



DC₃ - In the Community

Digital Communications from the Prince George County Department of
Community Development & Code Compliance

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Volume 1 Spring 2013

- Inspections
- Planning & Zoning
- Environmental
- Code Compliance

NEWS: Virginia received good marks in a survey that looks at building codes in hurricane-prone states. The Tampa-based Insurance Institute for Business & Home Safety conducted an analysis, evaluation, and comparison of building code and enforcement systems for residential buildings in the 18 states most vulnerable to catastrophic hurricanes in the United States. Florida and Virginia both scored the highest, with 95 out of 100 possible points. Institute spokesman Joseph King said that the two states did well due to a combination of strong statewide residential building codes and comprehensive regulatory processes for the building code officials, contractors, and subcontractors.

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2012 Comprehensive Plan Update

What is a County Comprehensive Plan? The Virginia General Assembly requires us to have a Plan and to revise it every 5 years. It is a Long Range Policy Guide that links: Land Uses, Transportation and Public Utilities.

The Comprehensive Plan is a public document prepared by County staff along with business owners and County residents. It is utilized in decision making by the Planning Commission and the County Board of Supervisors in Land Use and Capital Facilities funding actions.

The Planning & Zoning Division recently completed the Draft 2012 Comprehensive Plan Update.

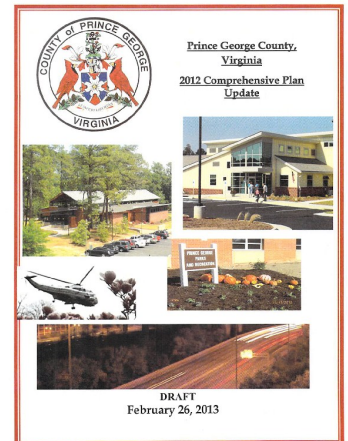
The County Board Of Supervisors approved the 2012 Comprehensive Plan Update at their February 26, 2013 meeting.

What changed in the plan?

- 2010 Census and Demographics updates
- Updated County Floodplain Maps (May 6, 2012)
- 2012 Water and Wastewater Study updates
- 2035 Crater Planning Transportation Plan updates
- New Capital Improvement Plan Recommendations

The next step in the implementation process is finalization and approval of the 2012 Comprehensive Plan Implementation Matrix.

If you would like to view the approved document or the previously adopted Plan, please visit the Planning & Zoning web page and take a look at the Comprehensive Plan page or click on the following link: [Comprehensive Plan](#).



See What's New!



From the Desk of the Building Official

Building and Fire Code Changes Are Coming

Is it just me or does it seem like just when you are starting to get comfortable with the last round of code changes, we start talking about the next round? Well, there is a good reason for that. Codes must be updated every couple of years in order to keep up with the changes and advancements in construction practices, construction materials, engineering and the way the residents of the Commonwealth live and conduct business.

The current construction code in Virginia is the 2009 Virginia Uniform Statewide Building Code and the current fire code is the 2009 Virginia Statewide Fire Prevention Code. The Virginia Board of Housing and Community Development is working to develop the 2012 state codes. The anticipated effective date for the new codes is September, 2014.

Jeff Brown, MCP

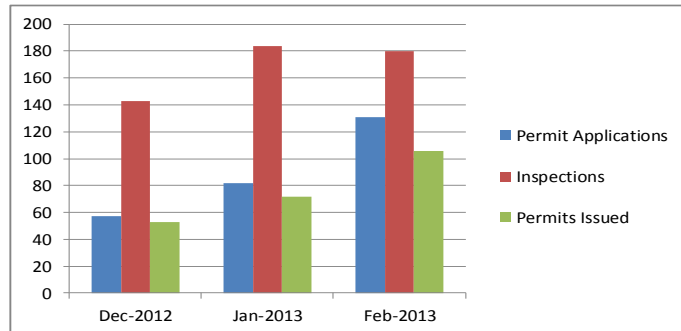
If you are interested in finding out more information about the Virginia code development process, please visit the Virginia Department of Housing and Community Development website at www.dhcd.virginia.gov



Building Inspections and Code Compliance Divisions

December 2012 - February 2013 activity reports

During the period from December 1, 2012 through February 28, 2013, 10 permits for New Single Family Dwellings were applied for with a total construction value of \$1,006,000. The graph illustrates permit and inspection totals for the last 90 days. A total of 270 permits were applied for during this period.



