



The Alliance

Development Services Newsletter For Industry Professionals

Prince William County Virginia

Volume 3, Issue 2 May 2012

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Links to Agencies:

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Department of Development Services
www.pwcgov.org/DDS
703-792-6930

Planning Office
www.pwcgov.org/Planning
703-792-6830

Zoning Office
www.pwcgov.org/Zoning
703-792-8154

Department of Public Works
www.pwcgov.org/PublicWorks
703-792-6820

Department of Transportation
www.pwcgov.org/Transportation
703-792-6825

Department of Fire & Rescue
Fire Code Compliance and Permits
<http://www.pwcgov.org/FMOPlanReview>
703-792-6360

Department of Information Technology
Geographic Information Systems Office
www.pwcgov.org/GIS
703-792-6840

Prince William County's Building Safety Month – An International Celebration of Safe and Sensible Structures

Prince William County Department of Development Services is celebrating Building Safety Month this May. The theme, “An International Celebration of Safe and Sensible Structures” highlights four areas: Energy and Green Building, Disaster Safety and Mitigation, Fire Safety and Awareness; and Backyard Safety.

Across the nation, leaders and communities are promoting the use and understanding of these topics to protect lives and property. “When building safety and fire prevention experts inspect buildings during and after construction, we help to ensure that the places where you live, learn, work, and play are safe,” said Wade Hugh, Director of Development Services. “The important work we do is often overlooked until a catastrophic tragedy occurs.”

Building safety and fire prevention codes address all aspects of construction, such as structural soundness of buildings, reliability of fire



prevention and suppression systems, plumbing and mechanical systems, and energy efficiency and sustainability. To ensure buildings are safe requires the active participation of building safety and fire prevention officials, architects, builders, engineers, contractors and others in the construction industry, as well as property owners.

“During Building Safety Month and all year long, building safety and fire prevention officials are here to help protect you, your family and our community.”

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County Experiences Increase in Building Plan Submission

A recent surge in Building Plan submissions is having an impact on County plan review times. Significant increases in submissions started in the month of February and continue to remain strong. Three things came together which created a perfect storm and have resulted in a backlog in building plan review. One – the change from the 2006 to 2009 Building Code, which became effective on March 1, prompted a surge in plan submissions during the month of February. Two – the brighter economic outlook is prompting developers to move forward with plan approval in order to better position themselves when the market returns. Three – two County employees, retired in the last five months. The combination of these three events led to the current backlog in building plan review.

The Department of Development Services is committed to addressing the plan review issue in a timely manner. Here is our plan of action:

- Fill the vacant Architectural Plan Review Position. The position was filled effective May 14.
- Fill the vacant Electrical Plan Review Position. The current advertisement closed on Monday, April 30.

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Development Services Launches Plan Review Action Plan (CONTINUED FROM PAGE 1)

- Convert a Building Inspector position to a Plumbing/Mechanical Plan Review Position. The position was reclassified into a Plumbing/Mechanical Plan Review position. The advertisement closed on May 16.
- Convert a Flex position into an Architectural Plan Review Position. As part of the approved FY2013 Budget, the BOCS authorized the creation of two Flex positions. The positions are available for hire as soon as the need and supporting development fee revenue is identified.
 - * The County Executive authorized the hiring of a Construction Plan Review – Architectural position as one of the Flex positions. Since we just completed interviewing for an Architectural Plan Review position, this position is filled effective May 24.
 - * Convert a Flex position to an Engineer III position to handle Structural/Architectural/ and Residential Plan Review. The County Executive authorized the hiring of an Engineer III position. We are working with Human Resources to advertise this position.
- Effective May 7, reassign a Residential Inspector to handle Residential Plan Review. We have reassigned a Building Inspector for a 60–90 day period to help allow the current Residential Plan Reviewer to assist with Commercial Plan Review.
- Effective May 1, temporarily convert the Project Management Program from a *proactive* to a *reactive* format. Operating the Project Management Program in a proactive format draws significant resources from our Plan Review Staff. Although an extremely successful program, however, at this point in time, it is more important to get our plan review times back in line with industry expectations. We plan to shift the program back to a proactive format on October 1.

