

Residential Sub-workgroup Meetings

July 10 and July 16, 2019

9:30 AM

The notes from the July 10 and July 16 meetings are combined as the subjects are a continuation on the discussion of state regulated care facilities and how they apply to the residential provisions of the IBC.

Attending:

Kenney Payne	AIA	Both meetings
Jason Laws	Chesterfield County	Both meetings
Ron Clements	Chesterfield County	Both meetings
Greg Revels	Henrico County	Both meetings
Pam Kestner	DHCD-Division of Housing	July 10
Shaun Pharr	AOBA	July 10
Judith McGreal	Va Department of SS	July 10
Sharon Stroble	Va Department of SS	July 16
Heather Trickle	Va Behavioral Health	July 16
Shahriar Amiri	Arlington County	July 16
Thom Stanton	Tiny House Industry	July 16
Kristen Yavorsky	Va Behavioral Health	July 16
Mark Blackwell	DBHD	July 16
John Catlett	DHCD (Catlett Code Consulting)	
Jeff Brown	DHCD	

July 10, 2019

The work group held a meeting on July 10 to discuss the proposal by Greg Revels introduced at the previous meeting. Greg is intending to make the application of the residential use groups consistent with hazards instead of pigeon-holing laundry list within R1, R2, R3, R4, and R5. This included better clarification of state regulated and licensed facilities typically found in residential occupancies.

The proposal basically removed laundry list that were representations of uses but not considered complete. It then attempted to place the state regulated care facilities within the text of each code section.

Proposal:

See notes from last meeting attached to section

SECTION 310 RESIDENTIAL GROUP R

310.1 Residential Group R.

Residential Group R includes, among others, the use of a *building* or *structure*, or a portion thereof, for sleeping purposes when not classified as an Institutional Group I or when not regulated by the ~~International~~ Virginia Residential Code.

310.2 Definitions.

The following terms are defined in Chapter 2:

BOARDING HOUSE.

CONGREGATE LIVING FACILITIES.

DORMITORY.

GROUP HOME.

GUEST ROOM.

LODGING HOUSE.

PERSONAL CARE SERVICE.

TRANSIENT.

310.3 Residential Group R-1.

Residential occupancies with more than 10 occupants containing sleeping units where the occupants are primarily transient in nature, including:

- ~~Boarding houses (transient) with more than 10 occupants~~
- ~~Congregate living facilities (transient) with more than 10 occupants~~
- ~~Hotels (transient)~~
- ~~Motels (transient)~~

Exceptions:

1. ~~Nonproprietor-occupied bed and breakfast and other transient boarding facilities not more than three stories above grade plane in height with a maximum of 10 occupants total are permitted to be classified as either Group R-3 or R-5 provided that smoke alarms are installed in compliance with Section 907.2.11.2 for Group R-3 or Section R314 of the IRC for Group R-5.~~

2. ~~Proprietor-occupied bed and breakfast and other transient boarding facilities not more than three stories above grade plane in height, that are also occupied as the residence of the proprietor, with a maximum of five guest room sleeping units provided for the transient occupants are permitted to be classified as either Group R-3 or R-5 provided that smoke alarms are installed in compliance with Section 907.2.11.2 for Group R-3 or Section R314 of the IRC for Group R-5.~~

310.4 Residential Group R-2.

Residential Group R-2 occupancies containing *sleeping units* or more than two *dwelling units* where the occupants are not primarily transient permanent in nature, including:

- ~~Apartment houses~~
- ~~Boarding houses (nontransient) with more than 16 occupants~~
- ~~Congregate living facilities (nontransient) with more than 16 occupants~~
- ~~Convents~~
- ~~Dormitories~~
- ~~Fraternities and sororities~~
- ~~Hotels (nontransient)~~
- ~~Live/work units~~
- ~~Monasteries~~
- ~~Motels (nontransient)~~
- ~~Vacation timeshare properties~~