"The total floor area must be no more than 200 square feet."

Do I need a permit for a shed?

So, you have lived in your house for a while and have accumulated some items (clothes, decorations, tools, etc.) that you don't use every day and you just can't seem to part with. You need somewhere to store all of this stuff. Your garage and attic have reached capacity. What now? It sounds like you are in need of a storage shed. This happens often and many times we are asked, "Can I just go across town, purchase a shed and have them

drop it off in my yard?"

The current building code exempts certain shed from permits (not from minimum construction standards or other regulations such as zoning minimum property line set backs). If your shed meets the following, you can install it without obtaining a building permit:

- It must be used as a tool/storage shed or a playhouse.

- It must be a detached structure, maximum one story and 12 ft. tall.
- The total floor area must be no more than 200 square feet.

The permit exemption applies to pre-built and site built sheds. For more information, please call (804) 722-8659.

Can I burn on my property in Prince George County?

The following information is related to the burning of woods, brush, logs, leaves, grass, debris or other similar materials.

The County Code states that it is unlawful for anyone to burn unless they have cut and piled the material or cleared around the material, to prevent the spread of fire.

During the period beginning February 15 and ending April 30 of each year, no open burning is permitted within 300 feet of any woodland, brushland, or field except between the hours of 4:00 p.m. and 12:00 midnight.

Open burning that is offensive or objectionable due to smoke or local conditions or circumstances is prohibited.

Open burning is not permitted within 50 feet of a structure or combustible materials.

Recreational fires (less than 3 ft. wide and 2 ft. tall) for cooking, warmth or similar purposes must not be within 25 feet of a structure.

Portable outdoor fireplaces must be used in accordance with manufacturer's recommendations but not less than 15 feet from a structure.

All fires must be constantly attended until completely extinguished. A fire extinguisher, hose, sand or other fire extinguishing means must be available for immediate use while burning.

Prior to burning, please also check the following website for a potential burn bans and additional information:

<http://www.dof.virginia.gov/fire/burn-bans.htm>

The information provided in this article is summarized from the County Code and the Statewide Fire Prevention Code. Please call (804) 722-8659 for more information.



Current and forecasted weather conditions and site conditions must be carefully considered prior to starting any fire.

Environmental Division

MANAGE YOUR CONCRETE WASH-OUT

Adapted from an EPA Stormwater Best Management Practice. Diane Cook, Erosion and Sediment Control Inspector

After concrete is poured at a construction site, chutes of ready mixed concrete trucks and hoppers of concrete pump trucks must be cleaned to remove any remaining concrete before it hardens. Hand tools and wheelbarrows also need to be promptly cleaned.

Handle with Caution

All workers should handle wet concrete and washout water with care because its caustic and corrosive materials can irritate skin and cause eye damage. Caustic wash water can harm fish eyes and gills and must be kept out of storm drains and streams. Rainwater that has come in contact with uncured concrete can percolate into the soil and alter soil chemistry, inhibit plant growth, and contaminate groundwater.

Collect and Recycle

Managing concrete washout is done two ways: first, collect all washout water and solid material in a leak proof container, and second, recycle 100 percent of the washout water and solids. Waste water can be used to wash down other equipment at the construction site or be used as an ingredient for making additional concrete. Reuse solids at the construction site or return them to the ready mixed plant. Hardened concrete can be crushed and reused as road base, as fill, or taken to a recycler.

Excess wet concrete should not be dumped onto bare ground to harden at construction sites

because this can contribute to ground water and surface water contamination.

Different types of containers can be used for collecting and recycling waste water and solids from washing down chutes and hoppers at construction sites. A driver can hang a bucket on the end of the truck's chute and wash down the chute into the bucket. First screen out the solids, then pump the wash water and sand from the bucket up into the truck's drum to be returned to the ready mixed plant. Return coarse aggregate to the plant to be reused.

Another method is to construct a straw bale and plastic lined pit. The plastic liner should be free of tears or holes that allow wash water to escape. After the pit is used to wash down chutes and the wash water has evaporated or has been vacuumed off, remaining solids can be broken up and removed from the pit.