Although it appears we are adding a number of new staff positions, three of the five positions listed above are part of our current core staffing model. We are only adding two new positions as a result of converting the recently created Flex positions to Building Plan Review positions.

Please note that we expect our plan review times to increase slightly between now and June 1. This is largely related to the fact that we expect plan submissions to increase as we enter the summer months, and the fact that our staffing resources will just be getting into alignment with the projected workload.

Once we have fully implemented all seven action steps, we hope to have Building Plan Review times headed back in a positive direction. Development Services expects to have the Building Plan Review backlog in check by mid October. I will continue to provide monthly updates on our progress through an email distribution list. If you would like to be added to the mailing list for progress updates, please send a request to DDS@pwcgov.org.

Building Safety Month (CONTINUED FROM PAGE 1)

Visit the Development Services Building at 5 County Complex Court in May for displays and information about building issues. Or visit www.pwcgov.org/BuildingSafety throughout the month for changing information highlighting the current week's themes: Energy and Green Building, Disaster Safety and Mitigation, Fire Safety and Awareness, and Backyard Safety.



Scan this code with your smart phone for more information on how you can support *Building Safety* or if you are viewing an online version [follow this link](#).



Building Safety Month 2012

Police Station Approved for New Central District Facility to serve Dale City, Lake Ridge, Independent Hill, Lake Jackson and the Davis Ford Road Corridor

When the Board of County Supervisors (BOCS) adopted the Fiscal Year 2013 budget on April 24, 2012, included in the budget was funding to build a Police Department Central District Station on County-owned land between the McCoart Administration Building and Davis Ford Road. Occupancy is planned for 2016.

For the first time in the history of the Department, a new District will be created. The Police Department has historically had an Eastern District, which covered the entire County east of Hoadly Road, and a Western District, which covered the entire County – not including the cities of Manassas and Manassas Park – west of Hoadly Road.

The new Central District will:

- Facilitate police services in the mid-County area – specifically Dale City, Lake Ridge, Independent Hill, Lake Jackson, and the Davis Ford Road corridor.
- Alleviate overcrowding at the Gar-Field Station, which serves eastern Prince William County.
- Provide more efficient service delivery addressing calls for service, workload, and staffing between the three District Stations.
- Increase visibility and maintain response times in the mid-County area.

The Police Department is in the initial stages for the design of the Central District Station. The new 50,000-square-foot facility will include:

- Patrol Services, Criminal Investigations, Special Operations and the Office of the Chief.
- Roll Call, Report Writing, and Training Rooms.
- Interview rooms and areas to house specialty vehicles.

“This is an historic event for the Police Department,” said Police Chief Charlie T. Deane. “This initiative acknowledges the tremendous growth in the County since the Police Department was established in 1970, and we look forward to continuing a tradition of service to the community.”



Proposed Location of the New Police Central District Station

Upcoming Events

Planning Commission McCoart Administration Building Public Hearings (*Board Chambers*)

June 6 at 7 p.m.

For more information,
Contact Teresa Taylor
ttaylor@pwcgov.org

Builder Developer Advisory Group McCoart Administration Building (*Board Chambers*)

June 13 at 2 p.m.

For more information,
Contact Oscar Guzman
oguzman@pwcgov.org

DSCM– Zoning Ordinance Advisory Committee

Development Services Building Conference Room 107 A&B

Early June / Date To Be Determined

Please Contact Oscar Guzman
for more information
oguzman@pwcgov.org

Commercial Development Committee Quarterly Meeting Development Services Building Conference Room 202 A&B

July 11 at 2 p.m.

For more information,
Contact Wade Hugh
whugh@pwcgov.org

Holiday Closings, Early Closings & Delayed Openings

All County offices will be closed Monday, *May 28, 2012*
in observance of Memorial Day.

Building Development Plans Intake and Permit counters will open at
9 a.m. on June 13, July 11, and Aug 8, 2012
(the second Wednesday each month) for staff meetings.

All Department of Development Services Branches will close at
2 p.m. June 14, 2012.

The Alliance

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Kim Hylander
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Deb Oliver
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George Payne

GIS: New Addressing Web Pages Keep Customers Informed

Just like PWC has a building code, there is also an addressing code. PWC GIS has recently updated it's website to include an entire section on addressing in Prince William County. These pages hold valuable information that will help keep new and returning customers informed about decisions and requirements related to addressing and the Land Development Process. Visit these pages at www.pwcgov.org/addressing.

