

COMMONWEALTH OF VIRGINIA



Part II of the Virginia Uniform Statewide Building Code

THE VIRGINIA REHABILITATION CODE

(2003 Edition)

Effective November 16, 2005

**Virginia Department of Housing and Community Development
Division of Building and Fire Regulation
501 North 2nd Street
Richmond, Virginia 23219-1321**

PREFACE

Introduction

The Virginia Uniform Statewide Building Code (USBC) is a state regulation promulgated by the Virginia Board of Housing and Community Development, a Governor-appointed board, for the purpose of establishing minimum regulations to govern the construction and maintenance of buildings and structures.

The provisions of the USBC are based on nationally recognized model building and fire codes published by the International Code Council, Inc.. The model codes are made part of the USBC through a regulatory process known as incorporation by reference. The USBC also contains administrative provisions governing the use of the model codes and establishing requirements for the enforcement of the code by the local building departments and other code enforcement agencies.

In keeping with the designations of the USBC used previously, since the 2003 editions of the International Codes are incorporated by reference into this version of the USBC, it is known as the 2003 edition of the USBC.

Arrangement

The USBC is part of the Virginia Administrative Code (VAC), the official compilation of state regulations published under the authority and guidance of the Virginia Code Commission. Due to the difference in the section numbering system between the VAC and the model codes incorporated by reference into the USBC, the USBC utilizes a dual section numbering system. In the USBC, the VAC section numbers are listed first, followed by a section number matching the model code system. In this printing of the USBC, the VAC section numbers are omitted and only the model code numbering system is utilized. The version of the USBC containing both the VAC section numbers and the model code numbering is available from the Virginia Department of Housing and Community Development and may also be accessed through the website of the Virginia Code Commission or by subscription to the VAC.

Overview

The USBC is divided into three stand-alone parts. Part I contains regulations specific to the construction of new buildings and structures and alterations, additions and change of occupancy in existing buildings and structures and is known as the Virginia Construction Code. Part II contains optional regulations specific to the rehabilitation of existing buildings that may be used as an acceptable alternative to the Virginia Construction Code. Part II is known as the Virginia Rehabilitation Code. Part III of the USBC contains the regulations for the maintenance of existing structures which is enforced at the option of the local governments. It is known as the Virginia Maintenance Code.

Technical Assistance

The local building departments and enforcing agencies may be contacted for further information concerning the USBC. Staff of the Virginia Department of Housing and Community Development through the Division of Building and Fire Regulation's State Building Code Administrative Office and the State Fire Marshal's regional offices are also available for technical assistance and questions. The telephone number for the State Building Code Administrative Office is (804) 371-7160 and for the State Fire Marshal's Office is (804) 371-7170.

TABLE OF CONTENTS

CHAPTER 1 ADMINISTRATION 1

Section

101	General	1
102	Purpose and Scope	2
103	Application of Code	2
104	Enforcement, Generally	6

INTERNATIONAL EXISTING BUILDING CODE CHAPTERS

2	Definitions	4
4	Repairs	5
6	Alterations – Level 2	6
7	Alterations – Level 3	8
8	Change of Occupancy	9
10	Historic Buildings	10
12	Compliance Alternatives	10

Chapter 1

ADMINISTRATION

SECTION 101 GENERAL

101.1 Short title. The Virginia Uniform Statewide Building Code, Part II, Rehabilitation, may be cited as the Virginia Rehabilitation Code.

101.2 Incorporation by reference. Chapters 2 – 14 of the 2003 International Existing Building Code, published by the International Code Council, Inc., are adopted and incorporated by reference to be an enforceable part of the Virginia Rehabilitation Code. The term “IEBC” means the 2003 International Existing Building Code, published by the International Code Council, Inc. Any codes and standards referenced in the IEBC are also considered to be part of the incorporation by reference, except that such codes and standards are used only to the prescribed extent of each such reference.

101.3 Numbering system. A dual numbering system is used in the Virginia Rehabilitation Code to correlate the numbering system of the Virginia Administrative Code with the numbering system of the IEBC. IEBC numbering system designations are provided in the catch-lines of the Virginia Administrative Code sections and cross references between sections or chapters of the Virginia Rehabilitation Code use only the IEBC numbering system designations. The term “chapter” is used in the context of the numbering system of the IEBC and may mean a chapter in the Virginia Rehabilitation Code, a chapter in the IEBC or a chapter in a referenced code or standard, depending on the context of the use of the term. The term “chapter” is not used to designate a chapter of the Virginia Administrative Code, unless clearly indicated.