A third example is a metal roll-off bin. Designed to secure wash water and solids, it is portable and reusable.

Washout Location is Key

Concrete washout facilities should be located in a convenient and accessible part of the construction site. They should not be placed within 50 feet of storm drains, open ditches, or water bodies. Adequate rock or gravel should be maintained around the facility to support truck traffic.

Inspect Daily

Concrete washout facilities should be inspected daily and

after heavy rainfall to check for leaks and damage by construction equipment. When the container is filled to 75% capacity, wash water should be vacuumed out or allowed to evaporate to avoid overflows. When solids have hardened, they should be removed and recycled. Damage to a container should be repaired immediately. The container should be covered before heavy rains to avoid an overflow.

Educate Your Subcontractors

As the construction site superintendent, you should make ready mixed truck drivers aware of washout facility locations and watch for improper dumping of material. In addition, contracts with delivery companies should include concrete washout requirements. Don't risk fines or site shut-downs. Be sure your next project has concrete washout facilities that comply with your permit requirements.



"Excess wet concrete should not be dumped onto bare ground to harden at construction sites because this can contribute to ground water and surface water contamination."



Photo credits:

Bucket: Mark Shaw, Ultra Tech International, Inc.

Straw bale: Mark Jenkins, Concrete Washout Systems, Inc.

Roll-off bin: Mark Jenkins, Concrete Washout Systems, Inc.

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Our Mission:

The mission of the Department is to administer and implement programs, policies, and services authorized by the Prince George County Board of Supervisors that plan, shape, build and maintain our community while at all times providing outstanding service to the citizens of Prince George County.

The department is comprised of four divisions:

Planning/Zoning	Building Inspections
Environmental	Code Compliance

Visit us on the web:

www.princegeorgeva.org

Upcoming Meetings and Public Hearings

Board of Supervisors Meeting- Tuesday, Mar. 12, 7:00 p.m., Board of Supervisors Meeting Room, 3rd Floor, County Administration Building, 6602 Courts Drive, Prince George County

Board of Zoning Appeals Meeting - Monday, Mar. 25, 7:30 p.m., Board of Supervisors Meeting Room, 3rd Floor, County Administration Building, 6602 Courts Drive, Prince George County

Board of Supervisors Meeting- Tuesday, Mar. 26, 7:00 p.m., Board of Supervisors Meeting Room, 3rd Floor, County Administration Building, 6602 Courts Drive, Prince George County

Planning Commission Meeting - Thursday, Mar. 28, 7:30 p.m., Board of Supervisors Meeting Room, 3rd Floor, County Administration Building, 6602 Courts Drive, Prince George County

Board of Supervisors Meeting- Tuesday, Apr. 9, 7:00 p.m., Board of Supervisors Meeting Room, 3rd Floor, County Administration Building, 6602 Courts Drive, Prince George County

Board of Zoning Appeals Meeting - Monday, Apr. 22, 7:30 p.m., Board of Supervisors Meeting Room, 3rd Floor, County Administration Building, 6602 Courts Drive, Prince George County

Board of Supervisors Meeting- Tuesday, Apr. 23, 7:00 p.m., Board of Supervisors Meeting Room, 3rd Floor, County Administration Building, 6602 Courts Drive, Prince George County

Planning Commission Meeting - Thursday, Apr. 25, 7:30 p.m., Board of Supervisors Meeting Room, 3rd Floor, County Administration Building, 6602 Courts Drive, Prince George County

Board of Supervisors Meeting- Tuesday, May 14, 7:00 p.m., Board of Supervisors Meeting Room, 3rd Floor, County Administration Building, 6602 Courts Drive, Prince George County

Planning Commission Meeting - Thursday, May 23, 7:30 p.m., Board of Supervisors Meeting Room, 3rd Floor, County Administration Building, 6602 Courts Drive, Prince George County

Board of Zoning Appeals Meeting - Monday, May 20, 7:30 p.m., Board of Supervisors Meeting Room, 3rd Floor, County Administration Building, 6602 Courts Drive, Prince George County

Board of Supervisors Meeting- Tuesday, May 28, 7:00 p.m., Board of Supervisors Meeting Room, 3rd Floor, County Administration Building, 6602 Courts Drive, Prince George County