310.5 Residential Group R-3.

Residential Group R-3 occupancies where the occupancy is not classified as Group R-1, R-2, R-4, R-5 or I, including and the building contains no more than two dwelling units and:

1. ~~The occupants are *not* primarily *transient* permanent in nature, or~~
 2. ~~There are no more than 10 transient occupants per dwelling unit,~~
- ~~Buildings that do not contain more than two *dwelling units*~~
 - ~~Boarding houses (nontransient) with 16 or fewer occupants~~
 - ~~Boarding houses (transient) with 10 or fewer occupants~~
 - ~~Care facilities that provide accommodations for five or fewer persons receiving care~~
 - ~~Congregate living facilities (nontransient) with 16 or fewer occupants~~
 - ~~Congregate living facilities (transient) with 10 or fewer occupants~~
 - ~~Lodging houses with five or fewer guest rooms~~

~~310.5.1 Care facilities within a dwelling.~~

~~Care facilities for five or fewer persons receiving care that are within a single family dwelling are permitted to comply with the *International Residential Code* provided an *automatic sprinkler system* is installed in accordance with Section 903.3.1.3 or Section P2904 of the *International Residential Code*.~~

~~310.5.2 Lodging houses.~~

~~Owner-occupied lodging houses with five or fewer guest rooms shall be permitted to be constructed in accordance with the *International Residential Code*.~~

310.6 Residential Group R-4.

This occupancy shall include buildings, structures or portions thereof for more than five but not more than 16 persons, excluding staff, who reside on a 24-hour basis in a supervised environment and receive *custodial care*. Buildings of Group R-4, other than assisted living facilities licensed by the Virginia Department of Social Services, shall be classified as the occupancy condition indicated in Section 310.6.1. Assisted living facilities

licensed by the Virginia Department of Social Services shall be classified as one of the occupancy conditions indicated in Section 310.6.1 or 310.6.2. ~~This group shall include, but not be limited to, the following:~~

- ~~• Alcohol and drug centers~~
- ~~• Assisted living facilities~~
- ~~• Congregate care facilities~~
- ~~• Group homes~~
- ~~• Halfway houses~~
- ~~• Residential board and care facilities~~
- ~~• Social rehabilitation facilities~~

This occupancy shall also include hospice facilities with not more than 16 occupants, excluding staff.

Group R-4 occupancies shall meet the requirements for *construction* as defined for Group R-3, except as otherwise provided for in this code.

Exceptions:

1. Group homes licensed by the Virginia Department of Behavioral Health and Developmental Services that house no more than eight persons with one or more resident counselors shall be classified as Group R-2, R-3, R-4 or R-5. Not more than five of the persons may require physical assistance from staff to respond to an emergency situation.

2. In Group R-4 occupancies classified as the occupancy condition indicated in Section 310.6.1, other than in hospice facilities, not more than five of the residents may require physical assistance from staff to respond to an emergency situation when all residents who may require the physical assistance from staff reside on a single level of exit discharge and other than using a ramp, a change of elevation using steps or stairs is not within the path of egress to an exit door.

3. Assisted living facilities licensed by the Virginia Department of Social Services that house no more than eight persons, with one or more resident counselors, and all of the residents are capable of responding to an emergency situation without physical assistance from staff, may be classified as Group R-2, R-3 or R-5.

4. Assisted living facilities licensed by the Virginia Department of Social Services that house no more than eight persons, where not more than five of the residents require physical assistance from staff to respond to an emergency situation with one or more resident counselors, may be classified as Group R-5 when in compliance with all of the following:

4.1. The *building* is protected by an automatic sprinkler system installed in accordance with Section 903.3 or Section P2904 of the IRC.

~~4.2. Not more than five of the residents may require physical assistance from staff to respond to an emergency situation.~~

4.3. All residents who may require physical assistance from staff to respond to an emergency situation reside on a single level of exit discharge and other than using a ramp, a change in elevation using steps or stairs is not within the path of egress to an exit door.