101.4 Arrangement of code provisions. The Virginia Rehabilitation Code is comprised of the combination of (i) the provisions of Chapter 1, Administration, which are established herein, (ii) Chapters 2 – 14 of the IEBC, which are incorporated by reference in Section 101.2, and (iii) the changes to the text of the incorporated chapters of the IEBC that are specifically identified. The terminology “changes to the text of the incorporated chapters of the IEBC that are specifically identified” shall also be referred to as the “state amendments to the IEBC.” Such state amendments to the IEBC are set out using corresponding chapter and section numbers of the IEBC numbering system. In addition, since Chapter 1 of the IEBC is not incorporated as part of the Virginia Rehabilitation Code, any reference to a provision of Chapter 1 of the IEBC in the provisions of Chapters 2 – 14 of the IEBC is generally invalid. However, where the purpose of such a reference would clearly correspond to a provision of Chapter 1 established herein, then the

reference may be construed to be a valid reference to such corresponding Chapter 1 provision.

101.5 Use of terminology and notes. The term “this code,” or “the code,” where used in the provisions of Chapter 1, in Chapters 2 – 14 of the IEBC or in the state amendments to the IEBC means the Virginia Rehabilitation Code, unless the context clearly indicates otherwise. The term “this code,” or “the code,” where used in a code or standard referenced in the IEBC means that code or standard, unless the context clearly indicates otherwise. The term “USBC” where used in this code means Part I of the Virginia Uniform Statewide Building Code, also known as the “Virginia Construction Code,” unless the context clearly indicates otherwise. In addition, where the phrase “of the International Building Code under which the building was constructed” is used in the IEBC, it shall be construed to mean the USBC or other code that was in effect when the building was built. Further, 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. Notes in the IEBC, in the codes and standards referenced in the IEBC and in the state amendments to the IEBC 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.

101.6 Order of precedence. The provisions of Chapter 1 of this code supersede any conflicting provisions of Chapters 2 – 14 of the IEBC and any conflicting provisions of the codes and standards referenced in the IEBC. In addition, the state amendments to the IEBC supersede any conflicting provisions of Chapters 2 – 14 of the IEBC and any conflicting provisions of the codes and standards referenced in the IEBC. Further, the provisions of Chapters 2 – 14 of the IEBC supersede any conflicting provisions of the codes and standards referenced in the IEBC.

101.7 Administrative provisions. The provisions of Chapter 1 establish administrative requirements, which include but are not limited to provisions relating to the scope and enforcement of the code. Any provisions of Chapters 2 – 14 of the IEBC or any provisions of the codes and standards referenced in the IEBC that address the same subject matter to a lesser or greater extent are deleted and replaced by the provisions of Chapter 1. Further, any administrative requirements contained in the state amendments to the IEBC shall be given the same precedence as the provisions of Chapter 1. Notwithstanding the above, where administrative requirements of Chapters 2 – 14 of the IEBC or of the codes and standards referenced in the IEBC are specifically identified as valid administrative

requirements in Chapter 1 of this code or in the state amendments to the IEBC, then such requirements are not deleted and replaced.

Note: The purpose of this provision is to eliminate overlap, conflicts and duplication by providing a single standard for administrative, procedural and enforcement requirements of this code.

101.8 Definitions. The definitions of terms used in this code are contained in Chapter 2 along with specific provisions addressing the use of definitions. Terms may be defined in other chapters or provisions of the code and such definitions are also valid.

**SECTION 102
PURPOSE AND SCOPE**

102.1 Purpose. In accordance with Section 36-99.01 of the Code of Virginia, the General Assembly of Virginia has declared that (i) there is an urgent need to improve the housing conditions of low and moderate income individuals and families, many of whom live in substandard housing, particularly in the older cities of the Commonwealth; (ii) there are large numbers of older residential buildings in the Commonwealth, both occupied and vacant, which are in urgent need of rehabilitation and which must be rehabilitated if the State's citizens are to be housed in decent, sound, and sanitary conditions; and (iii) the application of those building code requirements currently in force to housing rehabilitation has sometimes led to the imposition of costly and time-consuming requirements that result in a significant reduction in the amount of rehabilitation activity taking place.

