



The Alliance

Development Services Newsletter For Industry Professionals

Prince William County Virginia

Volume 4, Issue 1, January 2013

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Prince William County: Taking Care of Business

County uses Innovative Strategies to Address Surge in Plans

As in many businesses, in commercial development, time means money. Delays are costly to a business where delivering a project on time and on budget means success. Prince William's Department of Development Services understands that. That's why, when in the spring of 2012, Prince William County began experiencing an unexpected and significant increase in building plan submissions, they acted quickly to address the problem. But it would take time, since the plan submission numbers were surging to nearly three times monthly averages! (See chart).

Perhaps the increase in projects meant a rebound in the recession in the area. It would definitely mean an increase in the commercial tax base down the line. The immediate challenge, however, was to get the plan review backlog under control.

At a time when developers were anxiously awaiting the start of their projects, the County was faced with review times that were more than double. That was unacceptable – not only to the developers, but to the employees as well. Development Services prides itself on providing a high level of customer service, and the delays were preventing that. Something had to be done, and fast!

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Month	Plan Submissions
January	384
February	613
March	1049
April	801
May	877
June	1008
July	988
August	1006
September	766
October	835
November	656

Value in the Rubble: Construction and Demolition Debris Recycling

Every day, construction and demolition (C&D) companies throughout the region toss valuable materials in their trash dumpsters. C&D materials are a treasure trove of resources that can be used in more efficient and profitable ways than wasteful disposal.

Specifically, construction and demolition (C&D) debris is nonhazardous, uncontaminated material resulting from construction, remodeling, repair, or demolition of utilities, structures, and roads. These materials include the following:



- Aggregates
- Bricks, concrete, and other masonry materials
- Cardboard
- Carpet
- Ceiling Tiles
- Drywall
- Electrical wiring and components that do not contain hazardous substances
- Glass
- Metal materials incidental to any of the materials above
- Non-asbestos insulation
- Piping
- Plaster
- Plastics that do not conceal waste
- Plumbing fixtures
- Reclaimed asphalt pavement
- Rock
- Roofing shingles and other roof coverings
- Soil (mixed with other C&D debris)
- Wall coverings
- Wood, including nonhazardous painted, treated, and coated wood and wood products

Continued on page 6

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

Zoning Text Amendments

The Planning Office has processed a number of Zoning Text Amendments (ZTA) in the last year. View currently approved and pending Zoning Text Amendments by following the link, [Zoning Text Amendments](#).

- Drop Off Boxes and Centers, ZTA #PLN2012-00167: Amended Article I and Article IV of the PWC Zoning Ordinance to regulate the placement and maintenance of “drop off boxes” used for charitable donations and require “used materials collection centers and stores” be allowed only by special use permit. Select the links, [Article I](#) and [Article IV](#), to view in the PWC MuniCode.
- Technology Overlay District (TeOD) Update, ZTA #PLN2012-00160: Amended Article V of the PWC Zoning Ordinance to accommodate a town center and make technical amendments consistent with the Innovation Sector Plan. Select the link, Article V Part [506.01](#), [Part 506.2](#), and Part [506.3](#), to view in the PWC MuniCode.
- Residential Fence Height, ZTA #PLN2012-00114: Amended Article I and Article III of the PWC Zoning Ordinance to regulate the height, type, and location of fences in residential districts. Select the links, [Article I](#) and [Article III](#), to view in the PWC MuniCode.
- Landscape Area Around Community Facilities, ZTA #PLN2013-00072: Amended Article II of the PWC Zoning Ordinance to require a fifteen-foot landscaped area around community facilities within residential developments. Yet to be posted to PWC MuniCode.
- Innovation Technology Overlay District (TeOD) Prohibitions, ZTA #PLN2013-00077: Amended Article V of the PWC Zoning Ordinance to prohibit additional uses that are incompatible with the purpose and intent of the district. Yet to be posted to PWC MuniCode.
- Open Deck Setback Modifications, ZTA #PLN2013-00003: Amended Article III of the PWC Zoning Ordinance to allow the placement of an unroofed deck in the rear yard of a townhouse, constructed prior to April 21, 1998, to encroach up to six feet into the required setback. Yet to be posted to PWC MuniCode.
- Temporary Modular Office, ZTA #PLN2013-00002: Amended Article II of the PWC Zoning Ordinance to allow commercial, office, and industrial business to temporarily place manufactured, modular, or mobile offices on the property during reconstruction or renovation of the primary structure. Yet to be posted to PWC MuniCode.

