANE”.

2. There shall be a ½-inch space after the line that reads "NO”, a 1-inch space after the lines that read “PARKING" and "OR", and a 1½-inch space after the line that reads "STANDING".

3. Lettering size and standard wording shall be as follows:
   3.1 “NO” (2 inches)
   3.2 “PARKING” (2 inches)
   3.3 “OR” (1 inch)
   3.4 “STANDING” (2 inches)
   3.5 “FIRE LANE” (2½ inches)

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4. Arrow (if required) shall be 1 inch by 6 inches with a solid head 1½ inches wide by 2 inches deep.

5. Sign types.

5.1 Sign type "A". Standard wording with an arrow at bottom pointing to the right. One sign mounted parallel to the line of curbing or pavement edge at the end of the painted area (see figure 503.3.1.- A).



Figure 503.3.1.- A

5.2 Sign Type "C." Standard wording with an arrow at bottom pointing to the left. One sign mounted parallel to the line of curbing or pavement edge at the end of the painted area (see figure 503.3.1.- B).



Figure 503.3.1.- B

5.3 Sign Type "D". Standard wording with no arrow. Two signs, back-to-back, mounted perpendicular to line of curbing or pavement edge. To be seen from either side. Located every 100 feet in long stretches of a marked, painted fire lane (see figure 503.3.1.- D).



Figure 503.3.1.- D

5.4 Posts for fire lane signs shall be metal and securely mounted. Signs shall be located and spaced as shown on the approved plans. In long stretches, the maximum distance between fire lane signs shall be 100 feet. Fire lane signs are to be mounted 7 feet above the finished grade to the bottom of the sign.

5.5 All curbs or paved spaces designated as fire lanes shall be indicated by yellow (highway grade) paint as approved by the fire code official. In areas without curbing, a 6-inch-wide yellow stripe shall be applied to the edge of the pavement. The property owner or designee shall repaint whenever the paint begins to fade or when directed by the fire code official.

503.3.2. Tampering. It shall be unlawful for any person to deface, injure, tamper with, remove, destroy, or impair the usefulness of any posted fire lane sign or marking installed under the provisions of this code.

503.6.1 Emergency operation for security gates and barricades. Gates and barricades that are installed across a fire apparatus access road that is normally intended for vehicular traffic shall be installed with a fire department access system which has an emergency override fire department master key switch as approved by the fire official. Gates and barricades shall be maintained operational at all times.

503.8 Carnival, fair, festival, and circus access. It shall be the responsibility of the owner, operator, or other person responsible for the establishment, erection, or operation of any carnival or circus to establish, erect, and operate such carnival or circus so that there is provided and maintained an access lane, capable of supporting fire and rescue apparatus in all weather conditions, and so arranged as to afford access to within 100 feet of all booths, tents, rides, and other equipment, buildings, and structures used as part of or in conjunction with the carnival or circus.

503.9 Pool access. Stretcher access for a 24-inch x 84-inch stretcher must be provided from the fire department vehicular access to the pool deck.

Exception: Individually owned pools located on single-family lots.

506.3 Number and labeling of required keys. In buildings with fire command centers, 15 sets of common keys shall be provided for access to building services and systems regulated by Section 601 of this Code and to all storage, trash and utility rooms, roof access doors, and doors to other secured areas. In all other buildings required to provide fire department access, 3 sets of common keys shall be provided. Individual keys shall be clearly labeled as to function and each set of keys shall be individually tagged in a manner approved by the fire official.

506.4 Height of key boxes. Required key boxes shall be installed at the primary fire department entrance, in a visible and accessible position, 42 inches to 54 inches above finished grade. For new or renovated buildings, fire department key boxes must be installed prior to occupancy.

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507.5.5 Clear space around hydrants and fire department connections. A 4-foot clear space shall be maintained around each side of fire hydrants, and a 5-foot clear space shall be maintained on each side of a fire department connection, except as otherwise required or approved.

601.3 Permits. Permits shall be obtained for refrigeration systems, commercial kitchen hoods, and electrified security fences as set forth in Sections 107.2.

Add term to list of definitions in Section 602.1 DEFINITIONS as follows:

ELECTRIFIED SECURITY FENCE

606.3.3.3.2 Type I hood fire protection records. Add Subsection as follows: 606.3.3.3.2 Type I hood fire protection records. The occupant shall maintain on premises a copy of all literature issued by the system manufacturers at time of installation and an approved plan of the fire protection system covering the cooking appliances. These items shall be made available to the fire code official on request.

Section 611 Electrified Security Fence

611.1 General. Notwithstanding any other state, local or other legal requirements, the installation of an electrified security fence shall comply with 2006 international standards and specifications of the International Electrotechnical Commission for electric fence energizers in "International Standard IEC 60335, Part 2-76." Installation of the electrified security fence must conform to the requirements of this Code and other pertinent laws and ordinances.

611.2 Electrification. The energizer for electric fences must be driven by a commercial storage battery or batteries not to exceed 12 volts DC. The storage battery is charged primarily by a solar panel. However, the solar panel may be augmented by a commercial trickle charger. The electric charge produced by the fence upon contact shall not exceed energizer characteristics set forth in paragraph 22.108 and depicted in Figure 102 of IEC Standard No. 60335-2-76.

611.3 Perimeter fence or wall. No electric fence shall be installed or used unless it is completely surrounded by a non-electrical fence or wall that is not less than six feet tall. There shall be a space of four (4) to twelve (12) inches between the electric fence and the perimeter fence or wall.

611.4 Height. Electric fences shall have a minimum height of 8 feet and a maximum of 10 feet.

611.5 Warning signs. Electric fences shall be clearly identified with warning signs that read: "Warning-Electric Fence" and contain icons that are universally understood at intervals of not less than thirty feet.

610.6 Hours of activation. Electric fences must only be energized during hours when the public does not have legal access to the protected property, except when personnel are available on-site to deactivate the electric fence.

611.7 Key Box. Electric fences shall have installed a key box system in accordance with this Code.

611.7.1 Controller and key location. The electric fence controller and rapid entry key box for the electric fence must be located in a single accessible location for the entire fence.

807.5.2.4 Furniture, furnishings and displays. Furniture, furnishings, displays or other objects shall be prohibited in exit corridors serving Group E occupancies.

Exception: Furniture, furnishings, displays, and other objects shall be permitted in exit corridors when secured in place and not located in any portion of the required 72-inch exit corridor width or other required element of the means of egress. Upholstered furniture shall meet the requirements for Class I when tested in accordance with NFPA 260.

901.3. Permits. Permits shall be required as set forth in Sections 107 and 108.

901.6.4. Periodic retests. Periodic inspections and tests when required by the fire official shall be witnessed by the fire official. The fire official shall collect fees from the building owner or tenant for the witnessing of tests

required under this section, based on staff hours expended witnessing these tests.

901.6.4.1. Reinspection and testing fees. Fees for witnessing the testing and reinspection of existing fire protection equipment and systems, under the authority of 901.6.4, shall be assessed as listed under Subsection 107.2. A fee, based on hours reserved, shall be assessed for inspections not cancelled with notice.

901.12 Unwanted or Nuisance alarms. Inspection fees shall be as in Table 107.2 and 109.6. Whenever unwanted nuisance fire alarm activations occur in any occupancy exceed three in a 90-day period, the fire official may require the owner or occupant to conduct a test of the fire protection system causing the nuisance alarm. Testing shall be in accordance with section 901.6.4.

1. For the purpose of this section, an unwanted or nuisance alarm is deemed to occur whenever the fire official or fire department officer in charge responding to a fire alarm call shall determine, after investigation, that faulty equipment initiated the alarm.
2. As soon as possible following the unwanted or nuisance alarm determination, the responding officer in charge shall cause the Office of the Fire Marshal to be notified in writing of the facts and circumstances supporting the determination that faulty fire protection equipment initiated the alarm.
3. Whenever an owner or occupant is required by this section to conduct testing of a fire protection system, the fire official shall notify the owner or occupant in writing and prescribe a certified test consistent with standard procedures and a report of such testing shall be provided to the fire official upon request.

907.8.5 Posting of central station monitoring company and point of contact. The name, telephone number, and account number of the current central station monitoring company shall be posted and maintained inside the fire alarm control panel. Information for an alternate contact such as the building owner or representative shall also be posted. If the fire alarm system is not monitored, that fact shall be posted and maintained inside the fire alarm control panel, along with the building owner or representative contact information.

1201.4 Permits. Permits shall be required as set forth in Sections 107 and 108.

2001.3. Permits. For permits to operate aircraft-refueling vehicles, application of flammable or combustible finishes and hot work shall be required as set forth in Sections 107 and 108.

2006.11.5 Notification of the fire department. The fire department shall be notified of any fuel spill that is considered a hazard to people or property or which meets one or more of the following criteria:

1. Any dimension of the spill is greater than 10 feet (3048 mm).
2. The spill area is greater than 50 square feet (4.65 m^2).
3. The fuel flow is continuous in nature.
4. The procedures as set forth in section 5003.3.1 shall also be followed.

2101.2. Permits. Permits shall be required as set forth in Sections 107 and 108.

2201.2. Permits. Permits shall be required as set forth in Sections 107 and 108.

2301.2. Permits. Permits shall be required as set forth in Sections 107 and 108.

2401.3. Permits. Permits shall be required as set forth in Sections 107 and 108.

2501.2. Permits. Permits shall be required as set forth in Sections 107 and 108.

2601.2. Permits. Permits shall be required as set forth in Sections 107 and 108.

2701.5. Permits. Permits shall be required as set forth in Sections 107 and 108.

2801.2. Permits. Permits shall be required as set forth in Sections 107 and 108.

01.2 Permits. Permits shall be required as set forth in Sections 107 and 108.

3001.2. Permits. Permits shall be required as set forth in Sections 107 and 108.

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3103.2. Approval required. Tents and temporary membrane structures having an area in excess of 900 square feet (84 square meters) shall not be erected, operated or maintained for any purpose without first obtaining a permit and approval from the fire code official in accordance with Table 107.2

Exceptions:

1. Tents used exclusively for recreational camping purposes.

3103.4. Permits. Permits shall be required as set forth in Sections 107 and 108.

3104.5 Fireworks. Fireworks shall not be manufactured stored, sold, displayed, or used inside or within 100 feet of tents or membrane structures.

3105.3. Permits. Permits shall be required as set forth in Sections 107 and 108.

3201.2. Permits. Permits shall be required as set forth in Sections 107 and 108.

3303.2 Fire prevention program manager. The owner shall designate a person to be the fire prevention program manager who shall be responsible for the fire prevention program and ensure that it is carried out through completion of the project. The fire prevention program manager shall have the authority to enforce the provisions of this chapter and other provisions as necessary to secure the intent of this chapter. Where guard service is provided in accordance with NFPA 241, the manager shall be responsible for the guard service.

3303.2.1 Pre-fire plans. The fire prevention program manager shall develop and maintain an approved pre-fire plan in cooperation with the fire chief. The fire chief and the fire code official shall be notified of changes affecting the utilization of information contained in such pre-fire plans.

3303.6 Training. Training of responsible personnel in the use of fire protection equipment shall be the responsibility of the fire prevention program manager. Records of training shall be kept and made a part of the written plan for the fire prevention program.

3303.7 Fire protection devices. The fire prevention program manager shall determine that all fire protection equipment is maintained and serviced in accordance with this code. The quantity and type of fire protection equipment shall be approved. Fire protection equipment shall be inspected in accordance with the fire protection program.

3303.8 Hot work operations. The fire prevention program manager shall be responsible for supervising the permit system for hot work operations in accordance with Chapter 35.

3308.10 Daily fire safety inspection. The fire prevention program manager shall be responsible for completion of a daily fire safety inspection at the project site. Each day, all building and outdoor areas shall be inspected to ensure compliance with the inspection list in this section. The results of each inspection shall be documented and maintained on site until a certificate of occupancy has been issued. Documentation shall be immediately available on site for presentation to the fire code official upon request.

Failure to properly conduct, document and maintain documentation required by this section shall constitute an unlawful act in accordance with Section 110.1 and shall result in the issuance of a notice of violation in accordance with Section 110.3 to the fire prevention program manager. Upon the third offense, the fire code official is authorized to issue a stop work order in accordance with Section 112, and work shall not resume until satisfactory assurances of future compliance have been presented to and approved by the fire code official.

1. Any contractors entering the site to perform hot work each day have been instructed in hot work safety requirements in Chapter 35 and hot work is only performed in areas approved by the fire prevention manager.
2. Temporary heating equipment is maintained away from combustible materials in accordance with the

equipment manufacturer's instructions.

3. Combustible debris, rubbish and waste material is removed from the building in areas where work is not being performed.

4. Temporary wiring does not have exposed conductors.

5. Flammable liquids and other hazardous materials are stored in locations that have been approved by the fire prevention manager when not involved in work that is being performed.

6. Fire apparatus access roads required by Section 3310 are maintained clear of obstructions that reduce the width of the usable roadway to less than 20 feet.

7. Fire hydrants are clearly visible from access roads and are not obstructed.

8. The location of fire department connections to standpipe and in-service sprinkler systems are clearly identifiable from the access road and such connections are not obstructed.

9. Standpipe systems are in service and continuous to the highest work floor, as specified in Section 3313.

10. Portable fire extinguishers are available in locations required by Section 3315 and 3317.3.

3401.4. Permits. Permits shall be required as set forth in Sections 107 and 108.

3501.2 Permits. Permits shall be required as set forth in Sections 107 and 108.

3701.3 Permits. Permits shall be required as set forth in Sections 107 and 108.

3901.3 Permits. Permits shall be required as set forth in Sections 107 and 108.

5001.5.2 Hazardous Materials Inventory Statement (HMIS). Where required by the fire code official, an application for a permit shall include an HMIS, such as Superfund Amendments and Reauthorization Act of 1986 (SARA) Title III, Tier II Report or other approved statement. The HMIS shall include the following information:

1. Product name.

2. Component.

3. Chemical Abstract Service (CAS) number.

4. Location where stored or used.

5. Container size.

6. Hazard classification.

7. Amount in storage.

8. Amount in use-closed systems.

9. Amount in use-open systems.

The HMIS shall be maintained onsite or readily available through another means where approved by the fire code official for use by emergency responders and shall be updated not less than annually.

5601.1 Scope. The provisions of this chapter shall govern the possession, manufacture, transportation, storage, handling, sale and use of explosives, explosive materials, fireworks and small arms ammunition.

Exceptions:

1. The Armed Forces of the United States, Coast Guard or National Guard.

2. Explosives in forms prescribed by the official United States Pharmacopoeia.

3. The possession, storage and use of small arms ammunition where packaged in accordance with DOT packaging requirements.

4. The possession, storage, and use of not more than 15 pounds (6.81 kg) of commercially manufactured

sporting black powder, 20 pounds (9 kg) of smokeless powder and any amount of small arms primers for hand loading of small arms ammunition for personal consumption.

5. The use of explosive materials by federal, state and local regulatory, law enforcement and fire agencies acting in their official capacities.
6. Special industrial explosive devices that in the aggregate contain less than 50 pounds (23 kg) of explosive materials.
7. The possession, storage and use of blank industrial-power load cartridges where packaged in accordance with DOTn packaging regulations.
8. Transportation in accordance with DOTn 49 CFR Parts 100—185.
9. Items preempted by federal regulations.
10. The storage, handling, or use of explosives or blasting agents pursuant to the provisions of Title 45.1 of the Code of Virginia.
11. The display of small arms primers in Group M when in the original manufacturer's packaging.
12. The possession, storage and use of not more than 50 pounds (23 kg) of commercially manufactured sporting black powder, 100 pounds (45 kg) of smokeless powder, and small arms primers for hand loading of small arms ammunition for personal consumption in Group R-3 or R-5, or 200 pounds (91 kg) of smokeless powder when stored in the manufacturer's original containers in detached Group U structures at least 10 feet (3048 mm) from inhabited buildings and are accessory to Group R-3 or R-5.

5601.1.6 Manufacturing. The manufacture of explosives and blasting agents shall be prohibited. This shall not apply to hand loading of small arms ammunition for personal use when not for resale, the assembly of two component explosives for use on site, or the mixing of blasting agents for use on site.

5601.1.7 Permit required for sale of explosive materials. It shall be unlawful for any person, firm or corporation, wholesaler or retailer to sell, offer for sale or expose for sale any explosive materials within the county without a permit from the Fire Marshal's Office. Such permit shall be issued only after the applicant files with the Fire Marshal's Office a certificate of insurance which shows that the applicant has liability insurance in the amount of at least $5,000,000 combined single limit for bodily injury and property damage. This insurance policy shall be available for the payment of any damage arising from the acts or omissions of the applicant, their agents or employees in connection with the activities authorized by the permit. The applicant shall ensure that the insurance policy is in effect at the time of the commencement of the activities authorized by the permit, and remains continuously in effect until such activities are completed.