The General Assembly further declares that (i) there is an urgent need to improve the existing condition of many of the Commonwealth's stock of commercial properties, particularly in older cities; (ii) there are large numbers of older commercial buildings in the Commonwealth, both occupied and vacant, that are in urgent need of rehabilitation and that must be rehabilitated if the citizens of the Commonwealth are to be provided with decent, sound and sanitary work spaces; and (iii) the application of the existing building code to such rehabilitation has sometimes led to the imposition of costly and time-consuming requirements that result in a significant reduction in the amount of rehabilitation activity taking place.

102.2 Scope. In accordance with Section 103.6 of the USBC, this code shall be an acceptable alternative to compliance with the Virginia Construction Code for the rehabilitation of existing buildings and structures.

**SECTION 103
APPLICATION OF CODE**

103.1 General. The provisions of this code shall control the rehabilitation, alteration, repair, addition and change of occupancy of existing buildings and structures when this code is chosen as an alternative to compliance with the Virginia Construction Code. All administrative provisions of the Virginia Construction Code, including but not limited to, requirements for permits, inspections and approvals by the local building department, provisions for appeals from decisions of the local building department and the issuance of modifications, are applicable to the use of this code, except where this code sets out differing requirements. Where there is a conflict between a general requirement and a specific requirement in the IEBC, the specific requirement shall govern.

Exception: The use of this code shall not be permitted for change of occupancy involving Group I-2 or Group I-3.

103.1.1 Use of performance code. Compliance with the provisions of a nationally recognized performance code when approved as a modification shall be considered to constitute compliance with this code. All documents submitted as part of such consideration shall be retained in the permanent records of the local building department.

103.1.2 Preliminary meeting. When requested by a prospective permit applicant or when determined necessary by the code official, the code official shall meet with the prospective permit applicant prior to the application for a permit to discuss plans for the proposed work or change of occupancy in order to establish the specific applicability of the provisions of this code.

103.2 Requirements relating to maintenance. Any requirements of the IEBC requiring the maintenance of existing buildings or structures are invalid.

Note: Requirements for the maintenance of existing buildings and structures and for unsafe conditions are contained in Part III of the Virginia Uniform Statewide Building Code, also known as the "Virginia Maintenance Code."

103.3 Use of Appendix A. Appendix A of the IEBC provides guidelines for the seismic retrofit of existing buildings. The use of this appendix is not mandatory but shall be permitted to be utilized at the option of an owner, the owner's agent or the RDP involved in a rehabilitation project. However, in no case shall the use

of Appendix A be construed to authorize the lowering of existing levels of health or safety in buildings or structures being rehabilitated.

103.4 Use of Appendix B. Appendix B of the IEBC provides supplementary accessibility requirements for existing buildings and facilities. All applicable requirements of Appendix B shall be met in buildings and structures being rehabilitated.

103.5 Use of Resource A. Resource A of the IEBC provides guidelines for the evaluation of fire resistance ratings of archaic materials and may be used in conjunction with rehabilitation projects.

Chapter 2

DEFINITIONS

Change Section 201.3 of the IEBC to read:

201.3 Terms defined in other codes. Where terms are not defined in this code and are defined in the other International Codes, such terms shall have the meanings ascribed to them in those codes, except that terms that are not defined in this code and that are defined in the Virginia Construction Code shall take precedence over other definitions.

Change the following definitions in Section 202 of the IEBC to read:

Existing building. A building for which a legal certificate of occupancy has been issued under any edition of the USBC and that has been occupied for its intended use; or, a building built prior to the initial edition of the USBC.

Work area. That portion or portions of a building consisting of all spaces where provisions of this code are applicable. Except when involving change in occupancy, work area excludes other portions of the building where incidental work entailed by the intended work must be performed and portions of the building where work not initially intended by the owner is specifically required by this code.

Chapter 4

REPAIRS

Change Section 410.1 of the IEBC to read:

410.1 Materials. Existing plumbing materials and supplies shall be allowed to be repaired and replaced with like material.