Subscribe to the PWC eNotification for the Zoning Text Amendments, by following the link and checking the box next to “Zoning Text Amendments”, [eNotification Sign Up](#).

Comprehensive Plan Amendments

Between the months of July and December, the Planning Office had three Comprehensive Plan Amendments approved by the Board of County Supervisors. Making the grand total of eight Comprehensive Plan Amendments approved for the year of 2012. This is an increase from the six approved by the Board of County Supervisors in 2011. The Planning Office has already received multiple applications for annual Comprehensive Plan Amendments to be reviewed for initiation by the Board of County Supervisors in March of 2013. To stay informed about the current and pending CPA’s under review within the Planning Office, follow the link provided, [Comprehensive Plan Amendments](#).

Recently Approved CPA’s:

- Bristow/Broad Run, CPA #PLN2009-00286: Updated the entire Long-Range Land Use Plan Chapter of both the text and maps to designate + 111 acres from Flexible Employment Center (FEC) to + 28 acres General Commercial (GC) and + 83 acres Office (O). The site is located near the intersection of Linton Hall Road, Bristow Road, and Nokesville Road (VA 28).
- County Registered Historic Sites (CRHS), CPA #PLN2012-00301: Updated the entire Long-Range Land Use Cultural Resources Chapter of both the text and maps to add a total of five properties to the County Registered Historic Sites. Of the properties, four properties reside in the Buckland area and one property in the Village of Thoroughfare.
- New Dominion Square, CPA #PLN2012-00226: Updated the Long-Range Land Use designation of + 40.6 acres from Community Employment Center (CEC), and Suburban Residential Low (SRL), to Suburban Residential Medium (SRM). The site is located on the east side of Dumfries Road, approximately 1.7 miles north of the Dumfries Road and Prince William Parkway intersection.

Subscribe to the PWC eNotification for Comprehensive Plan Amendment updates, by following the link and checking the box next to “Comprehensive Plan Amendments”, [eNotification Sign Up](#).

2011 Build-Out Analysis Available

The annual Prince William County Build-Out Analysis for 2011 was released in September 2012 by the Planning Office. The update is based on information compiled from occupancy permits, rezonings, special use permits, and comprehensive plan amendments that have been issued or approved during that year. The report shows the quantity of residential units built and an approximation of units yet to be built, commonly referred to as the “pipeline.” For purposes of the build-out analysis, the County was divided into six areas: developed areas, build-out areas, residential inventory, non-residential inventory, revitalization areas, and the rural area. The analysis provides a projection of the maximum future development based on the Long-Range Land Use Plan. The build-out analysis helps determine quantity and location of future growth for Prince William County.

The following sections are included:

- A. Build-Out Analysis: An analysis of approximately 8,554 acres of undeveloped land zoned Agricultural (A-1) within the development areas.
- B. Build-Out Analysis Methodology: A comparison between the development area and the rural area.
- C. Residential Inventory: An inventory of units in the residential area remaining to be built.
- D. Non-Residential Inventory: An inventory of major non-residential areas remaining to be built.
- E. Non-Residential Floor Area Ratio Trends: A comparison between the Long-Range Land Use Districts and the Zoning Districts.
- F. Supplemental Information: A new section added to the annual report that includes an analysis of parks, protected open space, and current land use.

To view the latest update of the Build-Out Analysis, please follow the link provided, [PWC Build-Out Analysis 2011](#).

Subscribe to the PWC eNotification for the Build-Out Analysis, by following the link and checking the box next to “Planning Announcements,” [eNotification Sign Up](#).