5. Hospice facilities with five or fewer occupants are permitted to comply with the IRC provided the *building* is protected by an automatic sprinkler system in accordance with IRC Section P2904 or IBC Section 903.3.

310.6.1 Condition 1.

This occupancy condition shall include hospice facilities and buildings in which all persons receiving *custodial care* who, without any assistance, are capable of responding to an emergency situation to complete *building* evacuation ~~and hospice facilities~~.

310.6.2 Condition 2.

This occupancy condition shall include buildings in which there are persons receiving *custodial care* who require assistance by not more than one staff member while responding to an emergency situation to complete *building* evacuation.

***** Radon-resistant construction in Groups R-3 and R-4 structures.**

Groups R-3 and R-4 structures shall comply with the radon-resistant construction requirements in Appendix F of the IRC in localities enforcing such requirements pursuant to Section R324 of the IRC. Either add to each section or leave in current place and add note under R3 and R4.

310.7 Residential Group R-5.

This occupancy shall include residential occupancies in detached single- and two-family dwellings, townhouses and accessory structures within the scope of the IRC. The construction of Group R-5 structures shall comply with the IRC. The amendments to the IRC set out in Section 310.11 shall be made to the IRC for its use as part of this code. In addition, all references to the IRC in the IBC shall be considered to be references to this section.

~~310.8 Group R-5.~~

~~The construction of Group R-5 structures shall comply with the IRC. The amendments to the IRC set out in Section 310.11 shall be made to the IRC for its use as part of this code. In addition, all references to the IRC in the IBC shall be considered to be references to this section.~~

310.8 7.1 Additional requirements.

Methods of *construction*, materials, systems, *equipment* or components for Group R-5 structures not addressed by prescriptive or performance provisions of the IRC shall comply with applicable IBC requirements.

(remaining to be renumbered) (IBC to be changed to VCC)

310.9 Family day homes.

Family day homes where program oversight is provided by the Virginia Department of Social Services shall be classified as Group R-2, R-3 or R-5.

Note: Family day homes may generally care for up to 12 children. See the DHCD “Related Laws Package” for additional information.

~~310.10 Radon resistant construction in Groups R-3 and R-4 structures.~~

~~Groups R-3 and R-4 structures shall be subject to the radon-resistant *construction* requirements in Appendix F of the IRC in localities enforcing such requirements pursuant to Section R324 of the IRC.~~

310.11 Amendments to the IRC.

The following changes shall be made to the IRC for its use as part of this code:

(DHCD Note: The changes to the IRC are available in the *Virginia Residential Code* published by ICC, or the pamphlet form of the VCC published by DHCD. They are not included in this printing of the VCC.)

R101.2 Scope. *The provisions of the ~~International~~ Virginia Residential Code for One- and Two-family Dwellings shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal and demolition of detached one- and two-family dwellings, townhouses, and care facilities for five or fewer persons receiving care not more than three stories above grade plane in height with a separate means of egress and their accessory structures. The use of such structures for transient occupancies shall not exceed 10 persons per dwelling unit.*

2018 IBC

~~308.3.2 Five or fewer persons receiving medical care. A facility with five or fewer persons receiving medical care shall be classified as Group R-3 or shall comply with the International Residential Code provided an automatic sprinkler system is installed in accordance with Section 903.3.1.3 or Section P2904 of the International Residential Code.~~

~~308.2.4 Five or fewer persons receiving custodial care. A facility with five or fewer persons receiving custodial care shall be classified as Group R-3 or shall comply with the International Residential Code provided an automatic sprinkler system is installed in accordance with Section 903.3.1.3 or Section P2904 of the International Residential Code.~~

~~308.2.3 Six to 16 persons receiving custodial care. A facility housing not fewer than six and not more than 16 persons receiving custodial care shall be classified as~~

