



## Exterior Property Maintenance

***Do you know about Fairfax County's rules for exterior property maintenance?***

**The Virginia Property Maintenance Code requires the exterior of a structure to be maintained in good repair and structurally sound.**

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

- Structural members shall be maintained free from deterioration, and be capable of supporting imposed loads.
- Roofs and flashing shall be sound, tight, and not have defects that admit rain.
- Premises shall be graded and maintained to protect the foundation walls or slab of the structure from accumulating water.
- Exterior walls shall be free from holes, breaks, and loose or rotting materials.
- Exterior doors, door assemblies and hardware shall be maintained in good condition.
- Stairways, decks, porches, and balconies shall be maintained structurally sound, in good repair, and with proper anchorage.
- Accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.
- Peeling, chipping, or flaking paint shall be eliminated and surfaces repainted.
- Windows should be maintained free from cracks and holes.



Turn Over





## Exterior Property Maintenance Continued...

- Swimming pools shall be maintained in a clean and sanitary condition.
- Depending upon the code or ordinance in effect at the time of construction, a private swimming pool may have to 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](http://www.fairfaxcounty.gov/code)



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

*This Fairfax County, Va. publication (January 2024) summarizes a few regulations. See relevant codes for specific requirements.*