All County offices will be closed:

*Monday, Jan. 21
in observance of Martin Luther King Jr Day*

*Monday, Feb. 18
in observance of President’s Day*

The Alliance

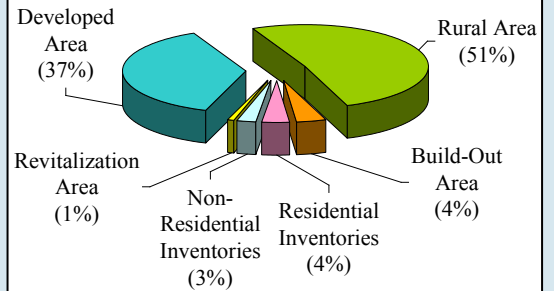
Prince William County Development Services Building, 5 County Complex Court, Suite 120
Prince William, Virginia 22192

Phone: 703-792-6930 Fax: 703-792-5285 Email: DDS@pwcgov.org Attention: Newsletter Editor

Contributing Editors
Ricardo Canizales
Kim Hylander
David McGettigan
Angie Mills
Deb Oliver
Lorrie Andrew-Spear
Deborah K. Campbell
Jasmine Williamson
George Payne

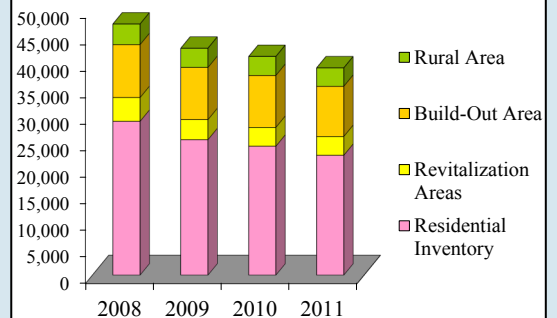
Quick Facts!

For purposes of the build-out analysis the County is divided into 6 areas.



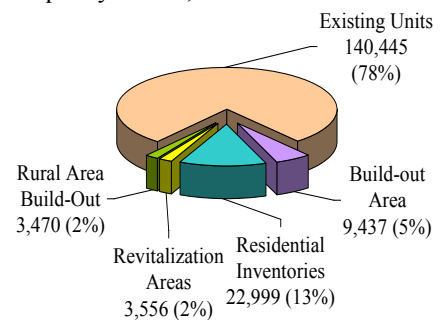
Quick Facts!

Additional residential build-out capacity by component since 2008.



Quick Facts!

The Residential Build-Out Analysis shows a capacity of 179,907 units.



Each slice represents the total units available from each component.

Strategies to Address Surge in Plans *Continued from page 1*

The Plan of Action

Wade Hugh, Director of Development Services, explained the County's response to solving this issue. "The first step was to establish a plan of action. We needed a guide for our efforts, and a way for the development community to monitor our response and gauge the impact the plan was having on the plan review backlog. We sought, and received, assistance and support from the Board of County Supervisors, and the County Executive to implement a plan that involved some pretty innovative aspects."

1. **Filling/Reassigning Staff**
 - a. Filling vacant plan review positions that were vacant from recent retirements.
 - b. Converting a vacant inspector position to a plan review position, since Building Inspection activity was remaining relatively flat.
 - c. Temporarily re-assigning a residential inspector to assist with residential plan review activities.
2. **Creating and Filling Future Growth Capacity Positions.** The County Executive and Board of County Supervisors understands the importance of having staff positions available when the economy starts to turn and construction activity picks up. It would be difficult to predict the exact type of staff positions needed, so the Board of County Supervisors approved the establishment of two "Future Growth Capacity" positions as part of the FY2013 budget. When the FY2013 budget was adopted at the end of April 2012, the plan review backlog had grown to peak levels. As part of the FY2013 budget adoption process, the Board of County Supervisors authorized the filling of these two positions effective May 1, 2012 – a full two months before the new budget would go into effect!
3. **Hiring contract plan reviewers to assist with plan review.** The Board of County Supervisors approved up to \$100,000 from the County's Development Fee Reserve account to cover the cost of establishing a contract for plan review services. This would add more flexibility and reduce response time to dealing with future plan review backlogs.
4. **Temporarily Converting the Project Management Program from a Proactive to a Reactive Format.** The Department had established a very successful Project Management Program geared towards helping guide commercial development projects through the County's development processes. The proactive operation of the program draws significant resources from the plan review staff. Although an extremely successful program, the Director felt it was more important to get plan review times back in line with industry expectations.