Group R-4

2018 VCC Code Change Language:

101.5 Use of terminology and notes. The provisions of this code shall be used as follows:

1. The term “this code,” or “the code,” where used in the provisions of Chapter 1, in Chapters 2 - 35 of the IBC or in the state amendments to the IBC, means the USBC, unless the context clearly indicates otherwise.
2. The term “this code” or “the code” where used in a code or standard referenced in the IBC, means that code or standard, unless the context clearly indicates otherwise.
3. The use of notes in Chapter 1 is to provide information only and shall not be construed as changing the meaning of any code provision.
4. Notes in the IBC, in the codes and standards referenced in the IBC, and in the state amendments to the IBC, may modify the content of a related provision and shall be considered to be a valid part of the provision, unless the context clearly indicates otherwise.

5. References to International Codes and standards, where used in this code, include state amendments made to those International Codes and standards in the VCC.

Notes. Need clarification that I2 can include assisted living facilities where 24 hour custodial care is provided as occupants are non-ambulatory.

Should we bring in ambulatory and non ambulatory definition

After a complete review of the code proposal, the group agreed with the concept, but identified several areas that needed further work. The main areas were state regulated facilities that were designated use group I that had thresholds that allowed limited occupancies to be classified within R3 and R4. Kenney Payne offered to take the information from the meeting and create a new proposal.

The group was also asked to review the late submission by Arlington County regarding accessory dwelling units. However, due to storms the previous night the Shariar could not make the meeting or join by phone.

June 12, 2021

The group reconvened to review Kenney’s rewrite which was to bring all of uses, properly classified, within the text.

RESIDENTIAL USE SUB-WORKGROUP

2018 IBC language: w/ 2015 VCC amendment language in blue text

Proposed changes submitted by Greg Revels and/or discussed and approved by the workgroup are in green text.

Proposed changes for the workgroup's consideration at the next meeting (July 23?) are in red text or orange text if it was Virginia-amended text being changed.

Note: 2018 IBC deleted "310.2 Definitions," thus all of the 2018 section numbers should be one less than they were in 2015 (e.g., R-4 was 310.6 under 2015 but is now 310.5 under 2018). The text below has been corrected to match the 2018 IBC section numbers.

310.5 Residential Group R-4. ~~Residential Group R-4~~ This occupancy shall include hospice facilities with not more than 16 occupants, excluding staff; and buildings, structures or portions thereof for more than five but not more than 16 persons, excluding staff, who reside on a 24-hour basis in a supervised ~~residential~~ environment and receive custodial care. Buildings of Group R-4, ~~other than assisted living facilities licensed by the Virginia Department of Social Services,~~ shall be classified as one of the occupancy conditions ~~specified~~ ~~indicated~~ specified in Section 310.5.1 ~~or 310.5.2~~ or 310.5.2. ~~Assisted living facilities licensed by the Virginia Department of Social Services shall be classified as one of the occupancy conditions indicated in Sections 310.5.1 or 310.5.2. This group shall include, but not be limited to, the following:~~ Group R-4 occupancies shall comply with the requirements for construction as required for Group R-3, except as otherwise provided for in this code; and shall comply with the radon-resistant construction requirements in Appendix F of the IRC in localities enforcing such requirements pursuant to Section R324 of the IRC.

[Note: References to licensed facilities have been relocated under the appropriate "Condition"]

~~Alcohol and drug centers
Assisted living facilities
Congregate care facilities
Group homes
Halfway houses
Residential board and care facilities
Social rehabilitation facilities~~

~~This occupancy shall also include hospice facilities with not more than 16 occupants, excluding staff.~~

[Note: This provision was relocated to 310.5 in the first sentence – which is consistent with the change the workgroup did under 310.5.1.]

~~Group R-4 occupancies shall meet the requirements for construction as defined for Group R-3, except as otherwise provided for in this code.~~

[Note: This provision was relocated to 310.5 as the last sentence – to avoid a "dangling" paragraph.]