5601.1.7.1 Storage & Handling in Sales of Explosive Materials. Except where approved in 5604.1, the storage of explosive materials within the county in support of wholesale or retail sales is prohibited. Except where approved in *5604.1*, it shall be unlawful for any person, firm or corporation, wholesaler or retailer to package, ship, transfer, or otherwise handle explosive materials in the county without a permit from the Fire Marshal's Office.

5601.2.4 Insurance required for blasting. Before a permit is issued for the storage, transportation, disposal, or use of explosives or blasting agents, the applicant shall file with the Office of the Fire Marshal a certificate of insurance which shows that the applicant has liability insurance in the amount of at least $5,000,000 combined single limit for bodily injury and property damage. This insurance policy shall be available for the payment of any damage arising from the acts or omissions of the applicant, their agents, or employees in connection with the storage, transportation, disposal, or use of explosives or blasting agents. The applicant shall ensure that the insurance policy is in effect at the time of the commencement of the operations or activities authorized by the permit and remains continuously in effect until such operations or activities are completed.

5601.7. Seizure. The fire official is authorized to remove or cause to be removed or disposed of in an approved manner, at the expense of the owner, explosives, explosive materials, or fireworks offered or exposed for sale, stored, possessed, or used in violation of this chapter.

5603.1 General. Records of the receipt, handling, use, sale or disposal of explosive materials, and reports of any accidents, thefts or unauthorized activities involving explosive materials shall conform to the requirements of this section.

5603.2 Transaction record. The permittee shall maintain a record of all transactions involving receipt, removal, use, sale or disposal of explosive materials. Such records shall be maintained for a period of 5 years.

Exception: Where only Division 1.4G (consumer fireworks) are handled, records need only be maintained for a period of 3 years.

5603.4.1 Accidents with no injuries or property damage. Any blasting misfires, malfunctions, or other unintended blasting related events or accidents involving the use of explosives, explosive materials, or fireworks which do not involve injuries or property damage shall be reported to the fire official immediately.

5603.8 Improper storage. If at any time Division 1.3G fireworks, explosives, or explosive materials are found not properly stored in a magazine, it shall immediately be reported to the Fairfax County Office of the Fire Marshal.

5604.1 General. Storage and transportation of explosives and explosive materials, small arms ammunition, small arms primers, propellant-actuated cartridges and smokeless propellants in magazines shall comply with the provisions of this section.

5604.1.1 Overnight Storage. The overnight storage of explosive materials, including Division 1.3G fireworks, is prohibited.

Exceptions:

1. Overnight storage approved by a special use permit issued by the Fairfax County Board of Supervisors.
2. Explosive materials used for laboratory testing purposes, up to 1 pound total in storage of which no more than ¼ pound is in use at any time, when approved by the fire code official and stored in compliance with the magazine requirements of section 5604.3.
3. Explosive materials in storage for a period of not more than 7 days for specialized blasting operations such as the demolition of structures or loading of similarly complex blasts, when approved by the fire code official. Storage for more than 7 days shall necessitate approval of the Fairfax County Board of Supervisors.
4. Wholesale and retail stocks of small arms ammunition, explosive bolts, explosive rivets or cartridges for explosive activated power tools in quantities involving less than 500 pounds total explosive material.
5. The temporary storage of fireworks at display sites in accordance with 5608.5 and NFPA 1123 or NFPA 1126.

5604.1.1.1 Enforcement. The Fairfax County Office of the Fire Marshal shall enforce the regulations contained herein pertaining to the intra-county transportation of explosives.

5604.1.1.2 Notification. Operators of vehicles transporting explosives in Fairfax County shall immediately notify the Fire Official upon experiencing a mechanical breakdown or being otherwise unable to move.

5604.1.2 Transfer of explosive materials. The on-site delivery of explosive materials where explosives would be transferred from the delivery vehicle to an on-site vehicle shall be prohibited without the prior approval of the Fire Marshal. Approval of on-site delivery will be dependent on an inspection of the proposed transfer site. Such operations will only be approved where:

1. Transfer is from the magazine of the delivery vehicle directly to the magazine of the receiving vehicle(s).
2. All vehicles delivering and/or receiving explosive materials shall possess a valid Explosives Transport

Vehicle permit.

3. The area of the transfer is barricaded and posted.
4. An appropriate guard shall be posted to ensure the safety and security of the transfer operations and prevent unauthorized persons from entering the transfer area.
5. Transfer of explosive materials will cease, and all explosive materials will be secured immediately upon entry of an unauthorized person into the transfer area.
6. Transfer shall be conducted in accordance with an approved blast plan.

5604.2.1 Control in wholesale and retail stores. The storage or display of explosives and blasting caps in wholesale and retail stores is prohibited unless in a magazine.

5604.3 Magazines. The storage of explosives and explosive materials in magazines shall comply with Table 5604.3. Explosive materials in overnight storage, regardless of quantity, shall utilize Type 1 or Type 2 magazines as approved by the fire code official. Regardless of magazine type, storage of explosives in non-sprinklered buildings is prohibited.

5607.3 Blasting in congested areas. When blasting is done in a congested area or in close proximity to a structure, railway or highway, or any other installation, precautions in the loading, delaying, initiation, and confinement of blasts shall be taken to minimize earth vibrations, air blast effects, and fragments from being thrown. Sufficient burden, spacing, stemming, blasting mats, or other protective means shall be used to prevent fragments from being thrown.

5607.3.1 Pre-blast surveys. A pre-blast survey shall be performed on each structure located within a minimum of 150 feet and any well located within a minimum of 250 feet of the blast site. Written confirmation that the pre-blast survey has been done shall be maintained by the blasting contractor. Requests for access to structures for pre-blast surveys shall be made by certified mail to the last known address of the owner(s) of any structures located within the pre-blast survey areas as defined herein. If permitted by the owner(s), said pre-blast surveys shall be conducted to determine the pre-blast conditions of these structures. A minimum of 14 days' notice shall be provided for the scheduling of the pre-blast survey. Documentation consisting of a written acknowledgement that the survey has been performed or declined by the property owner and a map depicting the above referenced 150- and 250-feet radius, shall be provided to the fire code official at the time of the Explosive Use Site Permit Inspection meeting.

5607.3.2 Pre-blast notification. All structures located within a minimum of 300 feet of the blast site shall be notified of the scheduled blasting 10 days prior to blasting and no blasting shall occur until such notice has been given.

5607.5 Utility notification. Whenever blasting is being conducted in the vicinity of utility lines or rights-of-way, the blaster shall notify the appropriate representatives of the utilities at least 5 business days in advance of blasting, specifying the location and intended time of such blasting. Verbal notices shall be confirmed with written notices. Blasting operations will not proceed until the owners/operators of utilities have been contacted and measures for safe control have been taken.

Exception: When approved by the fire code official the time limit shall not apply in emergency situations.

5607.7 Nonelectric Detonator Precautions. Precautions shall be taken to prevent accidental initiation of nonelectric detonators from stray currents induced by lightning or static electricity. Blast initiation devices shall not be connected to non-electric systems until the blast area is secured, traffic is stopped if necessary, and audible warnings have been sounded.

5607.8 Blasting area security. Beginning at the time that explosive materials arrive on site, only authorized persons engaged in loading operations or otherwise authorized to enter the site shall be allowed at the blast site. Beginning with the time that individual loaded boreholes are connected together, only authorized persons engaged in blasting operations or otherwise authorized to enter the area shall be allowed within the blast area. No activity of any nature other than that which is required for loading holes with explosives shall be permitted within the blast area. The blast site and blast area shall be guarded or barricaded and posted. Blast area security shall be

maintained until after the post-blast inspection has been completed.

5607.9 Drill Holes. Holes drilled for the loading of explosive charges shall be made and loaded in accordance with NFPA 495. Loaded boreholes shall not be left unattended.

5607.9.1 Equipment for loading and stemming. Only equipment and machinery necessary to load boreholes shall be allowed within the blast site after the arrival of explosives. Said equipment or machinery shall not be operated over loaded boreholes or at any location where there is a potential to contact explosive materials. Equipment and machinery used to stem loaded boreholes shall not be operated within the blast site once loading operations begin.

5607.9.2 Stemming of loaded boreholes. All boreholes loaded with explosives shall be stemmed to the collar or to a point which will confine the charge. Stemming shall be a minimum of 4 feet unless otherwise approved. Stemming will be stone appropriately sized to the borehole diameter. Drill cuttings shall not be used as stemming material.

5607.13 Firing control. No blast shall be fired until the blaster in charge has made certain that all surplus explosive materials are in a safe place in accordance with Section 5607.10, all persons and equipment are removed from the blast area or protected under approved cover, and that an adequate warning signal audible throughout the blast area has been given.

5607.16 Blast records. A record of each blast shall be created immediately following the blast and retained for at least five years and shall be available for inspection by the fire code official. When required by the fire code official, the diameter and depth of boreholes, type and amount of explosives, and explosives per delay period shall be listed for each individual borehole and not averaged over the entire site. The record shall contain the following minimum data:

1. Name of contractor.
2. Location and time of blast.
3. Name of certified blaster in charge.
4. Type of material blasted.
5. Number of holes bored and spacing.
6. Diameter and depth of holes.
7. Type and amount of explosives.
8. Amount of explosive per delay of 8 milliseconds or greater.
9. Method of firing and type of circuit.
10. Direction and distance in feet to nearest dwelling, public building, school, church, commercial building, institutional building, or other installation.
11. Weather conditions.
12. Whether or not mats or other precautions were used.
13. Type of detonator and delay period.
14. Type and height of stemming.
15. Seismograph record when utilized.

Exception: Items 8 and 13 of this section are not applicable to restricted blasters.

5607.17 Blasting in asbestos rock. Blasting operations conducted in rock or soils that present a hazard to public health through dust generation or other effects of drilling and blasting must be reported as such to the fire code official and the blaster-in-charge must obtain and maintain all necessary health, safety, and environmental

permits or approvals.

5607.18 Blast effects monitoring. All blasts occurring within the County will be monitored by at least one seismograph placed in proximity to the nearest structure to the blast. The seismograph must be capable of monitoring both ground vibration and air overpressure and the blaster in charge must be able to provide the results of blast monitoring on-site immediately following the blast. Additional seismographs may be required by the fire code official as conditions at the blast warrant.

1. All seismographs will be properly calibrated by a qualified firm. Annually, calibration records shall be presented to the fire code official upon request.
2. Adequate trigger levels shall be set for the blast being conducted but at no time less sensitive than:
    a. Ground vibration: 0.05 inches per second peak particle velocity
    b. Air blast: 100 decibels
    c. Recording time: 5 seconds.
3. GPS coordinates documenting the location of each seismograph used in mineral mining will be included in the blasting records required in 5607.16.

5607.19 Detonating cord and safety fuse. The use of detonation cord in blasting and explosives operations will comply with NFPA 495 and the requirements listed in 29 CFR 1926.908(a) through (j). Safety fuse shall be used only where approved by the fire official. The use of safety fuse shall comply with the requirements listed in 29 CFR 1926.907(a) through (m).

5608 Fireworks Display. Change title to: Section 5608 Fireworks.

5608.1 General. Outdoor fireworks displays, use of pyrotechnics before a proximate audience and pyrotechnic special effects in motion picture, television, theatrical and group entertainment productions shall comply with Sections 5608.2 through 5608.10 and NFPA 1123 or NFPA 1126. The manufacture of fireworks is prohibited within the County. The display, sale, or discharge of fireworks shall comply with the requirements of this chapter.

5608.1.1 Unlawful activities. Except as hereinafter provided, it shall be unlawful for any person, firm, or corporation to transport, manufacture, store, possess, sell, offer for sale, expose for sale, or to buy, use, ignite, or explode any fireworks.

5608.1.1.1 Reloading. It shall be unlawful for any person, firm, or corporation to reload any mortar where shells or fireworks fail to ignite during any shoot, show or display. In the event that a shell fails to ignite in the mortar, the mortar shall be marked to indicate the presence of an unfired shell, and the mortar shall not be reloaded or reused while the misfired shell remains a hazard.

5608.1.1.2 Cold Spark Machines. It shall be unlawful for any person, firm, or corporation to utilize cold spark machines within a structure or building.

5608.1.2 Permissible fireworks. The provisions of *5608.1.1* shall not apply to consumer 1.4G permissible fireworks which have been approved by the Fire Marshal's Office. Such permissible fireworks shall be used only on private property with the approval of the owner. The sale or storage of any fireworks shall be prohibited on the property of another without the express written permission of the owner. The sale of fireworks to minors shall be prohibited unless the minor is accompanied by a parent or legal guardian.

5608.2.1.1 Permit required for display of aerial fireworks. The Office of the Fire Marshal may issue permits, upon application in writing, for the display of aerial fireworks, commonly known as pyrotechnic displays, for fair associations, amusement parks, or by any organization, individual, or group of individuals; provided such display is in general accord with the applicable sections of NFPA 1123 and NFPA 1126, as listed in chapter 80 of this Code. After such permit has been issued, sales of fireworks may be made for use under such permit and the association, organization, group, or individual to which it is issued may make use of such fireworks under the terms and conditions of such permit. No permit shall be issued until the applicant files with the Fire Marshal's Office a certificate of insurance which shows that the applicant has liability insurance in the amount of at least $5,000,000 combined single limit for bodily injury and property damage. This insurance policy shall become available for the

Attachment 1

payment of any damage arising from the acts or omissions of the applicant, their agents, or employees in connection with the display of aerial fireworks. The applicant shall ensure that the insurance policy is in effect at the time of the commencement of the activities authorized by the permit and remains continuously in effect until such activities are completed.

5608.2.3 Permit required for sale of fireworks. It shall be unlawful for any person, firm, or corporation, wholesaler, or retailer to sell, offer for sale, or expose for sale any fireworks within the county without a permit from the Fire Marshal's Office. This permit shall be valid for a maximum of 45 days. Such permit shall be issued only after the applicant files with the Fire Marshal's Office a certificate of insurance which shows that the applicant has liability insurance in the amount of at least $5,000,000 combined single limit for bodily injury and property damage. This insurance policy shall be available for the payment of any damage arising from the acts or omissions of the applicant, his agents, or his employees in connection with the activities authorized by the permit. The applicant shall ensure that the insurance policy is in effect at the time of the commencement of the activities authorized by the permit and remains continuously in effect until such activities are completed.

5608.10 Retail display and sale. In addition to the restrictions set forth in section, 5601.2.2, retail sales of permissible fireworks shall only be conducted from approved, fixed locations. Such locations shall comply with all Fairfax County rules and regulations applicable to such sites. The sale or storage of any fireworks shall be prohibited on the property of another without the express written permission of the owner. Staff selling permitted, permissible fireworks shall be 18 years or older.

5608.10.1 Precautions. Fireworks displayed for retail sale shall not be made readily accessible to the public and under the supervision of retail staff. A minimum of one pressurized water fire extinguisher complying with section 906 shall be located not more than 15 feet and not less than 10 feet from the retail sale location. "NO Smoking" signs complying with section 310 shall be conspicuously posted in areas where fireworks are stored or displayed for retail sale.

5608.10.2 Sales to minors. The sale of permissible fireworks to persons under the age of 18 shall be prohibited unless the person is accompanied by a parent or legal guardian.

5608.10.3 Records to be kept by wholesaler and retailer. Each wholesaler shall maintain full and complete records of all purchases and sales of fireworks and each retailer shall maintain full and complete records of all purchases of fireworks. The Fairfax County Fire Marshal or designated agent is authorized to examine the books and records of any wholesaler or retailer documenting the purchases and sales of fireworks within the county.

5608.11 Approval of permissible fireworks. Persons engaged in the business of selling or offering to sell fireworks at wholesale shall submit to the Office of the Fire Marshal a list of fireworks for approval. Persons engaged in the business of selling fireworks at wholesale may be required to submit to the Office of the Fire Marshal at least 5 samples of each firework intended to be sold or delivered by such wholesaler, together with complete specifications including the manufacturer and trade name of such fireworks and a chemical analysis of each such fireworks submitted. No wholesaler or retailer shall sell or deliver in the county any fireworks other than those approved by the State Fire Marshal's Office.

5701.4 Permit required. Permits shall be required as set forth in Sections 107 and 108 and regulated in accordance with this section. The manufacture, storage, possession, sale and use of fireworks or explosives shall not take place without first applying for and obtaining a permit.

5704.2.7.10 Leak reporting. A consistent or accidental loss of liquid, or other indication of a leak from a tank system, shall be reported immediately to the fire department, the fire code official and other authorities having jurisdiction. The procedures as set forth in section 5003.3.1 shall also be followed.

(3-91-62; 4-91-62; 49-92-62; 12-94-62; 15-96-62; 17-97-62; 37-97-62; 44-99-62; 15-03-62; 13-06-62; 27-08-62; 33-08-62; 17-09-62; 04-12-62; 43-14-62; 23-22-62.)
(Supp. No. 174, 11-24)

ARTICLE 3. Junior Firefighters

Section 62-3-1. Junior firefighters.

