

AGENDA

DHCD WORKGROUP ONE (WG1) MEETING 2015 Code Change Cycle

July 7, 2016 at 9:30 a.m.

Henrico Training Center

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2. Additional Discussion

3. Adjournment

A-40 cdpVA-15

Proponent : Amusement Device Technical Advisory Committee (Vernon.Hodge@DHCD.virginia.gov)

2012 Virginia Building and Fire Code Related Regulations

2012 Virginia Amusement Device Regulations

13VAC5-31-40. Incorporated standards.

A. The following standards are hereby incorporated by reference for use as part of this chapter:

1. American National Standards Institute (ANSI) Standard No. B77.1-2011 for the regulation of passenger tramways; and
2. American Society for Testing and Materials (ASTM) Standard Nos. ~~F698-94, F747-06F747-15, F770-11F770-15, F846-92 (2009), F853-05, F893-10, F1159-11F1159-15b, F1193-06F1193-16, F1957-99 (2011), F2007-12, F2137-11F2137-15a, F2291-11F2291-15, F2374-10, F2375-09, F2376-08F2376-13, F2460-11, and F2959-12 F2959-16 and F2974-15~~ for the regulation of amusement devices.

The standards referenced above may be procured from:

ANSI	ASTM
25 W 43rd Street	100 Barr Harbor Dr.
New York, NY 10036	West Conshohocken, PA 19428-2959

(remainder of section unchanged)

Reason: The Amusement Device Technical Advisory Committee is a Board of Housing and Community Development-appointed committee to advise the Board on the standards for amusement devices. The ASTM F-24 standards for amusement devices were reviewed and this proposal is to update the regulations to the latest available ASTM standards. A number of standards have been discontinued and their provisions incorporated into the updated standards, so the proposal is necessary to prevent the reference to outdated standards.

Cost Impact: As the standards are just being updated to the latest available standards, the proposal does not create any significant cost impact.

Workgroup Recommendation

Workgroup 1 Recommendation: None

Workgroup 1 Reason: None

Board Decision

C-101.5 cdpVA-15

Proponent : Kenney Payne, Representing AIA-VA
(kpayne@moseleyarchitects.com)

2012 Virginia Construction Code

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. The term *International Building Code* or IBC, or references to other *International Codes* and standards where used in this code, means the Virginia Construction Code or VCC and its adopted amendments to the IBC and those other *International Codes* and standards.

Reason: The added language clarifies that any reference to the IBC in the VCC includes the Virginia amendments to the model IBC, as well as, all of the other iCodes or standards. Otherwise, such references would be to the IBC (or other iCodes or standards) without including the Virginia amendments.
The proposed change also revises the format (without changing the technical aspects or text) so that it is easier to read and understand. It also follows the same formatting being proposed for the VEBC.

Cost Impact: None.

Workgroup Recommendation

Workgroup 1 Recommendation: None

Workgroup 1 Reason: None

Board Decision

None

C-102.3(1) cdpVA-15

Proponent : Ronald Clements, Jr, Representing VBCOA Administrative committee (clementsro@chesterfield.gov)

2012 Virginia Construction Code

102.3 Exemptions. The following are exempt from this code:

1. Equipment, related wiring, and poles and towers supporting structures used for providing wired utility, telecommunications, information, or cable television service in accordance with all of the following conditions:

1.1. ~~€~~The related equipment, wiring installed, and supporting structures are owned and controlled by a provider of publicly regulated utility service or a franchised cable television operator or its affiliates.

1.2. ~~and electrical~~ The equipment and related, wiring used for radio, broadcast or cable television, telecommunications or information service transmission. The exemption shall apply only if under applicable federal and state law the ownership and control of the equipment and wiring is by the service provider or its affiliates. Such exempt equipment and wiring shall be, and supporting structures are located on either rights-of-way or property for which the service provider has rights of occupancy and entry; however, the structures, including their service equipment,

1.3. Buildings housing or supporting such exempt equipment and wiring shall be subject to the USBC.

1.4. The installation of equipment and, wiring and supporting structures exempted by this section shall not create an unsafe condition prohibited by the USBC.

2. Electrical equipment, transmission equipment, and related wiring used for wireless transmission of radio, broadcast, telecommunications, or information service in accordance with all of the following conditions:

2.1. Buildings housing exempt equipment and wiring and structures supporting exempt equipment and wiring shall be subject to the USBC.

2.2. The equipment and wiring exempted by this section shall not create an unsafe condition prohibited by the USBC.

~~2.3.~~ 3. Manufacturing and processing machines that do not produce or process hazardous materials regulated by this code, including all of the following service equipment associated with the manufacturing or processing machines.

~~2.1.3.1.~~ Electrical equipment connected after the last disconnecting means.

~~2.2.3.2.~~ Plumbing piping and equipment connected after the last shutoff valve or backflow device and before the equipment drain trap.