After review, the group felt that the text was actually more confusing than before. The group discussed several options before making the decision that the easiest and best way to clarify the appropriate uses for the residential state regulated facilities was to create a totally new section in Chapter 4 that creates each SRF and appropriate residential use with thresholds. The group worked on producing the first draft as follows:

B302.1-18 302.1, SECTION 432 (New)

Proponents: Residential Use Subworkgroup (dhcdresidentialuse@gmail.com)

2015 Virginia Construction Code

STATE REGULATED CARE FACILITY (SRCF). A building with an occupancy in Group R-2, R-3, R-4, R-5 or R-5 I occupied by persons in the care of others where program oversight is provided by the Virginia Department of Social Services, the Virginia Department of Behavioral Health and Developmental Services, the Virginia Department of Education, the Virginia Department of Health or the Virginia Department of Juvenile Justice.

302.1 General. Structures or portions of structures shall be classified with respect to occupancy in one or more of the groups listed in this section. A room or space that is intended to be occupied at different times for different purposes shall comply with all of the requirements that are applicable to each of the purposes for which the room or space will be occupied. Structures with multiple occupancies or uses shall comply with Section 508. Where a structure is proposed for a purpose that is not specifically provided for in this code, such structure shall be classified in the group that the occupancy most nearly resembles, according to the fire safety and relative hazard involved.

1. Assembly (see Section 303): Groups A-1, A-2, A-3, A-4 and A-5.
2. Business (see Section 304): Group B.
3. Educational (see Section 305): Group E.
4. Factory and Industrial (see Section 306): Groups F-1 and F-2.
5. High Hazard (see Section 307): Groups H-1, H-2, H-3, H-4 and H-5.
6. Institutional (see Section 308): Groups I-1, I-2, I-3 and I-4.
7. Mercantile (see Section 309): Group M.
8. Residential (see Section 310): Groups R-1, R-2, R-3 and R-4.
9. Storage (see Section 311): Groups S-1 and S-2.
10. Utility and Miscellaneous (see Section 312): Group U.
11. State Regulated Care Facilities (see Section 432)

Add new text as follows:

SECTION 432 State Regulated Care Facilities

432.1 General. Notwithstanding any other requirements of this code, this section applies to the use and occupancy classification of licensed state regulated care facilities addressed in this section.

432.2 Assisted Living Facilities. Assisted living facilities licensed by the Virginia Department of Social Services shall be classified as one of the occupancies specified in sections 432.2.1 through 432.2.6.

432.2.1 Group I-1 Condition 1. Facilities with seventeen or more persons receiving care, in which all persons receiving care, without any assistance, are capable of responding to an emergency situation to complete building evacuation, shall be classified as Group I-1 Condition 1. Not more than five of the persons may require physical assistance from staff to respond to an emergency, provided all persons requiring assistance reside on a level of exit discharge and the path of egress to the exit does not include steps.

Note: These facilities would be licensed as ambulatory facilities by the Virginia Department of Social Services.

432.2.2 Group I-1 Condition 2. Facilities with seventeen or persons receiving care, in which there are persons who require assistance by not more than one staff member while responding to an emergency situation to complete building evacuation, shall be classified as Group I-1 Condition 2. Not more than five of the persons may require physical assistance from more than one staff member to respond to an emergency situation.

Note: These facilities would be licensed as non-ambulatory facilities by the Virginia Department of Social Services.

432.2.3 Group I-2 Condition 1. Facilities with six or more persons receiving care who require assistance by more than one staff member when responding to an emergency situation to complete building evacuation, shall be classified as Group I-2 Condition 1.

Note: These facilities would be licensed as non-ambulatory facilities by the Virginia Department of Social Services.

432.2.4 Group R-4 Condition 1. Facilities with nine to sixteen persons receiving care, where all persons receiving care, without any assistance, are capable of responding to an emergency situation to complete building evacuation shall be classified as R-4 Condition 1. Not more than five of the persons may require physical assistance from staff to respond to an emergency, provided all persons requiring assistance reside on a level of exit discharge and the path of egress to the exit does not include steps.