Any person residing in the County of Fairfax, the City of Fairfax, or the towns of Vienna, Herndon and Clifton, aged 16 years or older, who is a member of a Fairfax County volunteer fire company, with parental or guardian approval, is authorized to (i) seek certification under National Fire Protection Association 1001, level one, firefighter standards, as administered by the Department of Fire Programs; and (ii) work with or participate in non-hazardous activities of such volunteer fire company, provided such person has attained certification under National Fire Protection Association 1001, level one, firefighter standards, as administered by the Department of Fire Programs, subject to the following conditions:

1) Evidence of residency in the Commonwealth shall be provided by the junior firefighter.

2) The junior firefighter shall present an original letter by a parent or legal guardian that permits junior firefighter participation.

3) The junior firefighter shall provide an original consent form signed by a parent or legal guardian allowing participation in Virginia Department of Fire Programs training courses.

4) The junior firefighter shall be provided with a copy of the County's liability insurance coverage applicable to junior firefighters. (11-16-62; 32-18-62.)

REVISED

Board Agenda Item
April 14, 2026

3:00 p.m.

Public Hearing on Proposed Amendments to Appendix Q, Section I, Subsection H, and Section II, Subsection D, of the Code of the County of Fairfax, Virginia

ISSUE:
Adjustments to the fees charged under the Code of the County of Fairfax, Virginia, for plan review and inspection services set forth in Appendix Q, in order to support the Fire Marshal's efforts to enhance the plans review, permit and inspection services and to achieve a cost recovery threshold of 90-100%.

PLANNING COMMISSION RECOMMENDATION:
On April 8, 2026, the Planning Commission voted 11-0 (Commissioner Thomas was absent from the meeting) to recommend to the Board of Supervisors adoption of the amendments to the Code of the County of Fairfax, Appendix Q, Section I Subsection H, and Section II, Subsection D, as set forth in the Staff Report dated March 3, 2026 and that the proposed amendments become effective at 12:01 a.m. on July 1, 2026.

RECOMMENDATION:
The County Executive recommends that the Board adopt the proposed amendments as set forth in the staff report dated March 3, 2026.

TIMING:
On March 3, 2026, the Board authorized the advertising of public hearings. If approved, these amendments shall become effective on July 1, 2026, at 12:01 a.m., and the revised fees shall be applicable to any submission after the effective date.

BACKGROUND:
The Fire and Rescue Department proposes revising the fees associated with Fire Marshal services, including plan review, permits, and inspections. The hourly rate fees for Fire Marshal services and operational permits were last updated in 2024. During that revision, the hourly rate for plan review fees and fees for most operational permits outlined in Chapter 62 were raised by approximately 30% spread out over a two-year period, with a 15% increase effective July 1, 2024, and an additional 15% increase effective July 1, 2025. These adjustments aimed to cover the actual costs of delivering services. During the two-year period, staff has monitored costs and revenue based on

the Fire Marshal's fee structure each year with the goal of achieving a cost recovery threshold ranging from 90% to 100%.

When the last comprehensive increase in fees occurred in 2024, the cost recovery rate in FY 2025 was just over 70%. Since then, costs to provide services have continued to increase to support compensation and operational requirements as well as to ensure quality of services. The County funded average employee pay increases of 3.83% in FY 2025 and 4.19% in FY 2026 for General County merit employees. The FY 2027 cost recovery rate is estimated to be 71% without the recommended fee increase. The increased costs are primarily due to increases in personnel costs, benefits and increased operating costs. The proposed fee increase will assist in the Fire Marshal achieving its cost recovery threshold. Updating these fees supports reliable plan review and sprinkler acceptance testing by maintaining the resources necessary to meet workload demands and sustain appropriate staffing and technical expertise. For applicants, this translates into more predictable timelines, clearer coordination and communication throughout the review process, and fewer avoidable delays tied to review completion and required fire protection system acceptance testing.

The current proposal was presented to the Board of Supervisors at the Land Use Policy Committee meeting on February 10, 2026.

Summary of Amendments:
The proposed amendments increase fees charged by the Fire Marshal. The proposed adjustments will assist the Fire Marshal in efforts to achieve a cost recovery rate of 90-100%. In general, the plan review fees contained in Appendix Q, Section I, Subsection H, and Section II, Subsection D will increase from $208 per hour (billed in ¼ hour increments) to $216 per hour, representing a 3.7% increase. The increase to the Fire Marshal fees will also apply to the sprinkler acceptance testing fees contained in Appendix Q of the Code of the County.

Coordination:
The vetting process for the proposed amendments included meetings with industry representatives to discuss the proposed fee increases and the anticipated financial impact to projects. During those meetings, representatives from industry understood the need for the proposed increases.

REGULATORY IMPACT:
The proposed fee amendments increase the fees charged by the Fire Marshal for plan review, permits, and inspection services to ensure that the mandated rate of cost recovery is 90-100%. For a full list of proposed amendments, refer to Attachment I – Amendments to Appendix Q, Section I, Subsection H and Section II, Subsection D.

REVISED

Board Agenda Item
April 14, 2026

EQUITY IMPACT:
Plan review, permit and inspection fees are consistently applied to all applications as determined by the scope and nature of the project. The Fire Marshal recognizes the diverse needs of its customers and in alignment with the principle of equity, the proposed fee increases were applied in a fair and equitable manner across industry, considering the costs associated with delivering services for the respective business areas.

FISCAL IMPACT:
If adopted by the Board, it is anticipated that the proposed fee adjustments will generate increased revenue of approximately $345,000 in FY 2027. This revenue estimate is based on the FY 2025 actuals, FY 2026 year-to-date actuals for services provided under Appendix Q and Chapter 62 and assumes that the workload remains constant in FY 2027. Any reduction in plan and permit activity may have a negative impact on the projected revenue. Staff will work in close coordination with the Department of Management and Budget to monitor these trends. The $345,000 in additional revenue is reflected in the County Executive's FY 2027 Advertised Budget Plan.

ENCLOSED DOCUMENTS:
Attachment 1 – Staff Report

STAFF:
Thomas Arnold, Deputy County Executive
Fire Chief John S. Butler, Fire and Rescue Department
Deputy Chief William D. Vannoy, Fire and Rescue Department
Battalion Chief Christopher M. Sampl, Fire and Rescue Department
Margaret Dix, Financial Specialist III, Fire and Rescue Department

ASSIGNED COUNSEL:
Patrick Foltz, Assistant County Attorney

FAIRFAX COUNTY

STAFF REPORT

V I R G I N I A

Authorization to Advertise a Public Hearing on Proposed Amendments to Appendix Q, Section I, Subsection H, and Section II, Subsection D, of the Code of the County of Fairfax, Virginia.

Fire Marshal Fees

PUBLIC HEARING DATES **March 3, 2026**

Board of Supervisors

PREPARED BY
FIRE PREVENTION DIVISION
FIRE AND RESCUE DEPARTMENT
703-246-4753

NJ

Americans With Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call 703-324-1334 or TTY 711 (Virginia Relay Center).

STAFF COMMENT

The proposed Fire Prevention Code of the County of Fairfax amendments increase Fire Marshal fees for plan review and inspection services contained in the Code of the County of Fairfax, Appendix Q, Section I, Subsection H and Section II, Subsection D.

Existing Fire Prevention Code Provisions

The Fire Prevention Division of the County's Fire and Rescue Department reviews various plans, issues operational permits, performs inspections and witnesses periodic testing of existing fire protection systems for compliance with Fire Prevention Code of the County of Fairfax. Under the existing Fire Prevention Code, Fire Marshal fees are assessed for review of various types of plans, issuance of operational permits, and witnessing annual re-testing of existing fire protection systems. The Fire Marshal fees are based on the actual costs of performing each type of service. The Statewide Fire Prevention Code allows jurisdictions to assess fees to defray the costs associated with enforcing the code. The Fire Marshal's Office was directed by the BOS to set fees so that 90-100% of actual costs are recovered.

Background

The current Fire Marshal permit and inspection fees were adjusted in FY 2025 where Fees for most operational permits were set at $195. The Fire and Rescue Department recently reviewed the current fee structure and cost recovery effort within the Fire Prevention Division. As a result of the review, staff recommend an increase in existing fees to more closely align the fees with the cost of performing mandated services. Staff recommend a fee increase to the hourly rate for plan review and acceptance testing from $208 per hour to $216 per hour, representing a 3.7% increase. The rationale for the proposed rate increases is due to increased personnel costs, fringe benefits and operational expenses. The projected FY 2026 cost recovery is 71% without the recommended fee increase. The recommended increased rates would be comparable to those of surrounding jurisdictions and are intended to represent a 90% to 100% cost recovery rate.

When the last comprehensive increase in fees occurred in 2024, the cost recovery rate in FY 2025 was just over 70%. Since then, costs to provide services have continued to increase to support compensation and operational requirements as well as to ensure quality of services. The County funded average employee pay increases of 3.83% in FY 2025 and 4.19% in FY 2026 for General County merit employees. The proposed fee increase will assist in the Fire Marshal achieving its cost recovery threshold.

Proposed Amendments

The proposed Code of the County of Fairfax amendments increase plan review, witnessed fire protection systems tests, and certain inspections rates from $208 per hour (billed in ¼ hour increments) to $216 per hour. The proposed rates increase is

intended to approximate a 90% to 100% cost recovery rate which aligns with the directive set by the Board.

Conclusion

Despite the previous rate increase, rising personnel costs, fringe benefits and operational expenses have resulted in the current fees not generating sufficient revenue to recover 90-100% of the Fire Marshal's costs to process and review plans, perform inspections or re-test existing fire protection systems. Staff believe that the proposed fee increase is appropriate.

Staff recommend the adoption of the proposed amendments as advertised with an effective date of 12:01 A.M. on July, 1, 2026.

Attachment I

Attachment 1

Appendix Q – Land Development Services Fee Schedule of The Code of the County of Fairfax, Virginia

SECTION I
D.FIRE PREVENTION DIVISION (OFFICE OF THE FIRE MARSHAL) FEES

The following Fire Prevention Division fees shall be paid for the review and inspection of the following plans and plats. Plan review fees are due upon submission to the County of such plans and plats except that fees for plans submitted directly to the Fire Prevention Division shall be due upon completion of the plan review process or within 120 days of plan submission, whichever comes first. Inspection fees are due upon completion of the inspection.

Site plans
Site plan revisions
Site plan extensions
Rough grading plans
As-built site and subdivision plans
Plats
Subdivision plans
Site plans for public improvements only
Revisions and reapprovals to subdivision plans and site plans for public improvements only

(A) Plan Review fees: Fees are based on an hourly charge calculated on the hour or part thereof, per reviewer

Per Hour ~~$208.00~~ $216.00

(B) Testing and Inspection Fees: Fees are based on an hourly charge calculated per hour on the quarter hour or part thereof, per inspector

Per Hour ~~$208.00~~ $216.00

SECTION II
H: FIRE PREVENTION DIVISON (OFFICE OF THE FIRE MARSHAL) FEES

(A) Plan Review Fees:

Fees for all plan review are based on an hourly charge calculated on the quarter hour or part thereof, per reviewer. Fees are due upon completion of the plan review process.

Per Hour ~~$208.00~~ $216.00

(B) Acceptance Testing and Inspection Fees:

Fees are based on an hourly charge calculated on the quarter hour or part thereof, per inspector. Fees for fire protection equipment and systems performance tests and inspections, other equipment and systems performance tests and inspections, occupancy or preoccupancy inspections, fire lanes and required reinspection's shall be imposed per hour calculated on the quarter hour or part thereof, per required inspector.

Per Hour ~~$208.00~~ $216.00

(C) Reinspection Fees:

Reinspection fees shall be based on the hours reserved to perform the test and will be charged per hour calculated on the quarter hour or part thereof, per required inspector. The following matrix is to serve as a guideline in determining when a reinspection fee is required for acceptance testing. A minimum notice of 24 hours (one full business day) for test cancellation is required. The fee is charged when an inspection is not canceled in time to save an unnecessary trip by inspectors.

- Per Hour ~~$208.00~~ $216.00

(D) Plan Review and Inspections Performed Outside of Business Hours:

Plan reviews and inspections may be performed outside of business hours upon request at the sole discretion of the fire official. Fees for these plan reviews and inspections shall be assessed at twice the rate listed in (A), (B) and (C) above. Fees shall be assessed in 30 minute increments.

REINSPECTION FEES

CIRCUMSTANCE	CONDITION	INSPECTED	REINSPECTION FEE
Cancelled or rescheduled off site more than 24 hours prior to appointment	N/A	No	No
Cancelled or rescheduled off site less than 24 hours prior to appointment	N/A	No	Yes
Contractor shows, others do not, or inspectors arrive, no one on site	Cannot Test	No	Yes
Cancelled while inspectors on site; test not started	Not Ready	No	Yes
Regular inspection, test started, test not completed	Not Ready or Failure due to fault of contractor	Yes	Yes
Regular inspection, test started, test not completed	Failed, but due to fault of contractor	Yes	No
Regular inspection, test completed	Substantially ready with minor deficiencies	Yes	No
Regular inspection, test completed	No punch list, inspection approved	Yes	No
Final inspection	Deficient	Yes	Yes

Board Agenda Item
April 14, 2026

3:00 p.m.

Public Hearing on Proposed Amendments to Section 67.1-10-2 of the Fairfax County Code Relating to Sewer Charges

ISSUE:
The Board of Supervisors (Board) adoption of an ordinance amending and readopting Fairfax County (County) Code Section 67.1-10-2, relating to Sewer Charges:

1) Re-affirming the Availability Charges (including the fixture unit rate) for FY 2026 through FY 2027, increasing the Availability Charges for FY 2028 through FY 2030, and establishing the Availability Charges for FY 2031;
2) Re-affirming the Sewer Service Charges for FY 2026 through FY 2027, increasing the Sewer Service Charges for FY 2028 through FY 2030, and establishing the Sewer Service Charges for FY 2031;
3) Re-affirming the Base Charges for FY 2026 through FY 2027, increasing the Base Charges for FY 2028 through FY 2030, and establishing the Base Charges for FY 2031; and
4) Re-affirming the Connection Charges, Lateral Spur Charges, and Hauled Wastewater Charges for FY 2026 and maintaining the same charges as FY 2026 for FY 2027.

Although the sewer charges in the sewer ordinance, Chapter 67.1, are multi-year, all sewer charges are reviewed, adjusted as necessary, and adopted annually to ensure sewer charges are accurately priced.

RECOMMENDATION:
The County Executive recommends that the Board adopt the amended ordinance as set forth in Attachment I.

TIMING:
Public notices of the ordinance revisions were advertised on March 24 and March 31, 2026. Decision on the sewer rate revisions and sewage handlers' fees will coincide with the markup and adoption of the FY 2027 Advertised Budget Plan. FY 2027 new charges will become effective on July 1, 2026, if adopted by the Board.

BACKGROUND:
In January 2026, the Wastewater Management Program (Program) and its consultants, Raftelis, completed the annual "Revenue Sufficiency and Rate Analysis" (the Rate Study) for the Sewer System. Based upon the results of the Rate Study, changes are proposed to the previously approved rates for FY 2028 to FY 2030 and new rates are proposed for FY 2031.

The following proposed 5-year rate schedule will meet the Program's current and projected 5-year revenue requirements of approximately $2.0 billion by increasing the Availability Charges, the Sewer Service Charges, and the Base Charges, all of which are the industry practice. This allows for recovering a portion of the Program's costs through the Base Charge and recovering the remaining required revenues through the Sewer Service Charge, based on the volume of water consumed by the commercial customers and volume of the winter quarter average consumed by residential customers; Availability Charges, based on the capacity needs of new connections to the system; and Hauled Wastewater Charges, based on the volume of the hauling truck. New or revised rates that were not advertised as part of last year's annual rate schedule review are shown in bold.

