

*(Also See Subdivision Provisions Ordinance Amendment 16-18-101, and
Public Facilities Manual Amendment 126-18-PFM
adopted simultaneously on May 1, 2018)*

***ADOPTION OF AN AMENDMENT TO
APPENDIX Q (LAND DEVELOPMENT SERVICES FEE SCHEDULE)
OF THE 1976 CODE OF THE COUNTY OF FAIRFAX, VIRGINIA***

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium, Lobby Level, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia, on Tuesday, May 1, 2018, the Board after having first given notice of its intention so to do, in the manner prescribed by law, adopted an amendment to Appendix Q (Land Development Services Fee Schedule) of the 1976 Code of the County of Fairfax, Virginia, said amendment so adopted being in the words and figures following, to-wit:

***BE IT ORDAINED BY THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY,
VIRGINIA:***

That the Code of the County of Fairfax, Virginia, Appendix Q (Land Development Services Fee Schedule), is amended, as follows:

Amend Appendix Q (Land Development Services Fee Schedule), Table of Contents, I. Building Development Fees, where deletions are shown as strikeouts and insertions are underlined, to read as follows:

TABLE OF CONTENTS

I. Building Development Fees	
A. Standard Fees	Appendix Q—2
B. Building Permit and Other Fees	Appendix Q—2
C. Mechanical Permit Fees	Appendix Q—5
D. Electrical Permit Fees	Appendix Q—7
E. Plumbing Permit Fees	Appendix Q—9
F. Household Appliance Permit Fees	Appendix Q—10
G. Vertical Transportation Permit Fees	Appendix Q—10
H. Fire Prevention Division (Fire Marshal) Fees	Appendix Q—11
I. Amusement Device Permit Fees	Appendix Q—12
<u>J. Building and Fire Prevention Code Modifications and</u>	<u>Appendix Q—12</u>
<u>Local Board of Building Code Appeals Fees.....</u>	

Amend Part I (Building Development Fees), Section A (Standard Fees), Paragraph 3, where deletions are shown as strikeouts and insertions are underlined, to read as follows:

3. After-hours re-energization or time-specific inspection fee for each 30-minute period or fraction thereof \$241.20

Amend Part I (Building Development Fees), Section G (Vertical Transportation Permit Fees), where insertions are underlined and deletions are struck, to read as follows:

G. VERTICAL TRANSPORTATION PERMIT FEES

(A) Commercial Mechanical Equipment Installation Fees: The permit fee for installation, repair, modernization, or replacement of all mechanical equipment installed in buildings other than within individual residences. This fee is in addition to the equipment fees listed below in this section.

	Percentage of the contract value less the value of the equipment listed below	2.00%
	<u>With a minimum fee of</u>	<u>\$135.00</u>

~~1. Commercial (new or replacement):~~

- Chair/platform lifts \$142.00
- Dumbwaiters/material lifts
 - Hand-operated \$142.00
 - Power-driven \$142.00
- Elevators
 - Construction Use/Hoist, plus floor charge ~~\$306.00~~
\$289.00
 - Freight, plus floor charge (see ‘floor charge’ below) \$289.00
 - Passenger, plus floor charge (see ‘floor charge’ below) \$289.00
- Escalators, per floor/moving walks \$497.00
- Man lifts \$146.00
 - Hand-driven \$113.00

Floor charge: Fee charged for each floor in the building where a passenger or freight elevator is installed. This charge shall be computed and added to the ~~cost~~ \$47.00
fee for of the first piece of equipment only that has the most stops.

Alterations or repairs shall be charged at a percentage of the estimated cost of repairs	Percentage of the estimated cost of repairs	1.50%
	With a minimum fee of	\$135.00

~~2.(B) Residential Mechanical Equipment Installation Fees new, repair, modernization, or replacement:~~

- Chair/platform lifts \$142.00
- Dumbwaiters
 - Hand-operated \$142.00
 - Power-driven \$142.00
- Private residence elevators \$306.00

(BC) Periodic Mechanical Inspection Fee: All vertical transportation equipment, other than that which is installed within individual residences, and other than conveyors, requires an annual certificate of compliance. For an annual certificate of compliance, the annual fee payable by the owner of the building to the County of Fairfax ~~on or~~ before the expiration of the certificate shall be as follows:

- Chair/platform lifts \$146.00
- Dumbwaiters/material lifts
 - Hand-operated \$122.00
 - Power-driven \$134.00
- Elevators
 - Construction \$266.00
 - Freight, plus floor charge (see 'floor charge' below) \$266.00
 - Passenger, plus floor charge (see 'floor charge' below) \$266.00
- Escalators, per floor/moving walks \$146.00
- Man lifts \$146.00
- Sidewalk elevators
 - Hand-driven \$113.00
 - Power-driven \$150.00

Floor charge: Fee charged for each floor in the building where a passenger or freight elevator is installed. This charge shall be computed and added to the ~~cost~~ fee for of the first piece of equipment only that has the most stops. \$47.00

Freight and passenger elevator tests: The following fees apply to freight and passenger elevator tests which are not performed in conjunction with regularly scheduled periodic inspections:

- Temporary inspection \$246.00
- Temporary inspection (extension) \$115.00
- Governor test \$296.00
- Load test \$445.00
- Speed test \$296.00
- Static pressure/hydraulic \$296.00
- Fire and smoke test \$213.00

Amend Part I (Building Development Fees), to Add Section J (Building and Fire Prevention Code Modifications and Local Board of Building Code Appeals Fees), to read as follows:

J. BUILDING AND FIRE PREVENTION CODE MODIFICATIONS AND LOCAL BOARD OF BUILDING CODE APPEALS FEES:

- Building and Fire Prevention Code Modification Fees \$208.00

- 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 \$208.00

Amend Part II (Site Development Fees), Section A (Plan and Document Review Fees), Subsection B (Subdivision Plans, Site Plans, and Site Plans for Public Improvements Only), paragraphs 1- 3, where insertions are underlined and deletions are struck, to read as follows:

(B) 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 Plan
 - 1st submission \$5,796.00
 - ~~◦ Plus, fee per disturbed acre or any fraction thereof~~ ~~\$1,060.80~~

- Site Plan
 - 1st submission \$8,755.20
 - ~~◦ Plus, fee per disturbed area or any fraction thereof~~ ~~\$1,060.80~~

- 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 submission \$4,222.80
 - ~~◦ Plus, per linear foot or fraction thereof, of each improvement~~ ~~\$1.45~~

2. Fees in addition to base fees:

<u>Site Plan and Subdivision Plan</u>	<u>Additional fee per disturbed acre or any fraction thereof</u>	<u>\$1,060.80</u>
<u>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.</u>	<u>Additional fee per linear foot or fraction thereof, of each improvement</u>	<u>\$1.45</u>
<ul style="list-style-type: none"> • Additional plan review, as a result of an approved zoning action associated with the proposed construction to include the following <ul style="list-style-type: none"> ◦ Sites subject to rezoning ◦ Sites subject to special exception ◦ Sites subject to special permit ◦ Sites subject to variance • Review resulting from site conditions and proposed improvements <ul style="list-style-type: none"> ◦ SWM/BMP facility, for each facility serving the site (on or off-site), except as noted, <ul style="list-style-type: none"> ◇ Constructed Wetland or Ponds ◇ Bioretention Basin or Filter, Infiltration Facility, Filtering Practice ¹, Innovative BMP ², or Detention-Only Facility ³ ◇ Dry Swale, Wet Swale, or Grass Channel (per linear foot) ◇ Rainwater Harvesting System, per square foot of collection area, ◇ Permeable Pavement, Vegetated Roof, per square foot of surface ◇ Manufactured BMP ⁴, Micro- or Urban Bioretention ⁵ ◇ Rooftop Disconnection, for each building served ◇ Sheet Flow to Vegetated Filter Strip or Conserved Open Space, Soil Amendments, Reforestation, flat fee per plan 	<ul style="list-style-type: none"> with a maximum cumulative fee of with a maximum cumulative fee of with a minimum of with a minimum of with a minimum of with a minimum of 	<ul style="list-style-type: none"> \$4,158.00 \$2,442.00 \$1,713.60 \$1,713.60 \$1,269.60 \$7,500.00 \$3,200.00 \$1,900.00 \$5.00 \$1,500.00 \$0.12 \$1,900.00 \$0.12 \$1,500.00 \$1,200.00 \$500.00 \$500.00

◦ Floodplain area (existing and proposed)	\$856.80
◦ Natural drainage way (non-floodplain watersheds)	\$856.80
◦ Problem soils (area with soil types A or B, per the official map adopted by the Board or as deemed by the Director)	\$1,269.60

Footnotes;

1. Filtering practices include facilities such as sand filters.
2. BMPs not on 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.

3. Resubmissions:

• 2nd submission base fee: fee tabulated at a percentage of the first submission fee assessed in accordance with (B1) and (B2) above	Percentage of the Original Fee	50.00%
◦ Plus, additional fees charged in accordance (B1) and (B2) 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	
• The maximum combined first and second submission base fees:		
◦ For subdivision plans		\$15,907.20
◦ For site plans		\$56,772.00
◦ Resubmission site and subdivision plan after 2nd submission, per submission (does not apply to site plans with public improvements only)		\$5,604.00
• 2nd submission fee for site plans with public improvements only, per submission		\$0.00
◦ Resubmissions after 2nd submission for site plans with public improvements only, per submission: fee tabulated at a percentage of the first submission fee in accordance with (B1) and (B2) above.	Percentage of the Original Fee	50.00%

Amend Part II (Site Development Fees), Section A (Plan and Document Review Fees), Subsection D (Processing of Studies, Soils Reports and Other Plans), Item 1 (Studies), where insertions are underlined and deletions are struck, to read as follows:

1. Studies:

- Drainage study, per submissions (non-floodplain watersheds) \$1,960.80
- Floodplain study
 - Per submission, per linear foot of baseline or fraction thereof \$2.76
 - Plus, fee per road crossing and per dam, \$610.80
Not to exceed total fee, per submission \$11,226.00
- Parking study
 - Parking tabulation for change in use, per submission \$980.40
 - Parking redesignation plan, per submission \$980.40
 - Administrative parking reduction for churches, temples, synagogues and other such places of worship with child care center, nursery school or private school of general or special education, per submission \$980.40
 - Parking reduction based on the sum of the hourly parking demand or the sum of the hourly parking demand in combination with other factors when the required spaces are:
 - ♦ Under 225 spaces \$2,811.60
 - ♦ 225 to 350 spaces \$4,882.80
 - ♦ 351 to 599 spaces \$7,806.00
 - ♦ 600 spaces or more \$16,351.20
 - Parking reduction based on proximity to a mass transit station, transportation facility, or bus service or a parking reduction within a Transit Station Area \$2,811.60
 - Parking reduction based on the unique nature of the proposed use(s) \$2,811.60
- Recycling study: When the plan or study is submitted to the County for the sole purpose of placing recycling containers on a commercial or industrial site, as required by the Fairfax County Business Implementation Recycling Plan, per submission. \$0.00
- Water Quality Fees*
 - Resource Protection Area (RPA) Boundary Delineations and Resources Management Area (RMA) Boundary Delineations
 - ♦ 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 \$418.80

- ♦ 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 \$418.80
 - Project with greater than 150 linear feet of baseline \$418.80
 - Plus, fee per linear foot of baseline or fraction thereof, in excess of 150 linear feet \$0.96
- Water Quality Impact Assessments (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 \$432.00
 - ♦ Bonded lots: lots in conjunction with multiple construction within a subdivision or site plan currently bonded with the County, per submission \$1,652.40

* In the event that a 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.

Amend Part II (Site Development Fees), Section A (Plan and Document Review Fees), Subsection D (Processing of Studies, Soils Reports and Other Plans), Paragraph 2 (Soils Reports), where insertions are underlined and deletions are struck, to read as follows:

2. Soils Reports:

- Commercial and multi-family development, bonded residential ~~Bonded~~ lots: lots in conjunction with multiple constructions in a newly bonded subdivision development, site plan or site plan for public improvements only
 - 1st submission, ~~per lot~~ \$3,422.40
 - Resubmission and revisions, per submission \$1,122.00

- Non-bonded residential lots: existing lots and acreage, rough grading and filling parcels, and parcels with lots of 5 acres or of more, not within a subdivision or site plan development currently bonded with the County; and minor site plans; per submission

◦ 1 st submission, per lot	\$2,200.80
	Not to exceed \$4,386.00
◦ Resubmissions and revisions, per submission	\$1,122.00

Amend Part II (Site Development Fees), Section C (Site Inspection Fees), Subsection B (Fees in Addition to the Base Fee), Paragraph 1 (Public Utility Fees), where insertions are underlined and deletions are struck, to read as follows:

1. Public Utility Fees:

• Storm drainage	
◦ Base fee for <u>the</u> first 100 linear feet	\$1,862.40
◦ Plus, fee fF For each additional linear foot or fraction thereof	\$4.02
• Stormwater management ponds	
◦ Embankment less than or equal to 6 feet high	\$1,856.40
◦ Embankment greater than 6 feet high	\$3,699.60
• Dedicated streets	
◦ For <u>the</u> first 400 linear feet <u>556 square yards</u>	\$2,601.60
◦ Plus, fee fF For each additional linear foot <u>square yard</u> or fraction thereof	\$10.80 <u>\$1.94</u>
• Private streets	
◦ For the first 400 linear feet <u>556 square yards</u>	\$2,110.80
◦ Plus, fee fF For each additional linear foot <u>square yard</u> or fraction thereof	\$8.70 <u>\$1.57</u>
• Other paved area, per square yard or fraction thereof	\$1.92
◦ Driveway entrances, for each entrance	\$194.40
◦ Pedestrian walkways/trails	
◊ For the first 400 linear feet <u>56 square yards</u>	\$446.40
◊ Plus, fee fF For each additional linear foot <u>square yard</u> or fraction thereof	\$2.22 <u>\$4.00</u>
• Sanitary sewer systems	
◦ Base fee for <u>the</u> first 100 linear feet of main	\$2,594.40
◦ Plus, fee fF For each additional linear foot or fraction thereof	\$8.40

Amend Part II (Site Development Fees), Section F (Waiver, Exception, Modification and Exemption Fees), Subsection (Best Management Practices (BMP) and Stormwater Management (SWM) Applications), Item 5 (PFM 6-0303.6 SWM Modification), where insertions are underlined and deletions are struck, to read as follows:

5. PFM 6-0303.6 SWM Modification to construct ~~locate~~ an underground detention facility with non-standard materials ~~on a residential development~~. ~~Must be approved by the Board in conjunction with a rezoning or special exception application.~~

Pursuant to Chapter 101 \$876

Pursuant to Chapter 104

Pursuant to Chapter 112 \$876

This amendment shall become effective on July 1, 2018 at 12:01 a.m.

GIVEN under my hand this 1st day of May, 2018.

CATHERINE A. CHIANESE
Clerk to the Board of Supervisors