Note: These facilities would be licensed as ambulatory by the Virginia Department of Social Services.

432.2.5 Group R-4 Condition 2. Buildings with nine to sixteen persons receiving care, who may require assistance by not more than one staff member when responding to an emergency situation to complete building evacuation, shall be classified as Group R-4 Condition 2. Not more than five of the persons may require physical assistance from staff to respond to an emergency situation.

Note: These facilities would be licensed as non-ambulatory by the Virginia Department of Social Services.

432.2.6 Group R-2, R-3 or R-5. Facilities with no more than eight persons receiving care, with one or more resident counselors, and all persons are capable of responding to an emergency situation without physical assistance from staff, may be classified as Group R-2, R-3 or R-5. Up to five of the persons may

require physical assistance from staff to respond to an emergency situation when in compliance with the following:

1. All residents that require physical assistance from staff reside on a level of exit discharge and the path of egress to the exit does not include steps.

2. The building is protected by an automatic sprinkler system installed in accordance with Section 903.3 or Section P2904 of the IRC

Note: These facilities would be licensed as ambulatory by the Virginia Department of Social Services.

432.3 Family Day Homes. Family day homes registered or licensed by the Virginia Department of Social Services shall be classified as Group R-2, R-3 or R-5.

432.4 Group Homes. Group Homes licensed by the Virginia Department of Behavioral Health and Developmental Services shall be classified as one of the occupancies specified in sections 432.4.1 through 432.4.3.

432.4.1 Groups R-2, R-3, R-4 Condition 1 or 2 or R-5. Facilities with no more than eight persons receiving care, with one or more resident counselors, shall be classified as Group R-2, R-3, R-4 (Condition 1 or 2) or R-5. Not more than five of the persons may require physical assistance from staff to respond to an emergency situation.

432.4.2 Group R-4 Condition 1. Facilities with eight to sixteen persons receiving care, where all persons, without any assistance, are capable of responding to an emergency situation to complete building evacuation shall be classified as Group R-4 Condition 1. Not more than five of the persons may require physical assistance from staff to respond to an emergency, provided all persons requiring assistance reside on a level of exit discharge and the path of egress to the exit does not include steps.

432.4.3 Group R-4 Condition 2. Facilities with eight to sixteen persons receiving care or facilities with more than five persons requiring physical assistance from staff to respond to an emergency situation shall be classified as Group R-4 Condition 2.

432.5 Hospice Facilities. Hospice facilities licensed by the Virginia Department of Health shall be classified as one of the occupancies specified in sections 432.5.1 through 432.5.3.

432.5.1 Group I-2. Facilities with sixteen or more persons receiving care shall be classified as Group I-2.

432.5.2 Group R-4 Condition 1. Facilities with less than sixteen persons receiving care shall be classified as Group R-4 Condition 1.

432.5.3 Group R-5. Facilities with five or fewer persons receiving care are permitted to be classified as Group R-5.

Reason Statement: This proposal is not intended to make any significant changes to the requirements or classifications of SRCFs, but to simplify application of the existing requirements (exceptions) by putting all use group classification requirements for SRCFs together in Chapter 4. This proposal is not completed, but is intended to give an idea of the concept that is being utilized to complete this clean up effort. The Residential Uses Subworkgroup plans to continue working on this proposal by identifying any other

licensed facilities that may also need to be included in the new section and deleting any existing state amendments throughout VCC Chapter 3 that are covered in the new Section 432.

Resiliency Impact Statement: This proposal will neither increase nor decrease Resiliency

No impact on resiliency.

Cost Impact Statement: The code change proposal will not increase or decrease the cost of construction

No impact on cost

The group was joined by Shariar by phone so he could go over his submittal. The group felt that the Arlington proposal was too broad utilizing multiple units. The group also felt that the group's consensus proposal covered what was intended without the modification.