PROPOSED AVAILABILITY CHARGE SCHEDULE

The County has completed reviewing the adequacy of the amount of the Availability Charges. Based upon the results of this review, the Availability Charges are proposed to increase to $9,398 in FY 2027 from $9,218 in FY 2026, a 1.0 percent increase for a single-family residence in FY 2027 for purchase of capacity in the system plus an additional 1.0 percent increase due to the revised sewer reimbursement policy, as was identified in the prior fiscal year rate study. Proposed Availability Charge increases for a single-family residence in FY 2028 to FY 2031 are 3.0 percent for purchase of capacity in the system plus an addition of approximately 1.0 percent due to the revised sewer reimbursement policy, as was identified in the prior fiscal year. The Availability Charge is a one-time charge, which is paid at the time of connection to the sewer system. The revised five-year rate schedule for the Availability Charges is as follows:

AVAILABILITY CHARGE SCHEDULE Proposed New Rates in **Bold**						
Type of Connection	Current Rate	**New Rates**				
	FY 2026	FY 2027	**FY 2028**	**FY 2029**	**FY 2030**	**FY 2031**
Single-Family Detached	$9,218	$9,398	**$9,757**	**$10,124**	**$10,500**	**$10,884**
Lodging House, Hotel, Inn, or Tourist Cabin	$9,218	$9,398	**$9,757**	**$10,124**	**$10,500**	**$10,884**
Townhouse	$7,374	$7,518	**$7,806**	**$8,100**	**$8,400**	**$8,708**
Apartment	$7,374	$7,518	**$7,806**	**$8,100**	**$8,400**	**$8,708**
Mobile Home	$7,374	$7,518	**$7,806**	**$8,100**	**$8,400**	**$8,708**
Any other residential dwelling unit	$7,374	$7,518	**$7,806**	**$8,100**	**$8,400**	**$8,708**
Hotels, Motels, or Dormitory rental unit	$2,304	$2,349	**$2,439**	**$2,531**	**$2,625**	**$2,721**

Availability Charges for all nonresidential uses will be computed as the number of fixture units (including roughed-in fixture units) in accordance with Part I of the current Virginia Uniform Statewide Building Code, Section 101.2, Note 1, which incorporates by reference the 2012 International Plumbing Code (Chapter 7, Section 709), times the fixture unit rate with a minimum charge equivalent to one (1) single-family detached dwelling per premises. The revised five-year rate schedule for the fixture unit charge for nonresidential uses is as follows:

AVAILABILITY CHARGE SCHEDULE Cost ($) per Quarterly Bill Proposed New Rates in **Bold**						
	Current Rate	**New Rates**				
	FY 2026	FY 2027	**FY 2028**	**FY 2029**	**FY 2030**	**FY 2031**
Nonresidential per fixture unit	$461	$470	**$488**	**$506**	**$525**	**$544**

Board Agenda Item
April 14, 2026

PROPOSED SEWER SERVICE CHARGE SCHEDULE

The following proposed Sewer Service Charge of $9.88 per 1,000 gallons of water consumption in FY 2027 will recover a portion of the sewer system costs in FY 2027 based on the volume of water consumed by commercial customers and the volume of the winter quarter average consumed by residential customers or the actual water consumption, whichever is less. The revised five-year rate schedule for the Sewer Service Charges is as follows:

SEWER SERVICE CHARGE SCHEDULE Per 1,000 gallons of water consumption Proposed New Rates in **Bold**						
	Current Rate	**New Rates**				
	FY 2026	FY 2027	**FY 2028**	**FY 2029**	**FY 2030**	**FY 2031**
Sewer Service Charge	$9.33	$9.88	**$10.78**	**$11.75**	**$12.81**	**$13.69**

PROPOSED BASE CHARGE SCHEDULE

The following proposed Base Charge of $55.78 per quarterly bill for FY 2027 will recover approximately 25.5 percent of the sewer system costs in FY 2027. Industry practice is to recover 25 to 30 percent of the total costs through a Base Charge. To strive towards such a recovery rate, a phased-in approach is being proposed, as shown in the table below.

BASE CHARGE SCHEDULE* Cost ($) per Quarterly Bill Proposed New Rates in **Bold**						
Type of Connection	Current Rate	New Rates				
	FY 2026	FY 2027	**FY 2028**	**FY 2029**	**FY 2030**	**FY 2031**
Residential (3/4" meter)	$52.62	$55.78	**$60.79**	**$66.26**	**$72.22**	**$77.20**
All customers based on meter size						
3/4" and smaller, or no meter	$52.62	$55.78	**$60.79**	**$66.26**	**$72.22**	**$77.20**
1"	$131.55	$139.45	**$151.98**	**$165.65**	**$180.55**	**$193.00**
1 1/2"	$263.10	$278.90	**$303.95**	**$331.30**	**$361.10**	**$386.00**
2"	$420.96	$446.24	**$486.32**	**$530.08**	**$577.76**	**$617.60**
3"	$789.30	$836.70	**$911.85**	**$993.90**	**$1,083.30**	**$1,158.00**
4"	$1,315.50	$1,394.50	**$1,519.75**	**$1,656.50**	**$1,805.50**	**$1,930.00**
6"	$2,631.00	$2,789.00	**$3,039.50**	**$3,313.00**	**$3,611.00**	**$3,860.00**
8"	$4,209.60	$4,462.40	**$4,863.20**	**$5,300.80**	**$5,777.60**	**$6,176.00**
10" and larger	$6,051.30	$6,414.70	**$6,990.85**	**$7,619.90**	**$8,305.30**	**$8,878.00**

***Adjustment to the Base Charge for non-residential customers who have sub-meters for irrigation and other water uses that do not enter the sewer system must be justified.**

PROPOSED HAULED WASTEWATER CHARGES

The County's Septage Receiving Facility (SRF) was constructed to receive and treat septage from local onsite sewage disposal systems in accordance with Section 15.2-2123 of the Code of Virginia. In addition, the SRF receives landfill leachate, portable toilet waste, restaurant grease, and recycled carwash water. Hauled Wastewater Charges were introduced in FY 2020 to recover a portion of the costs of operation, maintenance, and upcoming necessary improvements to the SRF. It is proposed that the charges for High-Strength and Low-Strength Wastes remain the same as the FY 2026 charges as follows:

(1) High-Strength Waste - $27 per 1,000 gallons of the hauler's truck capacity for septic tank and restaurant grease wastes.

(2) Low-Strength Waste - $7.72 per 1,000 gallons of the hauler's truck capacity for portable toilet, recycled carwash water, landfill leachate, or other such low-strength waste.

The County's sewer charges remain very competitive on a local basis. Below are average annual sewer service billings and Availability Charges per Single-Family Residential Equivalent (SFRE) for Fairfax County compared to other regional jurisdictions, as of December 2025 (FY 2026). Average sewer service billings for the other regional jurisdictions have been developed by applying each jurisdiction's equivalent base charge and sewer service rate to appropriate SFRE water usage determined from Fairfax Water's average water usage for SFREs.

Comparison of Average Service Charges, Availability Charges, and Base Charges for SFREs as of December 2025 (FY 2026)
Based on 16,000 gallons per quarter for all jurisdictions

Jurisdiction*	Average Annual Sewer Service Billing	Sewer Availability Fees
DCWASA	$1,409	$2,809
City of Alexandria	$1,019	$11,119
WSSC (improved)	$1,038	$15,000
Fairfax County	**$808**	**$9,218**
Arlington County	$727	$4,440
Prince William County	$670	$12,000
Loudoun Water	$566	$10,439

The table below outlines base charges by other regional utilities for comparison to Fairfax County's current Base Charge of $52.62 as of December 2025 (FY 2026).

Quarterly Base Charges for Sewer Service for Residential Customers	
DC Water	$84.32
Fairfax County	**$52.62**
Alexandria Renew Enterprises	$45.87
Washington Suburban Sanitation Commission	$42.81
Prince William County Service Authority	$42.75
Loudoun Water	$42.92
Arlington	$13.98
Neighboring Utilities Average	**$45.44**

EQUITY IMPACT:
This Board action has no adverse equity impact. The sewer rates are a significant part of the County's award-winning Wastewater Management Program which protects public health and the environment. They are also the primary revenue source for repayment of the proposed sewer revenue bonds to be sold, and current as well as future estimated rates are included in the annual County budget documents. Untreated wastewater causes diseases to proliferate, including hepatitis, tetanus, typhoid, cholera, enterovirus, and others, that thrive in untreated human sewage. Untreated wastewater also ruins water quality and kills aquatic life.

The Department of Public Works and Environmental Services (DPWES) administers an integrated sewer system, with fees dedicated to capital improvements Countywide, regardless of the amount of fees contributed. Fairfax County also surpasses the Environmental Protection Agency (EPA) national average for good control of its sewer system by controlling sanitary sewer overflows with aggressive cleaning of sewers Countywide.

The Fairfax County Wastewater Management Program also ensures proper conveyance and treatment of sewage away from 91 percent of households with high vulnerability index ratings, and 100 percent of households with a vulnerability index greater than 4. The Sewer Service area table below shows Fairfax County Approved Sewer Service Area (ASSA) in comparison to the vulnerability index scores.

Vulnerability Index	Number of Households in ASSA	Number of Households Not in ASSA	% IN	% OUT
0-1	1,501	181	89%	11%
1-2	133,782	21,021	86%	14%
2-3	133,687	5,299	96%	4%
3-4	34,169	4,684	88%	12%
4-5	2,037	-	100%	0%
	305,176	31,185	91%	9%

The sewer rates are structured to be equivalent across all customers of the County. The quarterly sewer bills have two components, a Sewer Service (or volumetric) Charge and Base Charge. The volumetric charge is based on the amount of water consumed by a customer, providing customers with the ability to reduce the amount of water they use and thereby reducing the amount they are charged. In addition, the volumetric charge for residential units is capped at the volume of water used during winter quarter months or the actual use, whichever is less. So, residential customers are not charged a wastewater fee for water used outside of the house (e.g., for landscape irrigation, washing cars) during warmer months. Commercial customers are charged based on all the water consumed. However, commercial customers may install a “deduct water meter” to measure and subtract from the total water consumed the amount of water that does not enter the sewer system.

The County’s sewer charge is well below the EPA’s Financial Capability Assessment Guidance. One common measure of rate affordability is to evaluate the typical residential bill (annualized) relative to the annual median household income (“MHI”) within the service area. Industry standards consider a wastewater bill at 1 percent or lower than the MHI as a low potential economic impact on residents. The proposed residential wastewater charges for the County for 2027 would be 0.6 percent of MHI, well below the lowest industry threshold.

The sewer rate equity impact is further addressed by the County-wide programs that assist low-income households and those living in vulnerable communities and Fairfax Water’s policy for providing water service. Fairfax Water bills ratepayers on behalf of the DPWES wastewater management program. Customers who do not pay their water bills on time receive a grace period to come into compliance. Fairfax Water directs customers to the following assistance options, provided in multiple languages:

- Set up a Payment Plan. Customers may establish a payment plan with Fairfax Water.
- Request payment assistance through local community organizations that may assist with utility bill payment.

- Refers customers to:
    - Fairfax County Department of Family Services - 703.324.7450
    - Fairfax Department of Housing - 703.324.8122
    - Fairfax County Coordinated Services Planning - 703.222.0880

When Fairfax Water refers the nonpaying community to Coordinated Services Planning, community members can rely on several County-wide programs. Ratepayers who are struggling to pay their water and sewer bills are typically experiencing other hardships, and several County departments focus on providing a holistic solution to improve the food and water security for vulnerable households through the Community Consolidated Funding Pool and Coordinated Services Planning:

- Offers 17 languages on staff.
- Provides a CAREVAN, which targets areas of food insecurity, and Title I schools to provide food pantry availability.
- Community Services Planning (CSP) does outreach to the community as part of a program. They have a long-standing relationship with the community and the partners in the community.
- The Community Partner Strategy Team (CPST) represents a collaborative network of community/County health and human services providers representative of the County's diversity. The CPST strategically works to increase a collective capacity to serve and meet urgent and ongoing basic needs in the Fairfax County community.

In addition, the Department of Neighborhood and Community Services (NCS) operates community centers throughout the County that can assist ratepayers. The Department of Housing and Community Development provides Section 8 housing and administers a Home Improvement Loan Program.

Under current state law, DPWES is not empowered by state law to establish a sewer fee to assist low-income and vulnerable households. As a County in the Commonwealth of Virginia, Fairfax County is subject to the Dillon Rule and can only establish programs and ordinances expressly empowered by Virginia. As a result, the best improvement currently available is for DPWES to perform outreach by contributing wastewater ratepayer information to the NCS and CPST outreach programs.

FISCAL IMPACT:
In FY 2027, assuming water usage for a typical residential customer of 16,000 gallons/quarter (or 64,000 gallons/year), the annual sewer bill will be approximately $855.44 per year, which is an increase of 5.9 percent or $47.84 over the FY 2026 annual sewer bill. This is equal to an increase of $3.99 per month.

In FY 2027, revenue is projected to be $335.0 million, which is an increase of approximately $17.8 million over the FY 2026 Adopted Budget Plan primarily due to the proposed rate increases. Revenues from the collection of Sewer Availability Charges, Service Charges, Base Charges, and Hauled Wastewater Charges are recorded in Fund 69000, Sewer Revenue.

ENCLOSED DOCUMENTS:
Attachment 1: The Proposed Amendment to Chapter 67.1 Article 10 (Charges), Section 2 of the Code of the County of Fairfax (clean version)
Attachment 2: The Proposed Amendment to Chapter 67.1 Article 10 (Charges), Section 2 of the Code of the County of Fairfax (with amendments tracked)

STAFF:
Jennifer Miller, Deputy County Executive
Christopher Herrington, Director, Department of Public Works and Environmental Services (DPWES)
Eleanor Ku Codding, Deputy Director, Water Resources and Infrastructure, DPWES
William Barrack II, Director, Wastewater Planning and Monitoring Division, DPWES

ASSIGNED COUNSEL:
Emily H. Smith, Assistant County Attorney

AN ORDINANCE AMENDING
ARTICLE 10 OF CHAPTER 67.1 OF THE FAIRFAX COUNTY CODE, RELATING TO CHARGES FOR THE AVAILABILITY OF, CONNECTION TO, AND/OR USE OF THE SEWERAGE FACILITIES OF THE COUNTY

AN ORDINANCE to amend the Fairfax County Code by amending and readopting Section 67.1-10-2, relating to charges for the availability of, connection to, and/or use of the sewerage facilities of the County.

Be it ordained by the Board of Supervisors of Fairfax County:

1. **That Section 67.1-10-2 of the Fairfax County Code is amended and readopted as follows:**

ARTICLE 10. - Charges

Section 67.1-10-2. – Availability, Connection, Lateral Spur, Service Charges, Base Charges, and Hauled Wastewater Charges.

(a) *Availability Charges:*

(1) *Residential uses:* The following schedule of availability charges for residential uses desiring to connect to the Facilities of the County is hereby established and imposed:

		Fiscal Year (July 1-June 30)					
	Customer Class	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
(A)	Single-Family Detached	$9,218	$9,398	$9,757	$10,124	$10,500	$10,884
(B)	Lodging House, Hotel, Inn or Tourist Cabin	$9,218	$9,398	$9,757	$10,124	$10,500	$10,884
(C)	Townhouse	$7,374	$7,518	$7,806	$8,100	$8,400	$8,708
(D)	Apartment	$7,374	$7,518	$7,806	$8,100	$8,400	$8,708
(E)	Mobile Home	$7,374	$7,518	$7,806	$8,100	$8,400	$8,708

(F)	Any other residential dwelling unit	$7,374	$7,518	$7,806	$8,100	$8,400	$8,708
(G)	Hotel, Motel, or Dormitory rental unit	$2,304	$2,349	$2,439	$2,531	$2,625	$2,721

(2) *Commercial and all other uses:* The following schedule of fixture unit rates for computing availability charges for all nonresidential uses is hereby established and imposed:

	Fiscal Year (July 1-June 30)					
	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
Fixture unit rate	$461	$470	$488	$506	$525	$544

The availability charge will be computed as the number of fixture units (including roughed-in fixture units) in accordance with Part I of the current Virginia Uniform Statewide Building Code (VUSBC), (as amended), Section 101.2, Note 1, which incorporates by reference the 2012 International Plumbing Code (Chapter 7, Section 709) ("VUSBC"), times the fixture unit rate with a minimum charge equivalent to one single-family detached dwelling per premises. For Significant Industrial Users with wastewater discharge permits authorizing discharge into the Integrated Sewer System and other industrial or commercial Users determined by the Director to have processes generating significant wastewater flows, the availability charge will be calculated on the basis of equivalent units. One equivalent unit is equal to 280 gallons per day and rated equal to one single-family detached dwelling unit. Therefore, the availability charge for Significant Industrial Users and other industrial or commercial Users determined by the Director to have processes generating significant flow will be equal to the current rate for a single-family detached dwelling unit times the number of equivalent units associated with the permitted flow. The number of equivalent units is equal to the permitted or projected flow in gallons per day divided by 280 gallons per day. Fixture unit counts, for Users having fixtures discharging continuously or semi-continuously to drainage system leading to the County sanitary sewer facilities, shall be increased by two fixture units for each gallon per minute of such continuous or semi-continuous discharge. The rate of such discharge shall be deemed to be that rate certified by the manufacturer of the fixture or other equipment, or such other rates as the Director shall determine.

(3) *Effective date:* The rate will change on July 1st of each new fiscal year. The rate applicable to each fiscal year is subject to annual review by the Board.

(b) *Connection Charges.*

(1) *Residential and community uses:* Except as otherwise provided herein, there is hereby established and imposed a connection charge of $152.50 per front foot of premises (with a minimum of $7,625 and a maximum of $15,250 for the connection of single-family detached and attached dwellings, churches, schools, fire stations, community centers, or other such similar community uses, to the Facilities of the County.