Exceptions:

1. Sheet and tubular copper and brass trap and tailpiece fittings less than the minimum wall thickness of .027 inch (0.69 mm).
2. Solder having more than 0.2-percent lead in the repair of potable water systems.
3. Water closets having a concealed trap seal or an unventilated space or having walls that are not thoroughly washed at each discharge in accordance with ASME A112.19.2M.
4. The following types of joints shall be prohibited:
 - 4.1. Cement or concrete joints.
 - 4.2. Mastic or hot-pour bituminous joints.
 - 4.3. Joints made with fittings not approved for the specific installation.
 - 4.4. Joints between different diameter pipes made with elastomeric rolling O-rings.
 - 4.5. Solvent-cement joints between different types of plastic pipe.
 - 4.6. Saddle-type fittings.
5. The following types of traps are prohibited:
 - 5.1. Traps that depend on moving parts to maintain the seal.
 - 5.2. Bell traps.
 - 5.3. Crown-vented traps.
 - 5.4. Traps not integral with a fixture and that depend on interior partitions for the seal, except those traps constructed of an approved material that is resistant to corrosion and degradation.

Chapter 6 ALTERATIONS – LEVEL 2

Change Section 604.2.1 of the IEBC to read:

604.2.1 High-rise buildings. In high-rise buildings, work areas that include either exits or corridors shared by more than one tenant or exits or corridors that serve an occupant load greater than 30 shall be provided with automatic sprinkler protection where the work area is located on a floor that has a sufficient sprinkler water supply system from an existing standpipe or a sprinkler riser serving that floor.

Change Section 604.2.2 of the IEBC to read:

604.2.2 Groups A, E, F-1, H, I, M, R-1, R-2, R-4, S-1 and S-2. In buildings with occupancies in Groups A, E, F-1, H, I, M, R-1, R-2, R-4, S-1 and S-2, work areas that include either exits or corridors shared by more than one tenant or exits or corridors that serve an occupant load greater than 30 shall be provided with automatic sprinkler protection where all of the following conditions occur:

1. The work area is required to be provided with automatic sprinkler protection in accordance with the International Building Code as applicable to new construction;
2. The work area exceeds 50 percent of the floor area; and
3. The building has sufficient municipal water supply for design of a fire sprinkler system available to the floor without installation of a new fire pump.

Change Section 604.2.3 of the IEBC to read:

604.2.3 Windowless stories. Work located in a windowless story, as determined in accordance with the International Building Code, shall be sprinklered where the work area is required to be sprinklered under the provisions of the International Building Code for newly constructed buildings and the building has a sufficient municipal water supply available without installation of a new fire pump.

Change Section 604.2.4 of the IEBC to read:

604.2.4 Other required suppression systems. In buildings and areas listed in Table 903.2.13 of the International Building Code, work areas that include

either exits or corridors shared by more than one tenant or exit or corridors serving an occupant load greater than 30 shall be provided with sprinkler protection under the following conditions:

1. The work area is required to be provided with automatic sprinkler protection in accordance with the International Building Code applicable to new construction; and
2. The building has sufficient municipal water supply for design of a fire sprinkler system available to the floor without installation of a new fire pump.

Change Section 604.2.5 of the IEBC to read:

604.2.5 Supervision. Fire sprinkler systems required by this section shall be supervised by one of the following methods:

1. Approved central station system in accordance with NFPA 72;
2. Approved proprietary system in accordance with NFPA 72; or
3. Approved remote station system of the jurisdiction in accordance with NFPA 72.

Exception: Supervision is not required for the following:

1. Underground gate valve with roadway boxes.
2. Halogenated extinguishing systems.
3. Carbon dioxide extinguishing systems.
4. Dry and wet chemical extinguishing systems.
5. Automatic sprinkler systems installed in accordance with NFPA 13R where a common supply main is used to supply both domestic and automatic sprinkler systems and a separate shutoff valve for

the automatic sprinkler system is not provided.

Change Exception 2 of Section 605.2 to read:

2. Means of egress conforming to the requirements of the International Building Code under which the building was constructed shall be considered compliant means of egress.

Change Item 7 of Section 605.3.1.1 of the IEBC to read:

7. In Group R-2, H-4, H-5 and I occupancies and in rooming houses and childcare centers, a single exit is permitted in a one-story building with a maximum occupant load of 10 and the exit access travel distance does not exceed 75 feet (22 860 mm). In dwelling units within Group R-2 buildings, an occupant load of 12 shall be permitted to be substituted for the occupant load established above and, in addition, staff of such family day homes shall not be counted for the purposes of establishing occupant loads.

