



Exterior Property Maintenance

Do you know about Fairfax County's Rules for Exterior Property Maintenance?

The Virginia Maintenance Code requires the exterior of a structure be maintained in good repair and be structurally sound and sanitary as to not pose a threat to public health, safety, or welfare.

The following are examples of some of the conditions that must be maintained:

- Structural members shall remain capable of supporting imposed loads.
- Roofs must be water tight and free from holes and defects.
- The premise shall be graded and gutters and downspouts maintained to protect the foundation walls from accumulating water.
- Exterior walls and foundation walls must be maintained in good condition.
- All exterior doors, door assemblies and hardware shall be maintained watertight, in good condition and be secured from unauthorized entry.
- All stairways, decks, porches, balconies, handrails and deck railings must be structurally sound, maintained in good repair, and be properly anchored.
- All accessory structures, fences, gates, and gate assemblies shall be maintained structurally sound and in good repair.
- Peeling, chipping, or flaking paint and siding shall be eliminated and repainted/replaced.
- Broken or cracked windows shall be repaired or replaced.
- All structures and adjacent premises shall be kept free from rodent infestation that adversely affects the structures.



Turn Over





Exterior Property Maintenance Continued...

- Swimming Pools, Spas, and Hot Tubs shall be maintained in a clean and sanitary condition and secured from unauthorized entry.
- Private swimming pools shall be completely surrounded by a fence or barrier at least 48 inches in height above the finished ground level (measured on the side of the barrier away from the pool).



To report a possible violation OR for more information contact:



Fairfax County Department of Code Compliance
12055 Government Center Parkway, Fairfax, VA 22035
Phone: 703-324-1300, TTY 711



Web: www.fairfaxcounty.gov/code



To request this information in an alternate format, call the Department of Code Compliance.

This Fairfax County, VA Publication (published September 2014) summarizes a few regulations. See relevant codes for specific requirements.