The GIS (Geographic Information Systems) Office for Prince William County is responsible for assigning and maintaining addresses for every parcel and premise in Prince William County (with the exception of Manassas Park and the City of Manassas). PWC GIS maintains limited information in the Towns of Dumfries, Haymarket, Occoquan and Quantico.

Per the County Code of Ordinances, Article II, an address assigned by the GIS Office is the official address of record. This article also establishes that the GIS Office interprets, administers and enforces the addressing of Prince William County, including issuance of violations to ensure compliance with the Code.

Most new addresses are assigned as development occurs, and are created by the GIS Office during site plan review prior to the final approved plan. It is the responsibility of the engineer or developer to provide the County addresses to the architect for annotation on any architectural plans.

Self-addressing is not accepted in Prince William County. Failure to comply with the addressing standards or accepting addresses assigned by other entities who have not received addresses from PWC may be subject to change under the direction of the County Code of Ordinances. Financial or legal impacts of address changes are the sole responsibility of the Developer, Engineer, Architect, Business, or Owner, for example.

It is imperative to use the address assigned by the County and post your address clearly. Using an alternate or incorrect address could result in delayed emergency service response or mail delivery, difficulty applying for permits, and setting up residential service with utility companies and may ultimately have financial or legal impacts.

For more information about Addressing in Prince William County, contact the GIS Office at 703-792-6840.



Development Fee Schedule Adjustment Becomes Effective July 1

The County has worked closely with the development community over the past several years to more closely align its fees with costs. As part of the FY2013 Budget, the County is increasing the Development Fee Schedule as follows:

- A 2% inflation cost increase is being added to the fee schedules
- A \$1 per linear foot charge is being added for commercial stormwater system inspections
- A \$180 lot grading inspection fee (with a \$75 re-inspection fee)

The changes are necessary to meet expenses associated with plan review, inspection and permit issuance. It is critical that Prince William County maintain the staffing levels necessary to perform those functions and to maintain the high level of service that industry has become accustomed to receiving from the County.

The BOCS also approved two staff “flex” positions that became filled by the County Executive as workload/Development Fees necessitate. The positions are available May 1, and will provide added flexibility in the hiring process, allowing the County to respond more readily to staff resource issues.

The fee schedule is now more closely aligned with program costs, so future fee schedule updates will largely consist of inflationary adjustments and minor fee category adjustments.

For more information on the Development Fee Schedule changes, visit www.pwcgov.org/DDS or contact Wade Hugh, Director, Department of Development Services by email WHugh@pwcgov.org or phone 703-792-6930.

The Prince William County Department of Transportation (PWC DOT) Spring Construction Season Project Update

PWC DOT continues to move forward with projects which have been awarded or will be awarded construction contracts this fiscal year. These projects will be under construction through the spring and fall construction seasons:

- Route 1 widening from four to six lanes from Brady's Hill Road to Joplin Road (construction anticipated to be completed in June) - Ribbon Cutting is June 13.
- University Boulevard/Hornbaker Road widening (PPTA contract)
- Telegraph Road Commuter Parking Lot (500+ spaces next to the I-95/PWC Parkway Commuter Lot) Phase I expected to be completed in the summer
- Rollins Ford Road improvements (construction to begin in fall)
- Old Bridge Road pedestrian facility from Mohican Drive to Dillingham Square
- Intersection improvements at Route 28 and Piper Lane (construction to start in summer)
- Fuller/Fuller Heights Road improvements (construction to start in fall)

Additionally, the Department will continue to work on or will award design projects for the following facilities during the next few months:

- Route 28 widening from Linton Hall Road to Fitzwater Drive (including the relocation of Vint Hill Road)
- Route 1 North widening from Neabsco Mills Road to Featherstone Road (PPTA contract)
- Minnieville Road widening from Spriggs Road to Route 234 (Dumfries Road)
- Prince William Parkway widening from Old Bridge Road to Minnieville Road (Design/Build)
- Glenkirk sidewalk extension from Linton Hall Road to existing sidewalk.

If you have questions regarding these or any other projects, please contact PWC DOT at 703-792-6825.



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Development Services Newsletter

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