Once the plan was implemented, the Director of Development Services provided monthly updates to make the development community aware of the steps being taken and the progress being made to address the building plan review backlog.

Resolution

Although plan submission numbers have remained strong (about 1,000 submissions per month), the County was able to address the backlog issue in roughly six months. The County's immediate response to solve a serious development issue was the result of a strong commitment to being a business friendly community. The commitment starts at the top with the Board of County Supervisors and resonates through the County Executive and down to department staff members. Everyone was committed to addressing the issue and getting business owners up and operational.

Hugh explained, "We aim to provide the highest quality customer service, and have designed our development processes to be effective and efficient for everyone involved. Our staff members were pained to witness the frustration our customers were experiencing as a result of the plan review backlog. Now that we have essentially addressed the plan review issue, I can honestly say our quick response was only made possible through the commitment I received from the Board and County Executive. As soon as I was able to explain the resource problem we were facing, Executive Management jumped in to help solve the issue. As an agency director, I couldn't have asked for anything more. And the entire Building Development Division should be commended for its patience, professionalism and extra efforts, to work through the issue in a timely manner."

Prince William County demonstrated that local governments can be flexible when addressing resource issues. Not only did the County's swift actions resolve a serious development issue, but it helped to solidify the County's commitment to "taking care of business" in the County.



Seasonal Advisory

from the
Prince William County
Department of Fire & Rescue

Freezing Sprinkler Pipes

Frigid temperatures can wreak havoc on automatic sprinkler systems. Diligence in maintaining the automatic sprinkler systems during the winter months in your building can prevent costly repairs and possible interruption of building use.

To prevent the pipes from freezing, heating devices in areas with wet pipe sprinkler should be checked and the drum drips for the dry pipe sprinkler systems should be drained often (i.e., a minimum of once a week when there is a potential for freezing temperatures).

If a pipe on an automatic sprinkler system is damaged due to freezing water in the pipe, a sprinkler contractor may conduct emergency repairs to place the system back in operating condition. An emergency repair permit must be obtained at the permit counter in Building Development Services located at 5 County Complex in Woodbridge. Although the permit is not required to complete the repair work, it must be obtained the next business day following the repair work. The fire protection permit (FPP) will allow the contractor to schedule and complete the needed fire inspection on the repair. The permit is verification the work has been completed and is in compliance with the applicable code requirements of Prince William County.

Please visit our website at www.pwccgov.org/FMOPlanReview.

Temporary Heaters

LP gas salamander heaters are very efficient in providing temporary heat on job sites, particularly when the size of the building makes other heaters impractical. They are portable, easy to set up and very helpful in assisting certain construction applications to include drywall finishing.

Fires that occur from LP gas salamander or other temporary heating devices normally result from units that are placed too close to combustible materials (paper, wood, plastics, etc.), near flammable solvents and paints, or heating devices that are not functioning or set up properly.

The Virginia State Fire Prevention Code (SFPC) does address the use of these devices and has specific code requirements related to their use under section 1403 of the SFPC.

- Temporary devices shall be listed and labeled in accordance with the mechanical and fuel gas code. Installation, maintenance, and use shall be according to the terms of the listing.
- LP gas heaters fuel supplies shall comply with Chapter 38 of the SFPC and the fuel gas code. (Cylinders shall be secured and heating device supply lines protected from damage that could result in potential leaks).
- Refueling of liquid fueled shall be conducted when unit is cooled (section 3405 of the SFPC).
- Clearance from combustibles shall be maintained in accordance with manufacturer's recommendations noted on the equipment label. Always maintain a minimum distance of at least three feet from any combustible materials and observe an overhead clearance of at least six feet to prevent fires. When in operation, temporary heating equipment shall be fixed in place and protected from damage, dislodgement, or overturning based on the manufacturer's instructions.
- The use of these temporary heating devices shall be **supervised and maintained by competent personnel**. They should be as safe as the permanent installations.

