

Valer Deck & Patio: Nov. 5-9 Portal Outage Affects Porch Filings

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FAIRFAX, VA - November 02, 2026 -
Fairfax County?s Planning and Land Use System (PLUS) is scheduled to be unavailable from 5 p.m. Thursday, November 5, until 7 a.m. Monday, November 9, 2026, while the county transfers the system to vendor-hosted infrastructure. The outage includes residential building applications for the types of screened porch and sunroom projects Valer Deck & Patio advertises in the county.

The county announced the transition on October 8 and says there will be no alternative PLUS system during the outage. Building, site, fire, environmental health, enforcement, planning, and zoning services are included. The county advises people with time-sensitive projects to submit necessary materials ahead of the interruption. Its announcement does not say that an application filed beforehand will be reviewed or approved before the system goes offline.

The county?s residential addition and alteration guide directs applicants to the Building tab in PLUS and requires first-time users to register for an account. Under Additional Square Footage, it lists Screened Porch, Sunroom, and Deck as separate types of work. Second-story Over Existing Structure is another listed choice, and a combined category is available for additions that include interior alterations. Applicants select the type

of work based on what will be built, not simply the name used for a proposed room.

First-submission materials depend on the project?s scope. The guide lists a Fairfax coversheet, architectural or structural drawings, and a house-location plat or grading-plan submission record number among the possible requirements. Permit authorization or additional ownership documentation may apply in particular circumstances, and projects in the towns of Clifton or Vienna require separate town approval documents in PLUS. The county cautions that its guide covers common situations and does not describe every condition a property owner may encounter.

The county also says separate trade permits may be required when a project includes electrical, plumbing, or mechanical work. Reviewers may request plan corrections or additional supporting documents during the application process. Once all reviews are approved and fees are paid, the county makes the permit card and approved plans available for download in PLUS and sends an email link. Inspections follow permit issuance during construction, so uploading plans before downtime is not the same as receiving a permit or authorization to begin work.

Valer Deck & Patio?s porch services page lists screened-in porches, three-season rooms, and sunrooms. Those service descriptions do not replace the county?s application classifications. The county?s listed choices include Screened Porch and Sunroom, but not a separate Three-Season Room entry under Additional Square Footage. The record and drawings need to reflect the work actually proposed.

An existing PLUS account does not establish that a permit application has been submitted. Sending drawings to a builder is also separate from filing them with the county. Applicants with time-sensitive projects can check their record and uploaded documents while PLUS is available; the county guide describes how applicants are notified if corrections are needed and how to respond to open reviewer comments before resubmission. Land Development Services provides instructions for application-specific filing issues.

The county expects PLUS to look nearly the same to users after the infrastructure move, apart from minor cosmetic changes. The announcement describes a technology transition; it does not announce changes to porch code or inspection rules, or promise a shorter review queue. Applicants without a time-sensitive filing can continue to settle the project scope and prepare the applicable materials. The county?s live notice remains the source for the current restoration schedule.

The county?s outage notice states when the portal will be unavailable, and its residential permit guide explains the application path and potential first-submission materials. Land Development Services lists 703-222-0801 for assistance with individual applications. Information about Valer Deck & Patio?s porch services is available on its website; county guidance controls the permit process.

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Valer Deck and Patio

Valer Deck & Patio is a custom deck and outdoor living builder serving Fairfax, VA and Northern Virginia. Led by owner Dan Stendeback, who brings 25+ years of Experience

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