Arlington County Proposal

Summary and Discussion point:

As noted in the minutes of the meeting, most urban areas such as Arlington are experiencing high housing costs and affordability has become a crisis, both for new families and individuals and for the elderly that desire to age in place. High real estate assessments mean higher taxes for elderly that are on a fixed income. The desire is to allow part of existing dwelling units to be occupied by both transient lodgers (such as Airbnb) or long-term renters that desire some degree of independence and privacy from an owner-occupied dwelling. The challenge is to codify these intermittent uses within a dwelling unit while maintaining the true character of a single dwelling unit such as a common entrance and egress, common utilities, etc. We also noted that family relationship does not affect the application of the building code. As such, if a single dwelling unit has the appropriate area for a bedroom or living space and is equipped with appropriate egress and detection facility, the building code does not limit the number of occupants in a dwelling unit based on relationship. Furthermore, we discussed whether a separate use group classification for such accessory uses (i.e.; R-6) would make sense. As a practicing building code professional for over 34 years, I keep coming back to a simple interpretation that I (and many others) have believed in (perhaps wrongly so) for a long time. That interpretation stems from a fact that every-time I see a separate cooking facility, I question whether code-wise, that constitutes a separate dwelling unit. I never question whether there are more than one bedroom, living or bathing facility constituting a separate dwelling unit. My intentions are not to change the physical character of a dwelling unit as we see it today, but to allow homeowners to offer additional affordable housing options while creating a source of income to the elderly. I have struggles for a couple years to codify and legalize the use of an accessory dwelling unit or short-term rental in a dwelling unit but keep coming back to a fundamental mis-interpretation of the code. So, I propose to clarify the definition of a dwelling unit as stated below:

DWELLING UNIT. A single unit providing complete independent living facilities for one or more persons, including permanent provisions for one or more living, sleeping, eating, cooking and sanitation.

I believe this proposal solves the issue that if a separate cooking facility is constructed for a mother-in-law suite, a care-giver suite or an accessory dwelling unit, the code would not classify those accessory

uses as a separate dwelling unit so long as the dwelling unit meets/met all the requirements of the Virginia Residential Code at the time of the construction. I also considered changing Virginia Existing Building Code/ Rehab Code to require retro-active requirements for inter-connected smoke detectors when such accessory uses are established. I decided against it since such use would not be considered a change of use and would not require a permit. The enforcement of such requirements would be problematic in my opinion. I look forward to our discussion tomorrow and await further direction from the group.

Additional Proposal 2.

Accessory Dwelling Unit

DWELLING UNIT. A single unit providing complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation. For the purpose of this code, an Accessory dwelling unit shall be considered as part of the main dwelling unit.

Accessory Dwelling Unit: An independent living, sleeping, cooking and sanitation facility within a single dwelling unit.

Justification: with the rise of housing and real estate prices and the need for elderly to be able to age in place, it becomes necessary for some households to create independent living facility for elder parents or as a source of income for rental purposes. This change is not intended to replace the requirements established for two-dwelling units which is characteristically different than an accessory dwelling unit.

Tiny House Proposals

The group discussed tiny house proposals including one submitted by Thom Stanton. The group felt there was consensus to move the adoption of appendix Q without repeating the language. The proposal is as follows:

Proponents: Residential Use Subworkgroup

2015 Virginia Residential Code

Add new text as follows:

R332

TINY HOUSES

R332 General.

Appendix Q may be used as an alternative to the requirements of this code where a dwelling is 400 square feet (37 m2) or less in floor area.

Reason Statement: This proposal introduces a new section that would allow the use of Appendix Q, which contains provisions specific to tiny homes. The appendix gives special considerations to elements such as ceiling heights, stairways, landings, handrails, guards, etc.

Resiliency Impact Statement: This proposal will neither increase nor decrease Resiliency

This proposal will neither increase nor decrease Resiliency

Cost Impact Statement: The code change proposal will not increase or decrease the cost of construction

The code change proposal will not increase or decrease the cost of construction

The meeting adjourned at 4:05 PM