(2) *All other uses:* There is hereby established and imposed a connection charge of $152.50 per front foot of premises (with a minimum charge of $15,250) for the connection of all other uses to the Facilities of the County.

(3) The connection charges established and imposed above shall not apply to premises to be connected to the Facilities of the County if such Facilities of the County are constructed totally at private expense.

(4) For the purposes of Section 67.1-10-2(b), front foot of premises will be determined by measuring the frontage of the premises located on the street address side of the premises.

(c) *Lateral spur charges:* There is hereby established and imposed a lateral spur charge of $600.00 for the connection of all uses to a lateral spur, where such lateral spur has been installed by the County at the expense of Fairfax County.

(d) *Service charges:* There are hereby established and imposed the following sanitary sewer service charges:

	Sewer Service Charges — Fiscal Year (July 1 - June 30)					
	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
Sewer Service Charge, $/1,000 gallons	$9.33	$9.88	$10.78	$11.75	$12.81	$13.69

(e) *Base charges:* There are hereby established and imposed the following quarterly base charges in addition to the sewer service charge:

BASE CHARGE Cost ($) per Quarterly Bill						
	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
Residential Base Charge	$52.62	$55.78	$60.79	$66.26	$72.22	$77.20
Commercial: (meter size)						
¾" and smaller, or no meter	$52.62	$55.78	$60.79	$66.26	$72.22	$77.20
1"	$131.55	$139.45	$151.98	$165.65	$180.55	$193.00
1½"	$263.10	$278.90	$303.95	$331.30	$361.10	$386.00
2"	$420.96	$446.24	$486.32	$530.08	$577.76	$617.60
3"	$789.30	$836.70	$911.85	$993.90	$1,083.30	$1,158.00
4"	$1,315.50	$1,394.50	$1,519.75	$1,656.50	$1,805.50	$1,930.00
6"	$2,631.00	$2,789.00	$3,039.50	$3,313.00	$3,611.00	$3,860.00
8"	$4,209.60	$4,462.40	$4,863.20	$5,300.80	$5,777.60	$6,176.00
10" and larger	$6,051.30	$6,414.70	$6,990.85	$7,619.90	$8,305.30	$8,878.00

If requested, the Base Charge for nonresidential customers, who have irrigation systems and other water uses that do not enter the sewer system, will be adjusted. Calculations prepared by a Virginia licensed professional engineer must be provided to demonstrate what size of main water meter would be necessary for the building to accommodate only the water that enters the sewer system.

The Base Charge will be adjusted based on the calculated meter size. In no case the Base Charge will be smaller than that for ¾" meter.

(1) *Effective date:* The Service charges and Base charges will change on July 1st of each new fiscal year. For metered accounts, the change is effective with meter readings beginning October 1st of each year. For unmetered accounts, the change is effective with billings beginning October 1st of each year.

(2) *Premises having a metered water supply:*

Category of Use	Service Charges
(A) Single-family detached and single-family attached dwellings such as townhouses, duplexes, multiplexes, semi-detached, rowhouses, garden court and patio houses with a separate water service line meter.	For each 1,000 gallons of water, based on winter-quarter consumption or current quarterly consumption, as measured by the service line meter, whichever is lower, a charge equal to the effective unit cost rate ($/1,000 gallons).
(B) All other uses.	For each 1,000 gallons of water as measured by the water service line, a charge equal to the effective unit cost rate ($/1,000 gallons).
(C) All users.	Base charge per billing as established in Section 67.1-10-2(e).

(D) The winter-quarter-maximum consumption is determined as follows:

(i) The quarterly-daily-average consumption of water is the consumption, measured by the water service line meter for the period between meter readings divided by the number of days elapsed between meter readings.

(ii) The quarterly consumption is 91.5 times the quarterly-daily-average consumption of water in leap years or 91.25 times the quarterly-daily-average consumption in non-leap years.

(iii) The winter-quarter-consumption is the quarterly consumption determined at the water service line meter reading scheduled between February 1 and April 30. The winter-quarter-consumption of each respective year shall be applicable to the four quarterly sewer billings rendered in conjunction with the regular meter reading scheduled after the next May.

(iv) All water delivered to the premises, as measured by the winter-quarter-consumption for single-family dwellings and townhouses or the meter of all other Users, shall be deemed to have been discharged to the Facilities of the

County. However, any person may procure the installation of a second water service line meter. Such person may notify the Director of such installation, in which event the Director shall make such inspection or inspections as may be necessary to ascertain that no water delivered to the premises or only the water delivered through any such additional meter may enter the Facilities of the County. If the Director determines that water delivered through an additional meter may not enter the Facilities of the County, no charge hereunder shall be based upon such volume of water delivery. If the Director determines that only the water delivered through an additional meter may enter the Facilities of the County, only the water recorded on the additional meter shall be charged. In the alternative, any person may procure the installation of a sewage meter which shall be of a type and installed in a manner approved by the Director, who shall make periodic inspection to ensure accurate operation of said meter; in such event, the charge imposed hereunder shall be based upon the volume measured by such meter. The cost of all inspections required by the foregoing provisions for elective metering, as determined by normal cost accounting methods, shall be an additional charge for sanitary sewer service to the premises on which such meter or meters are installed.

(E) For single-family premises as in (e)(2)(A) not able to register valid meter readings for the measurement of winter-quarter-consumption the following billing method shall apply:

(i) Premises not existing, unoccupied or occupied by a different household during the applicable winter quarter, or which due to unfavorable weather, meter failure or for any other reason of meter inaccuracy cannot register valid meter readings, shall not be considered to have a valid meter reading for the purpose of winter-quarter-consumption measurement.

(ii) Such premises may be billed on the basis of the average winter-quarter-consumption for similar dwelling units or the current quarterly consumption, as registered by water service line meter, or based on historical water usage. Accounts for single-family premises established by a builder for sewerage service during construction shall be considered a nonresidential use.

(3) Premises not having metered water supply or having both well water and public metered water supply:

(A) Single-family dwellings, as in (e)(2)(A). An amount equal to the average winter-quarter-consumption, during the applicable winter quarter, of similar dwelling units, times the effective unit cost rate ($/1,000 gallons). In the alternative, any such single-family residential customer may apply to the County, via the water supplier providing water service to the area in which the residential customer is located, for special billing rates, based on average per capita consumption of water in similar type units.

(B) All other uses: The charge shall be based upon the number of fixture units and load factor in accordance with the VUSBC, Table I and Table II Fixture Units and Load Factors for All Other Premises. There shall be an additional charge equal to the effective unit cost ($/1,000 gallons) for the volume discharged by fixtures

discharging continuously or semi-continuously. Volume of continuous or semi-continuous discharge shall be deemed to be that used in determining availability charge.

(f) Hauled Wastewater Charges*:* There are hereby established and imposed the following Hauled Wastewater Charges:

(1) High-Strength Waste - $27 per 1,000 gallons of the hauler's truck capacity for septic tank and restaurant grease wastes.

(2) Low-Strength Waste – $7.72 per 1,000 gallons of the hauler's truck capacity for portable toilet, landfill leachate, or any such low- strength wastewater.

TABLE I. Table of Fixture Units

Type of Fixture or Group of Fixtures	Drainage Fixture Unit Value (DFU)
Commercial automatic clothes washer (2" standpipe)	3
Bathroom group consisting of water closet, lavatory and bathtub or shower stall (Residential):	
Tank type closet	6
Bathtub (with or without overhead shower)	2
Combination sink-and-tray with food disposal unit	2
Combination sink-and-tray with 1½" trap	2
Dental unit or cuspidor	1
Dental lavatory	1
Drinking fountain	½
Dishwasher, domestic	2

Floor drains with 2" waste	2
Kitchen sink, domestic, with one 1½" waste	2
Kitchen sink, domestic, with food waste grinder and/or dishwasher	2
Lavatory with 1¼" waste	1
Laundry tray (1 or 2 compartments)	2
Shower stall	2
Sinks:	
Surgeon's	3
Flushing rim (with valve)	6
Service (trap standard)	3
Service (P trap)	2
Pot, scullery, etc.	4
Urinal, pedestal, syphon jet blowout	6
Urinal, wall lip	4
Urinal stall, washout	4
Urinal trough (each 6-ft. section)	2
Wash sink (circular or multiple) each set of faucets	2
Water closet, tank-operated	4
Water closet, valve-operated	6
Fixture drain or trap size:	

1¼ inches and smaller	1
1½ inches	2
2 inches	3
2½ inches	4
3 inches	5
4 inches	6

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159 *TABLE II.*
160 *Fixture Units and Load Factors for All Other Premises*
161 *Quarterly Service Charges*
162 Fiscal Year (July 1 - June 30)

Fixture Units	Load Factor	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
20 or less	1.00	149.28	158.08	172.48	188.00	204.96	219.04
21 to 30	1.25	186.60	197.60	215.60	235.00	256.20	273.80
31 to 40	1.45	216.46	229.22	250.10	272.60	297.19	317.61
41 to 50	1.60	238.85	252.93	275.97	300.80	327.94	350.46
51 to 60	1.75	261.24	276.64	301.84	329.00	358.68	383.32
61 to 70	1.90	283.63	300.35	327.71	357.20	389.42	416.18
71 to 80	2.05	306.02	324.06	353.58	385.40	420.17	449.03
81 to 90	2.20	328.42	347.78	379.46	413.60	450.91	481.89

91 to 100	2.30	343.34	363.58	396.70	432.40	471.41	503.79
101 to 110	2.40	358.27	379.39	413.95	451.20	491.90	525.70
111 to 120	2.55	380.66	403.10	439.82	479.40	522.65	558.55
121 to 130	2.65	395.59	418.91	457.07	498.20	543.14	580.46
131 to 140	2.75	410.52	434.72	474.32	517.00	563.64	602.36
141 to 150	2.85	425.45	450.53	491.57	535.80	584.14	624.26
151 to 160	2.95	440.38	466.34	508.82	554.60	604.63	646.17
161 to 170	3.05	455.30	482.14	526.06	573.40	625.13	668.07
171 to 180	3.15	470.23	497.95	543.31	592.20	645.62	689.98
181 to 190	3.25	485.16	513.76	560.56	611.00	666.12	711.88
191 to 200	3.35	500.09	529.57	577.81	629.80	686.62	733.78
201 to 210	3.45	515.02	545.38	595.06	648.60	707.11	755.69
211 to 220	3.55	529.94	561.18	612.30	667.40	727.61	777.59
221 to 230	3.65	544.87	576.99	629.55	686.20	748.10	799.50
231 to 240	3.75	559.80	592.80	646.80	705.00	768.60	821.40
241 to 250	3.85	574.73	608.61	664.05	723.80	789.10	843.30
251 to 260	3.90	582.19	616.51	672.67	733.20	799.34	854.26
261 to 270	4.00	597.12	632.32	689.92	752.00	819.84	876.16
271 to 280	4.05	604.58	640.22	698.54	761.40	830.09	887.11
281 to 290	4.10	612.05	648.13	707.17	770.80	840.34	898.06

291 to 300	4.15	619.51	656.03	715.79	780.20	850.58	909.02
301 to 310	4.20	626.98	663.94	724.42	789.60	860.83	919.97
311 to 320	4.30	641.90	679.74	741.66	808.40	881.33	941.87
321 to 330	4.40	656.83	695.55	758.91	827.20	901.82	963.78
331 to 340	4.50	671.76	711.36	776.16	846.00	922.32	985.68
341 to 350	4.60	686.69	727.17	793.41	864.80	942.82	1,007.58
351 to 360	4.70	701.62	742.98	810.66	883.60	963.31	1,029.49
361 to 370	4.80	716.54	758.78	827.90	902.40	983.81	1,051.39
371 to 380	4.90	731.47	774.59	845.15	921.20	1,004.30	1,073.30
381 to 390	5.00	746.40	790.40	862.40	940.00	1,024.80	1,095.20
391 to 400	5.10	761.33	806.21	879.65	958.80	1,045.30	1,117.10
401 to 410	5.20	776.26	822.02	896.90	977.60	1,065.79	1,139.01
411 to 420	5.30	791.18	837.82	914.14	996.40	1,086.29	1,160.91
421 to 430	5.40	806.11	853.63	931.39	1,015.20	1,106.78	1,182.82
431 to 440	5.50	821.04	869.44	948.64	1,034.00	1,127.28	1,204.72
441 to 450	5.60	835.97	885.25	965.89	1,052.80	1,147.78	1,226.62
451 to 460	5.70	850.90	901.06	983.14	1,071.60	1,168.27	1,248.53
461 to 470	5.80	865.82	916.86	1,000.38	1,090.40	1,188.77	1,270.43
471 to 480	5.90	880.75	932.67	1,017.63	1,109.20	1,209.26	1,292.34
481 to 490	6.00	895.68	948.48	1,034.88	1,128.00	1,229.76	1,314.24

491 to 500	6.10	910.61	964.29	1,052.13	1,146.80	1,250.26	1,336.14
501 to 525	6.25	933.00	988.00	1,078.00	1,175.00	1,281.00	1,369.00
526 to 550	6.50	970.32	1,027.52	1,121.12	1,222.00	1,332.24	1,423.76
551 to 575	6.75	1,007.64	1,067.04	1,164.24	1,269.00	1,383.48	1,478.52
576 to 600	7.00	1,044.96	1,106.56	1,207.36	1,316.00	1,434.72	1,533.28
601 to 625	7.25	1,082.28	1,146.08	1,250.48	1,363.00	1,485.96	1,588.04
626 to 650	7.50	1,119.60	1,185.60	1,293.60	1,410.00	1,537.20	1,642.80
651 to 675	7.75	1,156.92	1,225.12	1,336.72	1,457.00	1,588.44	1,697.56
676 to 700	8.00	1,194.24	1,264.64	1,379.84	1,504.00	1,639.68	1,752.32
701 to 725	8.20	1,224.10	1,296.26	1,414.34	1,541.60	1,680.67	1,796.13
726 to 750	8.40	1,253.95	1,327.87	1,448.83	1,579.20	1,721.66	1,839.94
751 to 775	8.60	1,283.81	1,359.49	1,483.33	1,616.80	1,762.66	1,883.74
776 to 800	8.80	1,313.66	1,391.10	1,517.82	1,654.40	1,803.65	1,927.55
801 to 825	9.00	1,343.52	1,422.72	1,552.32	1,692.00	1,844.64	1,971.36
826 to 850	9.20	1,373.38	1,454.34	1,586.82	1,729.60	1,885.63	2,015.17
851 to 875	9.35	1,395.77	1,478.05	1,612.69	1,757.80	1,916.38	2,048.02
876 to 900	9.50	1,418.16	1,501.76	1,638.56	1,786.00	1,947.12	2,080.88
901 to 925	9.65	1,440.55	1,525.47	1,664.43	1,814.20	1,977.86	2,113.74
926 to 950	9.80	1,462.94	1,549.18	1,690.30	1,842.40	2,008.61	2,146.59
951 to 975	9.95	1,485.34	1,572.90	1,716.18	1,870.60	2,039.35	2,179.45

976 to 1,000	10.15	1,515.19	1,604.51	1,750.67	1,908.20	2,080.34	2,223.26
1,001 to 1,050	10.55	1,574.90	1,667.74	1,819.66	1,983.40	2,162.33	2,310.87
1,051 to 1,100	10.90	1,627.15	1,723.07	1,880.03	2,049.20	2,234.06	2,387.54
1,101 to 1,150	11.30	1,686.86	1,786.30	1,949.02	2,124.40	2,316.05	2,475.15
1,151 to 1,200	11.70	1,746.58	1,849.54	2,018.02	2,199.60	2,398.03	2,562.77
1,201 to 1,250	12.00	1,791.36	1,896.96	2,069.76	2,256.00	2,459.52	2,628.48
1,251 to 1,300	12.35	1,843.61	1,952.29	2,130.13	2,321.80	2,531.26	2,705.14
1,301 to 1,350	12.70	1,895.86	2,007.62	2,190.50	2,387.60	2,602.99	2,781.81
1,351 to 1,400	13.00	1,940.64	2,055.04	2,242.24	2,444.00	2,664.48	2,847.52
1,401 to 1,450	13.25	1,977.96	2,094.56	2,285.36	2,491.00	2,715.72	2,902.28
1,451 to 1,500	13.50	2,015.28	2,134.08	2,328.48	2,538.00	2,766.96	2,957.04
1,501 to 1,600	14.05	2,097.38	2,221.02	2,423.34	2,641.40	2,879.69	3,077.51
1,601 to 1,700	14.60	2,179.49	2,307.97	2,518.21	2,744.80	2,992.42	3,197.98

