

BUILDINGS

12-31-08

Chapter 5  
**BUILDINGS**

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**Article 1. In General**

**Sec. 5-1-1. County building department.**

Pursuant to section 36-105 of the Code of Virginia, there is hereby created a local building department for the county, including a building official, who shall be appointed by the board of supervisors. Within the local building department there shall be a local board of building code appeals whose composition, duties and responsibilities shall be as prescribed in the building code.

**Article 2. Building Code.<sup>1</sup>**

**Sec. 5-2-1. Virginia Uniform Statewide Building Code adopted.**

The board of supervisors hereby adopts as the building code of the county the Virginia Uniform Statewide Building Code. (Min. Bk. 7, pp. 203, 239; Comp. 1974, ch. 5; Ord. 4-1-77; Ord. 7-1-84)

**Sec. 5-2-2. Schedule of Building Fees.**

The following schedule of fees shall be applicable for building permits in Fluvanna County.

1.	Ordinary repairs as defined in the Building Code	no charge
2.	Building or structure for farm use	no charge
3.	Storage structures with unfinished interior (including additions)	
	Residential	.09 sq. ft. with \$45.00 minimum
	All other use groups	.15 sq. ft. with \$90.00 minimum
4.	Remodeling (not including Electric, Plumbing, Mechanical)	
	Use groups R5	\$65.00
	All other use groups	\$315.00
	Basement finish after original c/o has been issued	.13 sq. ft.

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<sup>1</sup>For state law as to the Uniform Statewide Building Code, see Code of Va., § 36-97 et seq. (Ord. 5-21-97)

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5.	Moving or relocation (all use groups)	\$90.00
6.	Razing with attached public utilities (all use groups)	\$65.00
7.	One and two family dwelling, computed on outside dimensions of finished living space, each floor (Use Groups R5)	.18 sq. ft. \$90.00 minimum
	Basement, unfinished space	.06 sq. ft.
	1 & 2 family additions	same as above \$45.00 minimum
8.	Commercial, Institutional, & Multi-family including additions (Use Groups A, B, I, R, I, & E)	.26 sq. ft. Gross floor area \$270.00 minimum
9.	Industrial & mercantile, including additions (Use Groups F, H, M, & S)	.26 sq. ft. Gross floor area \$270.00 minimum
10.	Plumbing (all use groups)	\$30.00 plus \$8.00 per fixture
11.	Mechanical – Heating & A/C	
	Residential (Use Groups R5) – each system	\$90.00
	All other use groups	.06 sq. ft. \$90.00 minimum
	All other mechanical permits	\$45.00
12.	Electrical (all use groups)	
	All buildings—existing, new, or addition	.06 sq. ft. \$45.00 minimum
	All other electrical permits (service change)	\$45.00
	Mobile home parks, campgrounds, RV parks (Temporary service not required if used with building permit for building)	\$45.00
13.	Modular homes	
	Slab & crawl space foundation	\$250.00
	Basement	\$250.00 plus .06 sq. ft.

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14.	Manufactured homes:	
	Single wide	\$225.00
	Double wide	\$315.00
	Basement	.06 sq. ft.
15.	Swimming pools, excluding electrical	
	Residential	\$65.00
	Commercial	\$135.00
16.	Other structures towers, tanks, etc. (excluding electrical, mechanical, plumbing)	\$45.00
17.	Permit renewals	\$45.00
18.	Re-inspection fee	\$45.00
19.	Appeals to board of building code appeals	\$90.00
20.	In addition to the above fees, for all permits for new homes, mobile homes. Multi-family dwellings, Businesses and all other buildings expected to receive, or actually receiving, telephone service	\$35.00 for each separate building, plus \$55.00 for each addressed unit within any such building

Permit Fee Refunds. In the case of a revocation of a permit or the abandonment of a building project, a refund for the portion of the work that was not completed shall be provided when requested in writing. An administrative fee of 25% and a fee of \$30.00 per inspection made shall be retained. (Min. Bk. 7, pp. 203, 239; Comp. 1974, ch. 5; Ord. 4-1-77; Ord. 7-1-84; Ord. 5-21-97; Ord. 7-21-99; Ord. 1-17-01; Ord. 11-20-02; Ord. 8-03-05; Ord. 6-17-09)

**Sec. 5-2-3. Copy of Building Code available.**

A copy of the Virginia Uniform Statewide Building Code is on file in the office of the county building official, where it is open to inspection between the hours of 8:00 a.m. and 4:30 p.m. Monday through Friday of each week. The building official will provide information as to where additional copies may be obtained. (Min. Bk. 7, pp. 203, 239; Comp. 1974, ch. 5; Ord. 4-1-77; Ord. 7-1-84)

**Sec. 5-2-4. Shrink-swell soils policy.**

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A. Prior to the footer inspection, all land being developed for one- and two-family dwellings shall be checked for the presence of shrink-swell soils as a regular part of the building permit application process. This soils check shall be performed in the office of the county building official and shall be accomplished by locating the property in question on the applicable soil map established by the "Soils Survey of Fluvanna County" and identifying all soils with significant (high) shrink-swell potential.

B. When the soils check required in subsection A. indicates the presence of significant shrink-swell potential soils, the permit applicant shall be responsible for providing the county building official with a soils test prepared by a certified soil scientist or geotechnical engineer. The soils test shall be based upon a minimum of four borings at the approximate corners of the dwelling. The minimum depth shall be five feet or to auger refusal. Any sample which exhibits high potential shrink-swell soil from the borings within a zone from grade to 24" below the proposed bottom of the footing shall be taken for laboratory testing and a professional report of the results of such testing shall be provided to the county building official along with soil bore logs at the site.

C. Said professional report shall meet the following minimum requirements:

1. Include a site sketch to scale which identifies all bore locations at the building site and soil bearing capacity;

2. Contain the signature and professional seal of the individuals who perform and/or supervise the field testing, laboratory testing and report preparation;
3. Certify that the laboratory test procedures contain one set of index parameters which are performed using ASTM test procedures or Atterburg Limits;
4. Identify soil types per the Unified Soil Classifications; and
5. Include shrink-swell potential (zero/low/moderate/high).

D. When the soils test required in subsection B. confirms the presence of significant (high) shrink-swell potential soils at the site of the proposed construction, the permit applicant shall then provide the county building official with a footing/foundation plan for the dwelling designed by a licensed professional engineer to overcome the limitations presented by these soils. Any such footing/foundation plan shall meet or exceed the requirements of the BOCA National Building Code or CABO - One & Two Family Dwelling Code.

E. In no event shall the foregoing requirements be applicable to the following structures: decks, detached accessory buildings, swimming pools. (Ord. 11-18-98)