Temporary heating devices have a label indicating the manufacturer's guideline recommendations on its use and the distance requirements from combustibles.

If fire department personnel or the fire marshal's office find these temporary heaters unattended, they will be immediately turned off and operations suspended until the above requirements are met. The use of these heating devices in any manner not consistent with the requirements as mentioned above will result in the issuance of a **Notice of Violation** to the appropriate contractor or subcontractor. If additional violations occur, it will result in the issuance of a summons. Each offense of the SFPC is a Class 1 misdemeanor and could result up to a \$2500 fine and or up to 12 months in jail.

Construction & Demolition Debris Recycling *Continued from page 1*

Proper management and reduction of C&D waste can save money, conserve resources, preserve the environment, meet rigorous LEED® certification requirements and earn public recognition for "green" activities.

Reducing and recycling C&D materials conserves landfill space. Landfills are filling up with C&D and other wastes so, it is important to find alternatives to landfilling C&D debris. Recycling C&D debris/Reuse of C&D materials also mitigates the environmental impact of producing new materials, creates jobs, and can reduce overall building project expenses through avoided purchase/disposal costs. It can also potentially generate income from the sales of salvageable materials.

Basic Components of C&D Debris Management

Deconstruction – The careful removal of materials from structures to recover valuable building materials. Deconstruction service companies come onsite to remove valuable materials.

Salvage & Reuse – The recovery of reusable items such as mantels, doors, fixtures, tiles, and hardware (ideally before construction to avoid damage). Old-growth lumber, vintage bricks and antique fixtures can be rare and quite valuable. Salvaged materials and products can also be installed in new or renovated buildings.

Recycling – Separation of recyclable materials by type on-site. Either self-haul to recovery facilities or contract with a qualified hauler, salvager, or recycler to transport materials to end users. Mixed loads of construction materials can also be delivered to mixed construction and demolition material recycling operations.

Waste Minimization – Avoiding waste generation in the first place. Use standard size products and opt for durable or recyclable over disposable materials to avoid wasted materials.

Prince William Area C&D Resources

Broad Run Construction Waste Recycling operates a 26,000-square-foot plant in Manassas, VA, that can process C&D materials for recycling including aggregate, cardboard, drywall, wood, metals and dirt. It partners with companies that want to minimize their environmental impact and earns public recognition for their LEED® and other "green" activities. For more information, please contact Broad Run Recycling at 571-292-5333.

C&D Recovery II in Manassas, VA accepts wood, aggregates, metal, cardboard/paper, drywall, carpet, ceiling tiles, and soils for recycling. It's affiliate of Environmental Alternatives, Inc., also transports C&D waste. C&D services range from in-house stone crushing and mulching operations to delivering separated recyclable materials to secondary processors. For more information, please contact C&D Recovery II at 703-365-0661.

Habitat for Humanity Re-Store is located in Manassas and receives both new and used building materials, donated by corporations, home construction companies, and individuals. Items that are not able to be used directly by Habitat for Humanity in it's home building and repair programs are sold at the ReStore to the general public at 40% to 90% off retail prices. Proceeds from the ReStore go into Habitat's building programs, helping to provide adequate housing and home repairs for local families. Doors, windows, cabinets (kitchen or other) and working appliances (five years old or less) and any building or remodeling material in good shape can be recycled through the ReStore, saving dumping costs and providing a tax deduction as well. Material pick up may be available. For more information, please contact ReStore at 703-369-6145.

Continued on page 7



Upcoming Events

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

Jan. 16, 2013 at 7 p.m.

The agenda will be available January 16, 2013

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

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

Jan. 9, 2013 at 2:30 p.m.