1,701 to 1,800	15.15	2,261.59	2,394.91	2,613.07	2,848.20	3,105.14	3,318.46
1,801 to 1,900	15.70	2,343.70	2,481.86	2,707.94	2,951.60	3,217.87	3,438.93
1,901 to 2,000	16.25	2,425.80	2,568.80	2,802.80	3,055.00	3,330.60	3,559.40
2,001 to 2,100	16.80	2,507.90	2,655.74	2,897.66	3,158.40	3,443.33	3,679.87
2,101 to 2,200	17.35	2,590.01	2,742.69	2,992.53	3,261.80	3,556.06	3,800.34
2,201 to 2,300	17.90	2,672.11	2,829.63	3,087.39	3,365.20	3,668.78	3,920.82
2,301 to 2,400	18.45	2,754.22	2,916.58	3,182.26	3,468.60	3,781.51	4,041.29
2,401 to 2,500	19.00	2,836.32	3,003.52	3,277.12	3,572.00	3,894.24	4,161.76
2,501 to 2,600	19.55	2,918.42	3,090.46	3,371.98	3,675.40	4,006.97	4,282.23
2,601 to 2,700	20.10	3,000.53	3,177.41	3,466.85	3,778.80	4,119.70	4,402.70
2,701 to 2,800	20.65	3,082.63	3,264.35	3,561.71	3,882.20	4,232.42	4,523.18
2,801 to 2,900	21.20	3,164.74	3,351.30	3,656.58	3,985.60	4,345.15	4,643.65
2,901 to 3,000	21.75	3,246.84	3,438.24	3,751.44	4,089.00	4,457.88	4,764.12

3,001 to 4,000	26.00	3,881.28	4,110.08	4,484.48	4,888.00	5,328.96	5,695.04
4,001 to 5,000	29.50	4,403.76	4,663.36	5,088.16	5,546.00	6,046.32	6,461.68
5,001 to 6,000	33.00	4,926.24	5,216.64	5,691.84	6,204.00	6,763.68	7,228.32
6,001 to 7,000	36.40	5,433.79	5,754.11	6,278.27	6,843.20	7,460.54	7,973.06
7,001 to 8,000	39.60	5,911.49	6,259.97	6,830.21	7,444.80	8,116.42	8,673.98
8,001 to 9,000	42.75	6,381.72	6,757.92	7,373.52	8,037.00	8,762.04	9,363.96
9,001 to 10,000	46.00	6,866.88	7,271.68	7,934.08	8,648.00	9,428.16	10,075.84
10,001 to 11,000	48.85	7,292.33	7,722.21	8,425.65	9,183.80	10,012.30	10,700.10
11,001 to 12,000	51.60	7,702.85	8,156.93	8,899.97	9,700.80	10,575.94	11,302.46
12,001 to 13,000	54.60	8,150.69	8,631.17	9,417.41	10,264.80	11,190.82	11,959.58
13,001 to 14,000	57.40	8,568.67	9,073.79	9,900.35	10,791.20	11,764.70	12,572.90
14,001 to 15,000	60.00	8,956.80	9,484.80	10,348.80	11,280.00	12,297.60	13,142.40

NOTES:

(1) Base charge is not included in rates above.

GIVEN under my hand this _____ day of _____, 2026

_____
Jill G. Cooper
Clerk for the Board of Supervisors

AN ORDINANCE AMENDING
ARTICLE 10 OF CHAPTER 67.1 OF THE FAIRFAX COUNTY CODE, RELATING TO CHARGES FOR THE AVAILABILITY OF, CONNECTION TO, AND/OR USE OF THE SEWERAGE FACILITIES OF THE COUNTY

AN ORDINANCE to amend the Fairfax County Code by amending and readopting Section 67.1-10-2, relating to charges for the availability of, connection to, and/or use of the sewerage facilities of the County.

Be it ordained by the Board of Supervisors of Fairfax County:

1. **That Section 67.1-10-2 of the Fairfax County Code is amended and readopted as follows:**

ARTICLE 10. - Charges

Section 67.1-10-2. – Availability, Connection, Lateral Spur, Service Charges, Base Charges, and Hauled Wastewater Charges.

(a) *Availability Charges:*

(1) *Residential uses:* The following schedule of availability charges for residential uses desiring to connect to the Facilities of the County is hereby established and imposed:

		Fiscal Year (July 1-June 30)					
	Customer Class	FY ~~2025~~ 2026	FY ~~2026~~ 2027	FY ~~2027~~ 2028	FY ~~2028~~ 2029	FY ~~2029~~ 2030	FY ~~2030~~2031
(A)	Single-Family Detached	$9,218 ~~$9,038~~	$9,398 ~~$9,218~~	$9,757~~$9,398~~	$10,124~~$9,578~~	$10,500~~$9,759~~	$10,884~~$9,941~~
(B)	Lodging House, Hotel, Inn or Tourist Cabin	$9,218 ~~$9,038~~	$9,398 ~~$9,218~~	$9,757~~$9,398~~	$10,124~~$9,578~~	$10,500~~$9,759~~	$10,884~~$9,941~~
(C)	Townhouse	$7,374 ~~$7,231~~	$7,518 ~~$7,374~~	$7,806~~$7,518~~	$8,100~~$7,662~~	$8,400~~$7,807~~	$8,708~~$7,953~~
(D)	Apartment	$7,374 ~~$7,231~~	$7,518 ~~$7,374~~	$7,806~~$7,518~~	$8,100~~$7,662~~	$8,400~~$7,807~~	$8,708~~$7,953~~

(E)	Mobile Home	$7,374 ~~$7,231~~	$7,518 ~~$7,374~~	$7,806~~$7,518~~	$8,100~~$7,662~~	$8,400~~$7,807~~	$8,708~~$7,953~~
(F)	Any other residential dwelling unit	$7,374 ~~$7,231~~	$7,518 ~~$7,374~~	$7,806~~$7,518~~	$8,100~~$7,662~~	$8,400~~$7,807~~	$8,708~~$7,953~~
(G)	Hotel, Motel, or Dormitory rental unit	$2,304 ~~$2,260~~	$2,349 ~~$2,304~~	$2,439~~$2,349~~	$2,531~~$2,394~~	$2,625~~$2,440~~	$2,721~~$2,485~~

(2) *Commercial and all other uses:* The following schedule of fixture unit rates for computing availability charges for all nonresidential uses is hereby established and imposed:

	Fiscal Year (July 1-June 30)					
	FY 2026 ~~FY 2025~~	FY 2027~~FY 2026~~	FY 2028 ~~FY 2027~~	FY 2029 ~~FY 2028~~	FY 2030~~FY 2029~~	FY 2031
Fixture unit rate	$461 ~~$452~~	$470 ~~$461~~	$488~~$470~~	$506~~$479~~	$525~~$488~~	$544

The availability charge will be computed as the number of fixture units (including roughed-in fixture units) in accordance with Part I of the current Virginia Uniform Statewide Building Code (VUSBC), (as amended), Section 101.2, Note 1, which incorporates by reference the 2012 International Plumbing Code (Chapter 7, Section 709) ("VUSBC"), times the fixture unit rate with a minimum charge equivalent to one single-family detached dwelling per premises. For Significant Industrial Users with wastewater discharge permits authorizing discharge into the Integrated Sewer System and other industrial or commercial Users determined by the Director to have processes generating significant wastewater flows, the availability charge will be calculated on the basis of equivalent units. One equivalent unit is equal to 280 gallons per day and rated equal to one single-family detached dwelling unit. Therefore, the availability charge for Significant Industrial Users and other industrial or commercial Users determined by the Director to have processes generating significant flow will be equal to the current rate for a single-family detached dwelling unit times the number of equivalent units associated with the permitted flow. The number of equivalent units

is equal to the permitted or projected flow in gallons per day divided by 280 gallons per day. Fixture unit counts, for Users having fixtures discharging continuously or semi-continuously to drainage system leading to the County sanitary sewer facilities, shall be increased by two fixture units for each gallon per minute of such continuous or semi-continuous discharge. The rate of such discharge shall be deemed to be that rate certified by the manufacturer of the fixture or other equipment, or such other rates as the Director shall determine.

(3) *Effective date:* The rate will change on July 1st of each new fiscal year. The rate applicable to each fiscal year is subject to annual review by the Board.

(b) *Connection Charges.*

(1) *Residential and community uses:* Except as otherwise provided herein, there is hereby established and imposed a connection charge of $152.50 per front foot of premises (with a minimum of $7,625 and a maximum of $15,250 for the connection of single-family detached and attached dwellings, churches, schools, fire stations, community centers, or other such similar community uses, to the Facilities of the County.

(2) *All other uses:* There is hereby established and imposed a connection charge of $152.50 per front foot of premises (with a minimum charge of $15,250) for the connection of all other uses to the Facilities of the County.

(3) The connection charges established and imposed above shall not apply to premises to be connected to the Facilities of the County if such Facilities of the County are constructed totally at private expense.

(4) For the purposes of Section 67.1-10-2(b), front foot of premises will be determined by measuring the frontage of the premises located on the street address side of the premises.

(c) *Lateral spur charges:* There is hereby established and imposed a lateral spur charge of $600.00 for the connection of all uses to a lateral spur, where such lateral spur has been installed by the County at the expense of Fairfax County.

(d) *Service charges:* There are hereby established and imposed the following sanitary sewer service charges:

	Sewer Service Charges — Fiscal Year (July 1 - June 30)					
	FY 2026~~2025~~	FY 2027~~2026~~	FY 2028~~2027~~	FY 2029~~2028~~	FY 2030~~2029~~	FY 2031~~2030~~
Sewer Service Charge, $/1,000 gallons	$9.33 ~~$8.81~~	$9.88 ~~$9.33~~	$10.78~~$9.88~~	$11.75~~$10.46~~	$12.81~~$11.08~~	$13.69~~$11.74~~

(e) *Base charges:* There are hereby established and imposed the following quarterly base charges in addition to the sewer service charge:

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BASE CHARGE Cost ($) per Quarterly Bill							
		FY 2026 ~~FY 2025~~	FY 2027 ~~FY 2026~~	FY 2028 ~~FY 2027~~	FY 2029 ~~FY 2028~~	FY 2030~~FY 2029~~	FY 2031~~FY 2030~~
Residential Base Charge		$52.62 ~~$49.73~~	$55.78 ~~$52.62~~	$60.79~~$55.78~~	$66.26~~$59.08~~	$72.22~~$62.57~~	$77.20~~$66.27~~
Commercial: (meter size)							
¾" and smaller, or no meter		$52.62 ~~$49.73~~	$55.78 ~~$52.62~~	$60.79~~$55.78~~	$66.26~~$59.08~~	$72.22~~$62.57~~	$77.20~~$66.27~~
1"		$131.55 ~~$124.33~~	$139.45 ~~$131.55~~	$151.98~~$139.45~~	$165.65~~$147.70~~	$180.55~~$156.43~~	$193.00~~$165.68~~
1½"		$263.10 ~~$248.65~~	$278.90 ~~$263.10~~	$303.95~~$278.90~~	$331.30~~$295.40~~	$361.10~~$312.85~~	$386.00~~$331.35~~
2"		$420.96 ~~$397.84~~	$446.24 ~~$420.96~~	$486.32~~$446.24~~	$530.08~~$472.64~~	$577.76~~$500.56~~	$617.60~~$530.16~~
3"		$789.30 ~~$745.95~~	$836.70 ~~$789.30~~	$911.85~~$836.70~~	$993.90~~$886.20~~	$1,083.30~~$938.55~~	$1,158.00~~$994.05~~
4"		$1,315.50 ~~$1,243.25~~	$1,394.50 ~~$1,315.50~~	$1,519.75 ~~$1,394.50~~	$1,656.50~~$1,477.00~~	$1,805.50~~$1,564.25~~	$1,930.00~~$1,656.75~~
6"		$2,631.00 ~~$2,486.50~~	$2,789.00 ~~$2,631.00~~	$3,039.50 ~~$2,789.00~~	$3,313.00~~$2,954.00~~	$3,611.00~~$3,128.50~~	$3,860.00~~$3,313.50~~

8"		$4,209.60 ~~$3,978.40~~	$4,462.40 ~~$4,209.60~~	$4,863.20 ~~$4,462.40~~	$5,300.80~~$4,726.40~~	$5,777.60~~$5,005.60~~	$6,176.00~~$5,301.60~~
10" and larger		$6,051.30 ~~$5,718.95~~	$6,414.70 ~~$6,051.30~~	$6,990.85 ~~$6,414.70~~	$7,619.90~~$6,794.20~~	$8,305.30~~$7,195.55~~	$8,878.00~~$7,621.05~~

If requested, the Base Charge for nonresidential customers, who have irrigation systems and other water uses that do not enter the sewer system, will be adjusted. Calculations prepared by a Virginia licensed professional engineer must be provided to demonstrate what size of main water meter would be necessary for the building to accommodate only the water that enters the sewer system. The Base Charge will be adjusted based on the calculated meter size. In no case the Base Charge will be smaller than that for ¾" meter.

(1) *Effective date:* The Service charges and Base charges will change on July 1st of each new fiscal year. For metered accounts, the change is effective with meter readings beginning October 1st of each year. For unmetered accounts, the change is effective with billings beginning October 1st of each year.

(2) *Premises having a metered water supply:*

Category of Use	Service Charges
(A) Single-family detached and single-family attached dwellings such as townhouses, duplexes, multiplexes, semi-detached, rowhouses, garden court and patio houses with a separate water service line meter.	For each 1,000 gallons of water, based on winter-quarter consumption or current quarterly consumption, as measured by the service line meter, whichever is lower, a charge equal to the effective unit cost rate ($/1,000 gallons).
(B) All other uses.	For each 1,000 gallons of water as measured by the water service line, a charge equal to the effective unit cost rate ($/1,000 gallons).
(C) All users.	Base charge per billing as established in Section 67.1-10-2(e).

(D) The winter-quarter-maximum consumption is determined as follows:

(i) The quarterly-daily-average consumption of water is the consumption, measured by the water service line meter for the period between meter readings divided by the number of days elapsed between meter readings.

(ii) The quarterly consumption is 91.5 times the quarterly-daily-average consumption of water in leap years or 91.25 times the quarterly-daily-average consumption in non-leap years.

(iii) The winter-quarter-consumption is the quarterly consumption determined at the water service line meter reading scheduled between February 1 and April 30. The winter-quarter-consumption of each respective year shall be applicable to the four quarterly sewer billings rendered in conjunction with the regular meter reading scheduled after the next May.

(iv) All water delivered to the premises, as measured by the winter-quarter-consumption for single-family dwellings and townhouses or the meter of all other Users, shall be deemed to have been discharged to the Facilities of the County. However, any person may procure the installation of a second water service line meter. Such person may notify the Director of such installation, in which event the Director shall make such inspection or inspections as may be necessary to ascertain that no water delivered to the premises or only the water delivered through any such additional meter may enter the Facilities of the County. If the Director determines that water delivered through an additional meter may not enter the Facilities of the County, no charge hereunder shall be based upon such volume of water delivery. If the Director determines that only the water delivered through an additional meter may enter the Facilities of the County, only the water recorded on the additional meter shall be charged. In the alternative, any person may procure the installation of a sewage meter which shall be of a type and installed in a manner approved by the Director, who shall make periodic inspection to ensure accurate operation of said meter; in such event, the charge imposed hereunder shall be based upon the volume measured by such meter. The cost of all inspections required by the foregoing provisions for elective metering, as determined by normal cost accounting methods, shall be an additional charge for sanitary sewer service to the premises on which such meter or meters are installed.

(E) For single-family premises as in (e)(2)(A) not able to register valid meter readings for the measurement of winter-quarter-consumption the following billing method shall apply:

(i) Premises not existing, unoccupied or occupied by a different household during the applicable winter quarter, or which due to unfavorable weather, meter failure or for any other reason of meter inaccuracy cannot register valid meter readings, shall not be considered to have a valid meter reading for the purpose of winter-quarter-consumption measurement.

(ii) Such premises may be billed on the basis of the average winter-quarter-consumption for similar dwelling units or the current quarterly consumption, as registered by water service line meter, or based on historical water usage.

Accounts for single-family premises established by a builder for sewerage service during construction shall be considered a nonresidential use.

(3) Premises not having metered water supply or having both well water and public metered water supply:

(A) Single-family dwellings, as in (e)(2)(A). An amount equal to the average winter-quarter-consumption, during the applicable winter quarter, of similar dwelling units, times the effective unit cost rate ($/1,000 gallons). In the alternative, any such single-family residential customer may apply to the County, via the water supplier providing water service to the area in which the residential customer is located, for special billing rates, based on average per capita consumption of water in similar type units.

(B) All other uses: The charge shall be based upon the number of fixture units and load factor in accordance with the VUSBC, Table I and Table II Fixture Units and Load Factors for All Other Premises. There shall be an additional charge equal to the effective unit cost ($/1,000 gallons) for the volume discharged by fixtures discharging continuously or semi-continuously. Volume of continuous or semi-continuous discharge shall be deemed to be that used in determining availability charge.

(f) Hauled Wastewater Charges*:* There are hereby established and imposed the following Hauled Wastewater Charges:

(1) High-Strength Waste - $27 per 1,000 gallons of the hauler's truck capacity for septic tank and restaurant grease wastes.