Chapter 7

ALTERATIONS – LEVEL 3

Change Section 704.1 of the IEBC to read:

704.1 Automatic sprinkler systems. In buildings with occupancies in Groups A, E, F-1, H, I, M, R-1, R-2, R-4 and S, work areas that include either exits or corridors shared by more than one tenant or exits or corridors that serve an occupant load greater than 30 shall be provided with automatic sprinkler protection when the work area is required to be provided with automatic sprinkler protection in accordance with the International Building Code as applicable to new construction.

Change Section 704.1.2 of the IEBC to read:

704.1.2 Rubbish and linen chutes. Rubbish and linen chutes located in the work area shall be provided with sprinkler protection where protection of the rubbish or linen chute would be required under the provisions of the International Building Code for new construction.

Change Section 704.2 of the IEBC to read:

704.2 Fire alarm and detection systems. Fire alarm and detection systems complying with Sections 604.4.1 and 604.4.3 shall be provided throughout the building in accordance with the International Building Code.

Exception: For a change of occupancy, fire alarm and detection systems shall be provided with and wherever required by the International Building Code for new construction.

Change Section 705.1 of the IEBC to read:

705.1 General. The means of egress shall comply with the requirements of Section 605 except as specifically required in Sections 705.2 and 705.3.

Exception: For a change of occupancy, fire alarm and detection systems shall be provided with and wherever required by the International Building Code for new construction.

Chapter 8 CHANGE OF OCCUPANCY

Change Section 801.1 of the IEBC to read:

801.1 Repair and alteration with no change of occupancy classification. Any change of occupancy that does not involve a change of occupancy classification as described in the International Building Code shall conform to the applicable requirements for work as classified in Chapter 3 and to the requirements of Sections 802 through 811.

Exceptions:

1. As modified in Section 1005 for historic buildings.
2. As permitted in Chapter 12.

constructed of 1/2-inch-thick (12.7 mm) gypsum wallboard on both sides shall be permitted. Such walls shall either terminate at the underside of a ceiling of equivalent construction or shall extend to the underside of the floor or roof next above.

Change Section 804.1 of the IEBC to read:

804.1 General. Fire protection requirements of Section 812 shall apply where a building or portions thereof undergo a change of occupancy where the hazard from the fire load is increased.

Change Section 805.1 of the IEBC to read:

805.1 General. Means of egress in portions of buildings undergoing a change of occupancy where such change of occupancy increases the occupant load shall comply with Section 812.

Change Section 806.1 of the IEBC to read:

806.1 General. Accessibility in portions of buildings undergoing a change of occupancy shall comply with Section 812.5.

Delete the exception to Section 812.1.1 of the IEBC.

Change the exception to Section 812.1.2 to read:

Exception: Requirements for fire protection, fire alarm and detection systems and means of egress shall be in accordance with Chapter 7.

Delete the exception to Section 812.2.1 of the IEBC.

Change Exception 4 of Section 812.4.1.1 of the IEBC to read:

4. Existing corridor walls constructed of wood lath and plaster on both sides in good condition or

Chapter 10 HISTORIC BUILDINGS

Change Section 1001.2 of the IEBC to read:

1001.2 Report. The code official shall be permitted to require that an historic building undergoing repair, alteration or change of occupancy be investigated and evaluated by an RDP or other qualified person or agency as a condition of determining compliance with this code.

Chapter 12 COMPLIANCE ALTERNATIVES

Change Section 1201.2 of the IEBC to read:

1201.2 Applicability. Work involving rehabilitation, additions, alterations or changes of occupancy shall be made to conform to the requirements of this chapter or the provisions of Chapters 4 through 10. The provisions in Sections 1201.2.1 through 1201.2.5 shall apply to existing occupancies that will continue to be, or are proposed to be, in Groups A, B, E, F, M, R, S and U. These provisions shall not apply to buildings with occupancies in Group H or I.

Add an exception to Section 1201.2.1 of the IEBC to read:

Exception: Plumbing, mechanical and electrical systems in buildings undergoing a change of occupancy shall be subject to any applicable requirements of Section 103.3 of the Virginia Construction Code.