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

DSCM– Zoning Ordinance Advisory Committee Development Services Building Conference Room 107 A&B

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

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

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

Construction & Demolition Debris Recycling *Continued from page 6*

Prince William County Solid Waste Facilities

The County limits C&D at the Landfill because it is bulky and takes up a large amount of space. For a \$25 fee, businesses and contractors may drop off small amounts of C&D debris at the Landfill only. The load is limited to a full-sized pick-up truck load, 2.5 cubic yards. By restricting construction debris, the County can save valuable space for future municipal disposal needs. The Solid Waste Fee does not include disposal of large amounts of construction and demolition debris. However, Prince William County residents may dispose of small amounts of construction and demolition debris from home improvement projects. Up to a full-sized, 1/2 ton pick-up truck load may be discarded at the Balls Ford Road facility and the Landfill in the Citizens' Convenience Areas. For a \$25 fee, residential users



from the towns of Dumfries, Occoquan, Haymarket and Quantico and the cities of Manassas and Manassas Park may also drop off small amounts of C&D debris at the Landfill only. Call 703-792-5750 to get more information about disposing of large amounts of construction and demolition debris at other landfills.

Builder's Guide

A Builder's Guide to Reuse & Recycling, published by the Metropolitan Washington Council of Governments (MWCOC) is available at <http://www.mwcog.org/buildersrecyclingguide/>. The guide contains information about the benefits of recycling, the basics of C&D recovery, tips for job site collection, business directory and more. Businesses and contractors may also consult the Internet or phone book for a list of C&D disposal facilities in the metro area.

Builders' Guide to Reuse & Recycling
A Directory for Construction and Demolition Materials in the Metropolitan Washington Region

HOME | Why Recycle? | C&D Recovery Basics | 10 Tips for Success on the Job Site | FAQs | Recycling and Green Buildings | More Information and Links

Search Listings
• By Material
• By Company

Download PDF of Guide

Submit or Update a Listing

Home

Each day, construction and demolition (C&D) companies throughout the Washington metropolitan area toss valuable materials in their trash dumpsters. Most C&D materials are reusable or recyclable in our region: metals, concrete, bricks, asphalt, untreated wood, cardboard, appliances, fixtures, carpet, and more.

The [Metropolitan Washington Council of Governments](#) published this Guide to Reuse & Recycling in June 2006 to help builders find out how and where to recover construction and demolition materials in the Washington, D.C., area. You may [download a PDF version](#) of the guide or [search the database](#) of companies online.

This site also includes valuable information about [why to recycle](#), the [basics of C&D recovery](#), [tips for job site collection](#), [frequently asked questions](#), [recycling and green buildings](#), and [links to other sites](#).

[Home](#) | [Search Listings](#) | [Why Recycle?](#) | [C&D Recovery Basics](#) | [10 Tips for Success on the Job Site](#) | [FAQs](#) | [Recycling and Green Buildings](#) | [More Information and Links](#) | [Download PDF of Guide](#) | [Submit or Update a Listing](#)

Development Services Counters: Delayed Opening on Second Wednesdays to Allow Coordinated Cross Agency Staff Meetings

On the second Wednesday of each month thereafter, (Jan 9, Feb 13, Mar 13 2013 *etc.*) the Zoning Counter, Building Plan Intake Counter and the Building Permit Counters will open at 9 a.m. All the other public counters in the Development Services Building will be open at their normal times.

Snow Removal Information

The [Virginia Department of Transportation](http://www.vdot.virginia.gov) has launched an online pilot program that may be useful the next time the snow flies.

The Web tool, available at novasnowplowing.virginia.gov, shows residents Prince William and other localities, areas where VDOT is responsible for the roads, the status of snow plowing in those communities. Officials said the site will activate once at least two inches of snow fall.

VDOT is responsible for snow removal on all State maintained roadways only. Any private roads, including pipestems, will not be plowed by VDOT. Also, VDOT does not plow or clear sidewalks or trails. VDOT asks that in cases of significant snow fall, not to report your street as "missed" until a few days have passed.



VDOT's new number for requesting snow removal is 1-800-FOR-ROAD or 1-800-367-7623 or you can e-mail them at novainfo@vdot.virginia.gov.

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