(2) Low-Strength Waste – $7.72 per 1,000 gallons of the hauler's truck capacity for portable toilet, landfill leachate, or any such low- strength wastewater.

TABLE I. Table of Fixture Units

Type of Fixture or Group of Fixtures	Drainage Fixture Unit Value (DFU)
Commercial automatic clothes washer (2" standpipe)	3
Bathroom group consisting of water closet, lavatory and bathtub or shower stall (Residential):	
Tank type closet	6

Bathtub (with or without overhead shower)	2
Combination sink-and-tray with food disposal unit	2
Combination sink-and-tray with 1½" trap	2
Dental unit or cuspidor	1
Dental lavatory	1
Drinking fountain	½
Dishwasher, domestic	2
Floor drains with 2" waste	2
Kitchen sink, domestic, with one 1½" waste	2
Kitchen sink, domestic, with food waste grinder and/or dishwasher	2
Lavatory with 1¼" waste	1
Laundry tray (1 or 2 compartments)	2
Shower stall	2
Sinks:	
Surgeon's	3
Flushing rim (with valve)	6
Service (trap standard)	3
Service (P trap)	2
Pot, scullery, etc.	4
Urinal, pedestal, syphon jet blowout	6

Urinal, wall lip	4
Urinal stall, washout	4
Urinal trough (each 6-ft. section)	2
Wash sink (circular or multiple) each set of faucets	2
Water closet, tank-operated	4
Water closet, valve-operated	6
Fixture drain or trap size:	
1¼ inches and smaller	1
1½ inches	2
2 inches	3
2½ inches	4
3 inches	5
4 inches	6

TABLE II.
Fixture Units and Load Factors for All Other Premises
Quarterly Service Charges
Fiscal Year (July 1 - June 30)

Fixture Units	Load Factor	FY ~~2025~~ 2026	FY ~~2026~~ 2027	FY ~~2027~~ 2028	FY ~~2028~~ 2029	FY ~~2029~~ 2030	FY ~~2030~~2031
20 or less	1.00	149.28 ~~140.96~~	158.08 ~~149.28~~	172.48 ~~158.08~~	188.00 ~~167.36~~	204.96 ~~177.28~~	219.04 ~~187.84~~

21 to 30	1.25	186.60 ~~176.20~~	197.60 ~~186.60~~	215.60 ~~197.60~~	235.00 ~~209.20~~	256.20 ~~221.60~~	273.80 ~~234.80~~
31 to 40	1.45	216.46 ~~204.39~~	229.22 ~~216.46~~	250.10 ~~229.22~~	272.60 ~~242.67~~	297.19 ~~257.06~~	317.61 ~~272.37~~
41 to 50	1.60	238.85 ~~225.54~~	252.93 ~~238.85~~	275.97 ~~252.93~~	300.80 ~~267.78~~	327.94 ~~283.65~~	350.46 ~~300.54~~
51 to 60	1.75	261.24 ~~246.68~~	276.64 ~~261.24~~	301.84 ~~276.64~~	329.00 ~~292.88~~	358.68 ~~310.24~~	383.32 ~~328.72~~
61 to 70	1.90	283.63 ~~267.82~~	300.35 ~~283.63~~	327.71 ~~300.35~~	357.20 ~~317.98~~	389.42 ~~336.83~~	416.18 ~~356.90~~
71 to 80	2.05	306.02 ~~288.97~~	324.06 ~~306.02~~	353.58 ~~324.06~~	385.40 ~~343.09~~	420.17 ~~363.42~~	449.03 ~~385.07~~
81 to 90	2.20	328.42~~310.11~~	347.78~~328.42~~	379.46 ~~347.78~~	413.60 ~~368.19~~	450.91 ~~390.02~~	481.89 ~~413.25~~
91 to 100	2.30	343.34 ~~324.21~~	363.58 ~~343.34~~	396.70 ~~363.58~~	432.40 ~~384.93~~	471.41 ~~407.74~~	503.79 ~~432.03~~
101 to 110	2.40	358.27 ~~338.30~~	379.39 ~~358.27~~	413.95 ~~379.39~~	451.20 ~~401.66~~	491.90 ~~425.47~~	525.70 ~~450.82~~
111 to 120	2.55	380.66 ~~359.45~~	403.10 ~~380.66~~	439.82 ~~403.10~~	479.40 ~~426.77~~	522.65 ~~452.06~~	558.55 ~~478.99~~
121 to 130	2.65	395.59~~373.54~~	418.91~~395.59~~	457.07 ~~418.91~~	498.20 ~~443.50~~	543.14 ~~469.79~~	580.46 ~~497.78~~
131 to 140	2.75	410.52 ~~387.64~~	434.72 ~~410.52~~	474.32 ~~434.72~~	517.00 ~~460.24~~	563.64 ~~487.52~~	602.36 ~~516.56~~
141 to 150	2.85	425.45~~401.74~~	450.53~~425.45~~	491.57 ~~450.53~~	535.80 ~~476.98~~	584.14 ~~505.25~~	624.26 ~~535.34~~

151 to 160	2.95	440.38~~415.83~~	466.34~~440.38~~	508.82 ~~466.34~~	554.60 ~~493.71~~	604.63 ~~522.98~~	646.17 ~~554.13~~
161 to 170	3.05	455.30~~429.93~~	482.14~~455.30~~	526.06 ~~482.14~~	573.40 ~~510.45~~	625.13 ~~540.70~~	668.07 ~~572.91~~
171 to 180	3.15	470.23~~444.02~~	497.95~~470.23~~	543.31 ~~497.95~~	592.20 ~~527.18~~	645.62 ~~558.43~~	689.98 ~~591.70~~
181 to 190	3.25	485.16~~458.12~~	513.76~~485.16~~	560.56 ~~513.76~~	611.00 ~~543.92~~	666.12 ~~576.16~~	711.88 ~~610.48~~
191 to 200	3.35	500.09~~472.22~~	529.57~~500.09~~	577.81 ~~529.57~~	629.80 ~~560.66~~	686.62 ~~593.89~~	733.78 ~~629.26~~
201 to 210	3.45	515.02~~486.31~~	545.38~~515.02~~	595.06 ~~545.38~~	648.60 ~~577.39~~	707.11 ~~611.62~~	755.69 ~~648.05~~
211 to 220	3.55	529.94~~500.41~~	561.18~~529.94~~	612.30 ~~561.18~~	667.40 ~~594.13~~	727.61 ~~629.34~~	777.59 ~~666.83~~
221 to 230	3.65	544.87~~514.50~~	576.99~~544.87~~	629.55 ~~576.99~~	686.20 ~~610.86~~	748.10 ~~647.07~~	799.50 ~~685.62~~
231 to 240	3.75	559.80~~528.60~~	592.80~~559.80~~	646.80 ~~592.80~~	705.00 ~~627.60~~	768.60 ~~664.80~~	821.40 ~~704.40~~
241 to 250	3.85	574.73~~542.70~~	608.61~~574.73~~	664.05 ~~608.61~~	723.80 ~~644.34~~	789.10 ~~682.53~~	843.30 ~~723.18~~
251 to 260	3.90	582.19~~549.74~~	616.51~~582.19~~	672.67 ~~616.51~~	733.20 ~~652.70~~	799.34 ~~691.39~~	854.26 ~~732.58~~
261 to 270	4.00	597.12~~563.84~~	632.32~~597.12~~	689.92 ~~632.32~~	752.00 ~~669.44~~	819.84 ~~709.12~~	876.16 ~~751.36~~
271 to 280	4.05	604.58~~570.89~~	640.22~~604.58~~	698.54 ~~640.22~~	761.40 ~~677.81~~	830.09 ~~717.98~~	887.11 ~~760.75~~

281 to 290	4.10	612.05~~57 7.94~~	648.13~~612. 05~~	707.17 ~~648.13~~	770.80 ~~686.18~~	840.34 ~~726.85~~	898.06 ~~770.14~~
291 to 300	4.15	619.51~~58 4.98~~	656.03~~619. 51~~	715.79 ~~656.03~~	780.20 ~~694.54~~	850.58 ~~735.71~~	909.02 ~~779.54~~
301 to 310	4.20	626.98~~59 2.03~~	663.94~~626. 98~~	724.42 ~~663.94~~	789.60 ~~702.91~~	860.83 ~~744.58~~	919.97 ~~788.93~~
311 to 320	4.30	641.90~~60 6.13~~	679.74~~641. 90~~	741.66 ~~679.74~~	808.40 ~~719.65~~	881.33 ~~762.30~~	941.87 ~~807.71~~
321 to 330	4.40	656.83~~62 0.22~~	695.55~~656. 83~~	758.91 ~~695.55~~	827.20 ~~736.38~~	901.82 ~~780.03~~	963.78 ~~826.50~~
331 to 340	4.50	671.76~~63 4.32~~	711.36~~671. 76~~	776.16 ~~711.36~~	846.00 ~~753.12~~	922.32 ~~797.76~~	985.68 ~~845.28~~
341 to 350	4.60	686.69~~64 8.42~~	727.17~~686. 69~~	793.41 ~~727.17~~	864.80 ~~769.86~~	942.82 ~~815.49~~	1,007.58 ~~864.06~~
351 to 360	4.70	701.62~~66 2.51~~	742.98~~701. 62~~	810.66 ~~742.98~~	883.60 ~~786.59~~	963.31 ~~833.22~~	1,029.49 ~~882.85~~
361 to 370	4.80	716.54~~67 6.61~~	758.78~~716. 54~~	827.90 ~~758.78~~	902.40 ~~803.33~~	983.81 ~~850.94~~	1,051.39 ~~901.63~~
371 to 380	4.90	731.47~~69 0.70~~	774.59~~731. 47~~	845.15 ~~774.59~~	921.20 ~~820.06~~	1,004.30 ~~868.67~~	1,073.30 ~~920.42~~
381 to 390	5.00	746.40~~70 4.80~~	790.40~~746. 40~~	862.40 ~~790.40~~	940.00 ~~836.80~~	1,024.80 ~~886.40~~	1,095.20 ~~939.20~~
391 to 400	5.10	761.33~~71 8.90~~	806.21~~761. 33~~	879.65 ~~806.21~~	958.80 ~~853.54~~	1,045.30 ~~904.13~~	1,117.10 ~~957.98~~
401 to 410	5.20	776.26~~73 2.99~~	822.02~~776. 26~~	896.90 ~~822.02~~	977.60 ~~870.27~~	1,065.79 ~~921.86~~	1,139.01 ~~976.77~~

411 to 420	5.30	791.18~~74 7.09~~	837.82~~791. 18~~	914.14 ~~837.82~~	996.40 ~~887.01~~	1,086.29 ~~939.58~~	1,160.91 ~~995.55~~
421 to 430	5.40	806.11~~76 1.18~~	853.63~~806. 11~~	931.39 ~~853.63~~	1,015.20 ~~903.74~~	1,106.78 ~~957.31~~	1,182.82 ~~1,014.34~~
431 to 440	5.50	821.04~~77 5.28~~	869.44~~821. 04~~	948.64 ~~869.44~~	1,034.00 ~~920.48~~	1,127.28 ~~975.04~~	1,204.72 ~~1,033.12~~
441 to 450	5.60	835.97~~78 9.38~~	885.25~~835. 97~~	965.89 ~~885.25~~	1,052.80 ~~937.22~~	1,147.78 ~~992.77~~	1,226.62 ~~1,051.90~~
451 to 460	5.70	850.90~~80 3.47~~	901.06~~850. 90~~	983.14 ~~901.06~~	1,071.60 ~~953.95~~	1,168.27 ~~1,010.50~~	1,248.53 ~~1,070.69~~
461 to 470	5.80	865.82~~81 7.57~~	916.86~~865. 82~~	1,000.38 ~~916.86~~	1,090.40 ~~970.69~~	1,188.77 ~~1,028.22~~	1,270.43 ~~1,089.47~~
471 to 480	5.90	880.75~~83 1.66~~	932.67~~880. 75~~	1,017.63 ~~932.67~~	1,109.20 ~~987.42~~	1,209.26 ~~1,045.95~~	1,292.34 ~~1,108.26~~
481 to 490	6.00	895.68~~84 5.76~~	948.48~~895. 68~~	1,034.88 ~~948.48~~	1,128.00 ~~1,004.16~~	1,229.76 ~~1,063.68~~	1,314.24 ~~1,127.04~~
491 to 500	6.10	910.61~~85 9.86~~	964.29~~910. 61~~	1,052.13 ~~964.29~~	1,146.80 ~~1,020.90~~	1,250.26 ~~1,081.41~~	1,336.14 ~~1,145.82~~
501 to 525	6.25	933.00~~88 1.00~~	988.00~~933. 00~~	1,078.00 ~~988.00~~	1,175.00 ~~1,046.00~~	1,281.00 ~~1,108.00~~	1,369.00 ~~1,174.00~~
526 to 550	6.50	970.32~~91 6.24~~	1,027.52~~97 0.32~~	1,121.12 ~~1,027.52~~	1,222.00 ~~1,087.84~~	1,332.24 ~~1,152.32~~	1,423.76 ~~1,220.96~~
551 to 575	6.75	1,007.64 ~~951.48~~	1,067.04~~1,0 07.64~~	1,164.24 ~~1,067.04~~	1,269.00 ~~1,129.68~~	1,383.48 ~~1,196.64~~	1,478.52 ~~1,267.92~~
576 to 600	7.00	1,044.96 ~~986.72~~	1,106.56~~1,0 44.96~~	1,207.36 ~~1,106.56~~	1,316.00 ~~1,171.52~~	1,434.72 ~~1,240.96~~	1,533.28 ~~1,314.88~~

601 to 625	7.25	1,082.28 ~~1,021.96~~	1,146.08 ~~1,082.28~~	1,250.48 ~~1,146.08~~	1,363.00 ~~1,213.36~~	1,485.96 ~~1,285.28~~	1,588.04 ~~1,361.84~~
626 to 650	7.50	1,119.60 ~~1,057.20~~	1,185.60 ~~1,119.60~~	1,293.60 ~~1,185.60~~	1,410.00 ~~1,255.20~~	1,537.20 ~~1,329.60~~	1,642.80 ~~1,408.80~~
651 to 675	7.75	1,156.92 ~~1,092.44~~	1,225.12 ~~1,156.92~~	1,336.72 ~~1,225.12~~	1,457.00 ~~1,297.04~~	1,588.44 ~~1,373.92~~	1,697.56 ~~1,455.76~~
676 to 700	8.00	1,194.24 ~~1,127.68~~	1,264.64 ~~1,194.24~~	1,379.84 ~~1,264.64~~	1,504.00 ~~1,338.88~~	1,639.68 ~~1,418.24~~	1,752.32 ~~1,502.72~~
701 to 725	8.20	1,224.10 ~~1,155.87~~	1,296.26 ~~1,224.10~~	1,414.34 ~~1,296.26~~	1,541.60 ~~1,372.35~~	1,680.67 ~~1,453.70~~	1,796.13 ~~1,540.29~~
726 to 750	8.40	1,253.95 ~~1,184.06~~	1,327.87 ~~1,253.95~~	1,448.83 ~~1,327.87~~	1,579.20 ~~1,405.82~~	1,721.66 ~~1,489.15~~	1,839.94 ~~1,577.86~~
751 to 775	8.60	1,283.81 ~~1,212.26~~	1,359.49 ~~1,283.81~~	1,483.33 ~~1,359.49~~	1,616.80 ~~1,439.30~~	1,762.66 ~~1,524.61~~	1,883.74 ~~1,615.42~~
776 to 800	8.80	1,313.66 ~~1,240.45~~	1,391.10 ~~1,313.66~~	1,517.82 ~~1,391.10~~	1,654.40 ~~1,472.77~~	1,803.65 ~~1,560.06~~	1,927.55 ~~1,652.99~~
801 to 825	9.00	1,343.52 ~~1,268.64~~	1,422.72 ~~1,343.52~~	1,552.32 ~~1,422.72~~	1,692.00 ~~1,506.24~~	1,844.64 ~~1,595.52~~	1,971.36 ~~1,690.56~~
826 to 850	9.20	1,373.38 ~~1,296.83~~	1,454.34 ~~1,373.38~~	1,586.82 ~~1,454.34~~	1,729.60 ~~1,539.71~~	1,885.63 ~~1,630.98~~	2,015.17 ~~1,728.13~~
851 to 875	9.35	1,395.77 ~~1,317.98~~	1,478.05 ~~1,395.77~~	1,612.69 ~~1,478.05~~	1,757.80 ~~1,564.82~~	1,916.38 ~~1,657.57~~	2,048.02 ~~1,756.30~~
876 to 900	9.50	1,418.16 ~~1,339.12~~	1,501.76 ~~1,418.16~~	1,638.56 ~~1,501.76~~	1,786.00 ~~1,589.92~~	1,947.12 ~~1,684.16~~	2,080.88 ~~1,784.48~~
901 to 925	9.65	1,440.55 ~~1,360.26~~	1,525.47 ~~1,440.55~~	1,664.43 ~~1,525.47~~	1,814.20 ~~1,615.02~~	1,977.86 ~~1,710.75~~	2,113.74 ~~1,812.66~~

