




COUNTY of ISLE OF WIGHT

THE COURTHOUSE

MEMORANDUM

DATE: December 4, 2008

TO: Owners, Agents and Contractors

FROM: Arthur E. Berkley, CBO, CZA
Director of Inspections 

SUBJECT: As-built Site Plans

After reviewing as-built site plans for residential projects there have been occasions when the project, as evidenced by the site plan, did not meet the requirements of Chapter 4, Section 403.1 of the International Residential Code although the final inspection had been approved.

Therefore, effective January 1, 2009, the as-built site plan must be on site for the final inspections. This will allow us to more effectively perform the final inspection and ensure the grading meets the requirement in the code.

I trust this policy change will remedy the problems we've experienced. However should you have any questions, please do not hesitate to contact me at (757) 365-6213.

EFFECTIVE JULY 1, 2022 AS-BUILT SURVEYS MUST REFERENCE THE 2018 VIRGINIA RESIDENTIAL CODE, SECTION 401.3.

R401.3 Drainage.

Surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection that does not create a hazard to the dwelling unit. Lots shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6 inches (152 mm) within the first 10 feet (3048 mm).

Exception: Where lot lines, walls, slopes or other physical barriers prohibit 6 inches (152 mm) of fall within 10 feet (3048 mm), drains or swales shall be constructed to ensure drainage away from the structure. Impervious surfaces within 10 feet (3048 mm) of the building foundation shall be sloped a minimum of 1.0 percent away from the building.