

PERMITS:

Fair Oaks Mall is located in Fairfax County. Fairfax County has a unique and, often times, challenging Building Plan Review process (see attached flow chart of the process as taken from the Fairfax County Website). Current Building Plan review times for tenant layouts are approximately **8-9 weeks**.

Building Plan Review times for commercial plans submitted under the *Expedited Building Plan Review Program* can reduce the total times for initial review by 2 - 4 weeks, depending on the plan type.

According to the Fairfax County website, the *Expedited Building Plan Review Program* offers owners, developers, designers and homeowners a method to obtain a building permit in at least half the time it would take using the conventional method. The program utilizes preapproved private sector design professionals to "peer review" the construction plans for code compliance prior to submission to the county. Once submitted, permit issuance is accelerated as the peer reviewed plans are given priority status during the building plan review process.

For more information on Building Plan reviews and Building Permits, please visit the Fairfax County website at <https://www.fairfaxcounty.gov/landdevelopment/building-permits>

PEER REVIEWERS

(The following is a list of Peer Reviewers who have performed work in Fairfax County. This list is for reference only and is not to be construed as a recommendation or endorsement of the contacts below.)

KTA Group, Inc.

Rich Miga, ICC, LEED® AP | PR Studio Director
2553 Dulles View Drive, Suite 400 Herndon, VA 20171
D: (703) 995-1841 | T : (703) 713-0300 | F : (703) 935-7586
www.ktagroup.com

GHT Limited

John D. Wozney, P.E., LEED® AP / Senior Principal
1110 N. Glebe Road, Suite 300
Arlington, VA 22201
703-243-1200 / www.ghltd.com

Institute for Building Technology and Safety

David Wei Lu, RA, CBO, MCP | Manager of Plan Review Services
45207 Research Place Ashburn, VA 20147
O: 703.481.2000 X105 | F: 703.467.2041 | www.ibts.org

BUILDING PERMITS & PLAN REVIEWS, PEER REVIEWERS AND PERMIT EXPEDITORS

Plans may also need approval by other County agencies, such as:

- [Fire Marshal Plan Review](#): The Fire Marshal Code Reference Package (CRP) explains the requirements for plan review and inspection for projects requiring fire marshal review and approval and is authored and compiled by members of the Engineering Plans Review Branch.
 - Architects, engineers, designers, and installers should review the Fairfax County website (<http://www.fairfaxcounty.gov/fr/prevention>) for additional information for projects requiring fire marshal review and approval.
 - Fairfax County Fire and Rescue Department
Office of the Fire Marshal
10700 Page Avenue
Fairfax, Virginia 22030
Telephone: 703-246-4800
- [Health Department](#): For new food establishments or existing food establishments requiring renovation or construction (or a change of equipment), the first step of the process to obtain a Food Establishment Permit from the Health Department is to go through a **plan review process**.
 - **Mail**: Fairfax County Health Department
Division of Environmental Health
Consumer Protection Program
10777 Main Street, Suite 111
Fairfax, VA 22030
Fax: 703-653-9448 // **Email**: hdehd@fairfaxcounty.gov
- [Wastewater Review](#)
- [Zoning Requirements/Site Plan Approvals](#):
 - As you search for a location for your business, the first step is to verify that your business is allowed at the location under the [Fairfax County Zoning Ordinance](#).
 - Any exterior improvements or new building construction (i.e., new building, new addition to an existing building, new patio for outdoor dining, or additional parking lot pavement) will likely require approval of either a [site plan](#) or [minor site plan by the Site Development and Inspections Division \(SDID\)](#) of the Department of Public Works and Environmental Services (DPWES). Contact the Engineer of the Day at 703-324-1575 to determine whether any type of site plan approval is required.
 - A Licensed Professional Engineer should prepare your required Site Plan for submission and approval by the Fairfax County Site Development and Inspection Division (SDID). **The following engineer firm has performed work in Fairfax County. This is for reference only and is not to be construed as a recommendation or endorsement of the contacts below.**

WALTER L. PHILLIPS, INC.

BEN A. FLOOD, P.E.

PROJECT MANAGER

CIVIL ENGINEERS | LAND SURVEYORS | LAND PLANNERS

ZONING | LANDSCAPE ARCHITECTS | ARBORISTS

207 PARK AVENUE, FALLS CHURCH, VIRGINIA 22046

O (703) 532-6163 | C (703) 501-7317 | F (703) 533-1301

For more information on Building Plan reviews and Building Permits, please visit the Fairfax County website at <https://www.fairfaxcounty.gov/landdevelopment/building-plan-review>

BUILDING PLAN SUBMISSION REQUIREMENTS:

- When applying for a permit, you must submit **two** copies (**three** copies if a Health Department permit is required) of plans for the review process. Plans must clearly illustrate the nature of all of the work to be performed.
- **Permit Application Center**
The Herrity Building
12055 Government Center Parkway, 2nd Floor
Fairfax, Virginia 22035
Telephone: **703-222-0801**
- The Peer Reviewers review the tenant construction plans for code compliance prior to submission to the county. **Permit Expeditors** assist with the actual permit submittals, the overall permit process and permit tracking for Fairfax County.