926 to 950	9.80	1,462.94~~1,381.41~~	1,549.18~~1,462.94~~	1,690.30~~1,549.18~~	1,842.40~~1,640.13~~	2,008.61~~1,737.34~~	2,146.59~~1,840.83~~
951 to 975	9.95	1,485.34~~1,402.55~~	1,572.90~~1,485.34~~	1,716.18~~1,572.90~~	1,870.60~~1,665.23~~	2,039.35~~1,763.94~~	2,179.45~~1,869.01~~
976 to 1,000	10.15	1,515.19~~1,430.74~~	1,604.51~~1,515.19~~	1,750.67~~1,604.51~~	1,908.20~~1,698.70~~	2,080.34~~1,799.39~~	2,223.26~~1,906.58~~
1,001 to 1,050	10.55	1,574.90~~1,487.13~~	1,667.74~~1,574.90~~	1,819.66~~1,667.74~~	1,983.40~~1,765.65~~	2,162.33~~1,870.30~~	2,310.87~~1,981.71~~
1,051 to 1,100	10.90	1,627.15~~1,536.46~~	1,723.07~~1,627.15~~	1,880.03~~1,723.07~~	2,049.20~~1,824.22~~	2,234.06~~1,932.35~~	2,387.54~~2,047.46~~
1,101 to 1,150	11.30	1,686.86~~1,592.85~~	1,786.30~~1,686.86~~	1,949.02~~1,786.30~~	2,124.40~~1,891.17~~	2,316.05~~2,003.26~~	2,475.15~~2,122.59~~
1,151 to 1,200	11.70	1,746.58~~1,649.23~~	1,849.54~~1,746.58~~	2,018.02~~1,849.54~~	2,199.60~~1,958.11~~	2,398.03~~2,074.18~~	2,562.77~~2,197.73~~
1,201 to 1,250	12.00	1,791.36~~1,691.52~~	1,896.96~~1,791.36~~	2,069.76~~1,896.96~~	2,256.00~~2,008.32~~	2,459.52~~2,127.36~~	2,628.48~~2,254.08~~
1,251 to 1,300	12.35	1,843.61~~1,740.86~~	1,952.29~~1,843.61~~	2,130.13~~1,952.29~~	2,321.80~~2,066.90~~	2,531.26~~2,189.41~~	2,705.14~~2,319.82~~
1,301 to 1,350	12.70	1,895.86~~1,790.19~~	2,007.62~~1,895.86~~	2,190.50~~2,007.62~~	2,387.60~~2,125.47~~	2,602.99~~2,251.46~~	2,781.81~~2,385.57~~
1,351 to 1,400	13.00	1,940.64~~1,832.48~~	2,055.04~~1,940.64~~	2,242.24~~2,055.04~~	2,444.00~~2,175.68~~	2,664.48~~2,304.64~~	2,847.52~~2,441.92~~
1,401 to 1,450	13.25	1,977.96~~1,867.72~~	2,094.56~~1,977.96~~	2,285.36~~2,094.56~~	2,491.00~~2,217.52~~	2,715.72~~2,348.96~~	2,902.28~~2,488.88~~
1,451 to 1,500	13.50	2,015.28~~1,902.96~~	2,134.08~~2,015.28~~	2,328.48~~2,134.08~~	2,538.00~~2,259.36~~	2,766.96~~2,393.28~~	2,957.04~~2,535.84~~

1,501 to 1,600	14.05	2,097.381 ~~,980.49~~	2,221.022,0 ~~97.38~~	2,423.34 ~~2,221.02~~	2,641.40 ~~2,351.41~~	2,879.69 ~~2,490.78~~	3,077.51 ~~2,639.15~~
1,601 to 1,700	14.60	2,179.492 ~~,058.02~~	2,307.972,1 ~~79.49~~	2,518.21 ~~2,307.97~~	2,744.80 ~~2,443.46~~	2,992.42 ~~2,588.29~~	3,197.98 ~~2,742.46~~
1,701 to 1,800	15.15	2,261.592 ~~,135.54~~	2,394.912,2 ~~61.59~~	2,613.07 ~~2,394.91~~	2,848.20 ~~2,535.50~~	3,105.14 ~~2,685.79~~	3,318.46 ~~2,845.78~~
1,801 to 1,900	15.70	2,343.702 ~~,213.07~~	2,481.862,3 ~~43.70~~	2,707.94 ~~2,481.86~~	2,951.60 ~~2,627.55~~	3,217.87 ~~2,783.30~~	3,438.93 ~~2,949.09~~
1,901 to 2,000	16.25	2,425.802 ~~,290.60~~	2,568.802,4 ~~25.80~~	2,802.80 ~~2,568.80~~	3,055.00 ~~2,719.60~~	3,330.60 ~~2,880.80~~	3,559.40 ~~3,052.40~~
2,001 to 2,100	16.80	2,507.902 ~~,368.13~~	2,655.742,5 ~~07.90~~	2,897.66 ~~2,655.74~~	3,158.40 ~~2,811.65~~	3,443.33 ~~2,978.30~~	3,679.87 ~~3,155.71~~
2,101 to 2,200	17.35	2,590.012 ~~,445.66~~	2,742.692,5 ~~90.01~~	2,992.53 ~~2,742.69~~	3,261.80 ~~2,903.70~~	3,556.06 ~~3,075.81~~	3,800.34 ~~3,259.02~~
2,201 to 2,300	17.90	2,672.112 ~~,523.18~~	2,829.632,6 ~~72.11~~	3,087.39 ~~2,829.63~~	3,365.20 ~~2,995.74~~	3,668.78 ~~3,173.31~~	3,920.82 ~~3,362.34~~
2,301 to 2,400	18.45	2,754.222 ~~,600.71~~	2,916.582,7 ~~54.22~~	3,182.26 ~~2,916.58~~	3,468.60 ~~3,087.79~~	3,781.51 ~~3,270.82~~	4,041.29 ~~3,465.65~~
2,401 to 2,500	19.00	2,836.322 ~~,678.24~~	3,003.522,8 ~~36.32~~	3,277.12 ~~3,003.52~~	3,572.00 ~~3,179.84~~	3,894.24 ~~3,368.32~~	4,161.76 ~~3,568.96~~
2,501 to 2,600	19.55	2,918.422 ~~,755.77~~	3,090.462,9 ~~18.42~~	3,371.98 ~~3,090.46~~	3,675.40 ~~3,271.89~~	4,006.97 ~~3,465.82~~	4,282.23 ~~3,672.27~~
2,601 to 2,700	20.10	3,000.532 ~~,833.30~~	3,177.413,0 ~~00.53~~	3,466.85 ~~3,177.41~~	3,778.80 ~~3,363.94~~	4,119.70 ~~3,563.33~~	4,402.70 ~~3,775.58~~
2,701 to 2,800	20.65	3,082.632 ~~,910.82~~	3,264.353,0 ~~82.63~~	3,561.71 ~~3,264.35~~	3,882.20 ~~3,455.98~~	4,232.42 ~~3,660.83~~	4,523.18 ~~3,878.90~~

2,801 to 2,900	21.20	3,164.742,988.35	3,351.303,164.74	3,656.58 3,351.30	3,985.60 3,548.03	4,345.15 3,758.34	4,643.65 3,982.21
2,901 to 3,000	21.75	3,246.843,065.88	3,438.243,246.84	3,751.44 3,438.24	4,089.00 3,640.08	4,457.88 3,855.84	4,764.12 4,085.52
3,001 to 4,000	26.00	3,881.283,664.96	4,110.083,881.28	4,484.48 4,110.08	4,888.00 4,351.36	5,328.96 4,609.28	5,695.04 4,883.84
4,001 to 5,000	29.50	4,403.764,158.323,993.12	4,663.364,403.76	5,088.16 4,663.36	5,546.00 4,937.12	6,046.32 5,229.76	6,461.68 5,541.28
5,001 to 6,000	33.00	4,926.244,651.68	5,216.644,926.24	5,691.84 5,216.64	6,204.00 5,522.88	6,763.68 5,850.24	7,228.32 6,198.72
6,001 to 7,000	36.40	5,433.795,130.94	5,754.115,433.79	6,278.27 5,754.11	6,843.20 6,091.90	7,460.54 6,452.99	7,973.06 6,837.38
7,001 to 8,000	39.60	5,911.495,582.02	6,259.975,911.49	6,830.21 6,259.97	7,444.80 6,627.46	8,116.42 7,020.29	8,673.98 7,438.46
8,001 to 9,000	42.75	6,381.726,026.04	6,757.926,381.72	7,373.52 6,757.92	8,037.00 7,154.64	8,762.04 7,578.72	9,363.96 8,030.16
9,001 to 10,000	46.00	6,866.886,484.16	7,271.686,866.88	7,934.08 7,271.68	8,648.00 7,698.56	9,428.16 8,154.88	10,075.84 8,640.64
10,001 to 11,000	48.85	7,292.336,885.90	7,722.217,292.33	8,425.65 7,722.21	9,183.80 8,175.54	10,012.30 8,660.13	10,700.10 9,175.98
11,001 to 12,000	51.60	7,702.857,273.54	8,156.937,702.85	8,899.97 8,156.93	9,700.80 8,635.78	10,575.94 9,147.65	11,302.46 9,692.54
12,001 to 13,000	54.60	8,150.697,696.42	8,631.178,150.69	9,417.41 8,631.17	10,264.80 9,137.86	11,190.82 9,679.49	11,959.58 10,256.06
13,001 to 14,000	57.40	8,568.678,091.10	9,073.798,568.67	9,900.35 9,073.79	10,791.20 9,606.46	11,764.70 10,175.87	12,572.90 10,782.02

14,001 to 15,000	60.00	8,956.808~~,457.60~~	9,484.808~~,956.80~~	10,348.80~~9,484.80~~	11,280.00~~10,041.60~~	12,297.60~~10,636.80~~	13,142.40~~11,270.40~~

NOTES:

(1) Base charge is not included in rates above.

GIVEN under my hand this _____ day of _____, ~~2025~~2026

_____
Jill G. Cooper
Clerk for the Board of Supervisors

Board Agenda Item
April 14, 2026

3:00 p.m.

Public Hearing on the FY 2027 Effective Tax Rate Increase

ISSUE:
Because the assessed value of existing property has increased by one percent or more, *Virginia Code Section 58.1-3321* requires the Board to hold a public hearing on the real estate tax rate.

RECOMMENDATION:
The revenue projections included in the FY 2027 Advertised Budget Plan are based on a Real Estate Tax rate of $1.1225 per $100 of assessed value. However, a balance of $23,167,079 remains unallocated and is available for the Board's consideration. A real estate tax rate of $1.1225 per $100 of assessed value was authorized by the Board of Supervisors. Action on the tax rate is recommended to take place on May 5, 2026, as part of the annual adoption of the tax rate resolution, after the public hearings on the FY 2027 Advertised Budget Plan beginning on April 14, 2026, and the Board markup on April 28, 2026.

TIMING:
On March 17, 2026, the Board authorized advertisement of a public hearing to be held on April 14, 2026, at 3:00 p.m.

BACKGROUND:
The FY 2027 Advertised Budget Plan is based on a real estate tax rate of $1.1225 per $100 of assessed value. The tax rate included in the proposed budget remains the same as FY 2026. Although no numerical change in the Real Estate tax rate is being proposed, the total assessed value of existing property has increased by more than one percent. Under such circumstances, Virginia Code Section 58.1-3321 requires that the Board advertise a public hearing and take action to adopt the proposed FY 2027 rate rather than the rate computed by the statutory formula. It should be noted that the total increase in assessed value of existing properties is expected to be 3.32 percent, including an increase of 3.99 percent for residential real property and an increase of 0.92 percent for non-residential real property. As a result, most property owners would experience an increase in their real estate tax bill.

The following language, based on Virginia Code and included in the advertisement for this public hearing, describes the effective tax increase due to appreciation and a constant tax rate

1. Assessment Increase: Total assessed value of real property, excluding additional assessments due to new construction or improvements to property, exceeds last year's total assessed value of real property by 3.32 percent.

2. Lowered Rate Necessary to Offset Increased Assessment: The tax rate which would levy the same amount of real estate tax as last year, when multiplied by the new total assessed value of real estate with the exclusions mentioned above, would be $1.0864 per $100 of assessed value. This rate will be known as the "lowered tax rate."

3. Effective Rate Increase: Fairfax County, Virginia, proposes to adopt a tax rate of $1.1225 per $100 of assessed value. The difference between the lowered tax rate and the proposed rate would be $0.0361 per $100, or 3.32 percent. This difference will be known as the "effective tax rate increase."

   Individual property taxes may, however, increase at a percentage greater than or less than the above percentage.

4. Proposed Total Budget Increase: Based on the proposed real property tax rate and changes in other revenues, the total budget of Fairfax County, Virginia, will exceed last year's by 3.75 percent[1].

EQUITY IMPACT:
The County is committed to fostering an inclusive and equitable environment where all individuals have the opportunity to thrive. The Department Management and Budget (DMB) recognizes that budget decisions can significantly impact equity; therefore, the department strives to ensure that financial planning and resource allocation promote fairness and justice. The commitment to equity is reflected in budget priorities outlined by the Board of Supervisors and resource allocation aims to meet these initiatives. Budget development is specifically guided by the following equity goals and principles: accessibility, participation, transparency, and impact assessment. In particular, DMB considers how funding decisions impact populations and places, address causes of inequities and disparities, and are informed by the voice of impacted populations. This focus on equity creates a more just and inclusive County not only for residents and visitors but also for the County workforce.

FISCAL IMPACT:
The advertised FY 2027 real estate tax rate of $1.1225 per $100 of assessed value results in the revenue projections outlined in the FY 2027 Advertised Budget Plan. If the tax rate is lowered to a rate of $1.0864 per $100 of assessed value as described by Virginia Code Section 58.1-3321, then the revenue projection set forth in the FY 2027 Advertised Budget Plan would decrease by $126.9 million.

Board Agenda Item
April 14, 2026

ENCLOSED DOCUMENTS:
None.

STAFF:
Bryan J. Hill, County Executive
Christina Jackson, Deputy County Executive/ Chief Financial Officer
Jaydeep Doshi, Director, Department of Tax Administration
Philip Hagen, Director, Department of Management and Budget
Katie Horstman, Deputy Director, Department of Management and Budget
Joe LaHait, Deputy Director, Department of Management and Budget

ASSIGNED COUNSEL:
Patricia McCay, Deputy County Attorney

[1] The total budget increase is based on all revenues received by the General Fund of Fairfax County. Projected FY 2027 disbursements as shown in the FY 2027 Advertised Budget Plan reflect an increase of 2.00 percent from the FY 2026 level.

Board Agenda Item
April 14, 2026

4:00 p.m.

Public Hearing on the FY 2027 Advertised Budget Plan, the FY 2027 – FY 2031 Advertised Capital Improvement Program (with Future Fiscal Years to 2036) and to Amend the Current Appropriation Level of the FY 2026 Revised Budget Plan as Proposed in the FY 2026 Third Quarter Review (Public Hearings Continue on April 15 and 16)

EQUITY IMPACT:
The County is committed to fostering an inclusive and equitable environment where all individuals have the opportunity to thrive. The Department Management and Budget (DMB) recognizes that budget decisions can significantly impact equity; therefore, the department strives to ensure that financial planning and resource allocation promote fairness and justice. The commitment to equity is reflected in budget priorities outlined by the Board of Supervisors and resource allocation aims to meet these initiatives. Budget development is specifically guided by the following equity goals and principles: accessibility, participation, transparency, and impact assessment. In particular, DMB considers how funding decisions impact populations and places, address causes of inequities and disparities, and are informed by the voice of impacted populations. This focus on equity creates a more just and inclusive County not only for residents and visitors but also for the County workforce.

ENCLOSED DOCUMENTS:
None. Board Members will receive the Planning Commission's recommendations on the FY 2027 – FY 2031 Advertised Capital Improvement Program (With Future Fiscal Years to 2036) prior to the April 14, 2026, meeting.

Board Members are directed to the following budget documents available online at the links provided below:

1. *FY 2026 Third Quarter Review*
   https://www.fairfaxcounty.gov/budget/fy-2026-third-quarter-review

2. FY 2027 Advertised Budget Plan
   https://www.fairfaxcounty.gov/budget/advertised-budget-plan

3. FY 2027 – FY 2031 Advertised Capital Improvement Program (With Future Fiscal Years to 2036)
   https://www.fairfaxcounty.gov/budget/sites/budget/files/Assets/documents/fy2027/advertised/CIP.pdf

Board Agenda Item
April 14, 2026

STAFF:
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Joe LaHait, Deputy Director, Department of Management and Budget