PERMIT EXPEDITORS

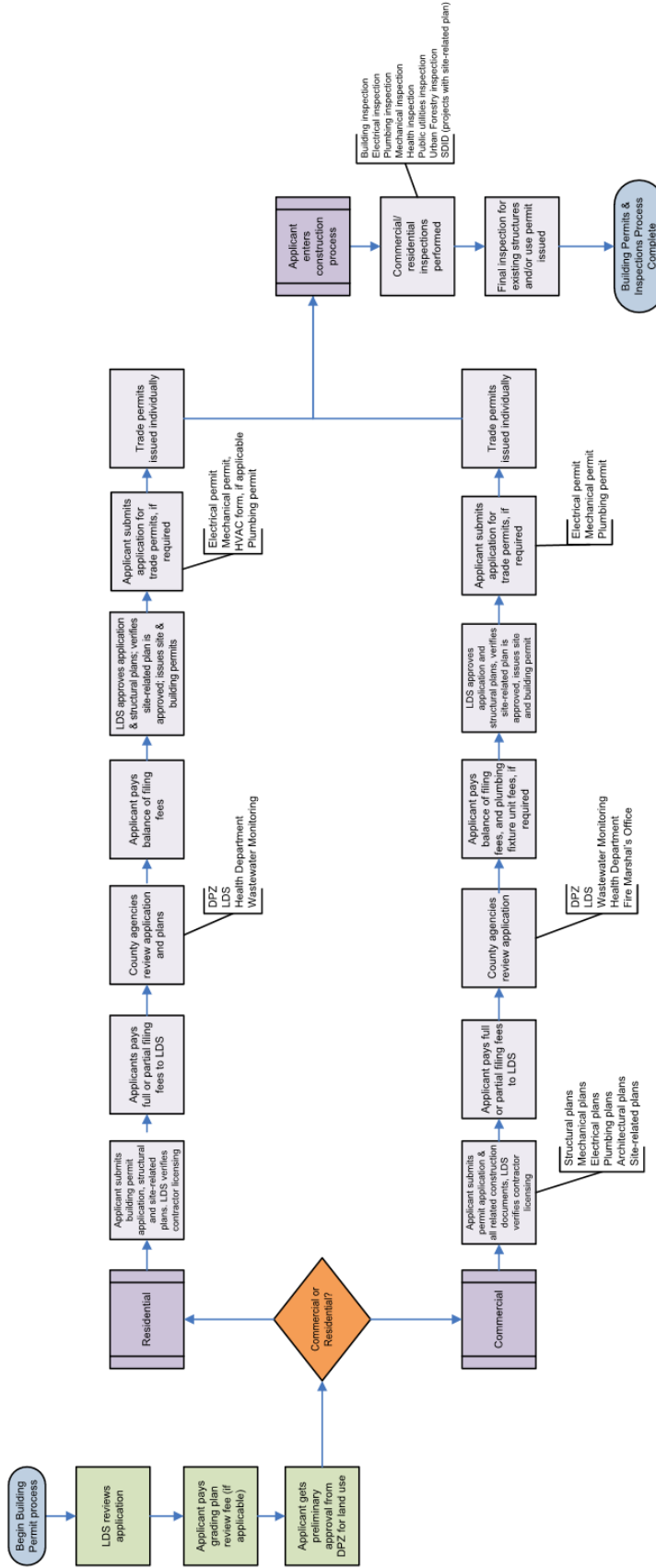
(The following is a list of Permit Expeditors who have performed work in Fairfax County. This list is for reference only and is not to be construed as a recommendation or endorsement of the contacts below.)

Ramco of Virginia, Inc.
3900 Jermantown Road
Suite 300
Fairfax, VA 22030
703.934.4606 (office)
www.RAMCOVA.com

For more information on Building Plan reviews and Building Permits, please visit the Fairfax County website at <https://www.fairfaxcounty.gov/landdevelopment/building-plan-review>

BUILDING PERMITS & PLAN REVIEWS, PEER REVIEWERS AND PERMIT EXPEDITORS

4-Building Permits and Inspections Process



Length of time to complete Building Permit Review process:
 Found online at http://www.fairfaxcounty.gov/dpwes/construction/bpr_times.htm

* Building Plan Review times for residential and commercial plans submitted under the Expedited Building Plan Review Program are guaranteed to be half of the total times noted above.

Key:

- DPZ: Department of Planning and Zoning
- EFID: Environmental and Facilities Inspections Division
- ESI: Environmental and Site Inspections
- ESRD: Environmental and Site Review Division
- LDS: Land Development Services