~~2-3-3.3.~~ Gas piping and equipment connected after the outlet shutoff valve.

Manufacturing and processing machines that produce or process hazardous materials regulated by this code are only required to comply with the code provisions regulating the hazardous materials.

~~3-4.~~ Parking lots and sidewalks that are not part of an accessible route.

~~4-5.~~ Nonmechanized playground or recreational equipment such as swing sets, sliding boards, climbing bars, jungle gyms, skateboard ramps, and similar equipment where no admission fee is charged for its use or for admittance to areas where the equipment is located.

~~5-6.~~ Industrialized buildings subject to the Virginia Industrialized Building Safety Regulations (13VAC5-91) and manufactured homes subject to the Virginia Manufactured Home Safety Regulations (13VAC5-95); except as provided for in Section 425.

~~6-7.~~ Farm buildings and structures, except for a building or a portion of a building located on a farm that is operated as a restaurant as defined in Section 35.1-1 of the Code of Virginia and licensed as such by the Virginia Board of Health pursuant to Chapter 2 (Section 35.1-11 et seq.) of Title 35.1 of the Code of Virginia. However, farm buildings and structures lying within a flood plain or in a mudslide-prone area shall be subject to flood-proofing regulations or mudslide regulations, as applicable.

~~7-8.~~ Federally owned buildings and structures unless federal law specifically requires a permit from the locality. Underground storage tank installations, modifications and removals shall comply with this code in accordance with federal law.

~~8-9.~~ Off-site manufactured intermodal freight containers, moving containers, and storage containers placed on site temporarily or permanently for use as a storage container.

~~9-10.~~ Automotive lifts.

Reason: The current electrical utility and telecommunications code exemption detailed in exception #1 of section 102.3 has been a source of confusion because of the length of the single exception and the amount of qualifiers listed in the two sentences that make up the exception. This code change is intended to clarify the intent of the exception and is predominately editorial.

The existing exception is actually two exceptions in practice; therefore, the exception has been split in the proposal into two separate exceptions. The distinction between the two exceptions is #1 is for wired equipment and #2 is for wireless equipment. This distinction is because the allowance for exempting the supporting structures from the code only applies to wired systems.

The other change that is not editorial is that "poles and towers supporting the related wiring" has been changed to "supporting structures". "Supporting structures" is intended to be inclusive of poles and towers but also capture other supporting structures such as platforms supporting equipment at sub-stations. Buildings housing equipment are still within the scope of the building code.

Cost Impact: There is no cost impact because the code change is editorial.

Workgroup Recommendation

Workgroup 1 Recommendation: None

Workgroup 1 Reason: None

Board Decision

None

C-102.3(1) cdpVA-15

C-102.3(2) cdpVA-15

Proponent : Michael Redifer, Representing VBCOA Admin Committee
(mredifer@nnva.gov)

2012 Virginia Construction Code

102.3 Exemptions.

The following are exempt from this code:

1. Equipment, related wiring, and poles and towers supporting the related wiring installed by a provider of publicly regulated utility service or a franchised cable television operator and electrical equipment and related wiring used for radio, broadcast or cable television, telecommunications or information service transmission. The exemption shall apply only if under applicable federal and state law the ownership and control of the equipment and wiring is by the service provider or its affiliates. Such exempt equipment and wiring shall be located on either rights-of-way or property for which the service provider has rights of occupancy and entry; however, the structures, including their service equipment, housing or supporting such exempt equipment and wiring shall be subject to the USBC. The installation of equipment and wiring exempted by this section shall not create an unsafe condition prohibited by the USBC.
2. Manufacturing, and processing and product handling machines and equipment that do not produce or process hazardous materials regulated by this code, including those portions of conveyor systems used exclusively for the transport of associated materials or products and all of the following service equipment associated with the ~~manufacturing or processing~~ machines:
 - 2.1. Electrical equipment connected after the last disconnecting means.
 - 2.2. Plumbing piping and equipment connected after the last shutoff valve or backflow device and before the equipment drain trap.
 - 2.3. Gas piping and equipment connected after the outlet shutoff valve.

Manufacturing and processing machines that produce or process hazardous materials regulated by this code are only required to comply with the code provisions regulating the hazardous materials.
3. Parking lots and sidewalks that are not part of an accessible route.
4. Nonmechanized playground or recreational equipment such as swing sets, sliding boards, climbing bars, jungle gyms, skateboard ramps, and similar equipment where no admission fee is charged for its use or for admittance to areas where the equipment is located.
5. Industrialized buildings subject to the Virginia Industrialized Building Safety Regulations (13VAC5-91) and manufactured homes subject to the Virginia Manufactured Home Safety Regulations (13VAC5-95); except as provided for in Section [425](#).
6. Farm buildings and structures, except for a building or a portion of a building

located on a farm that is operated as a restaurant as defined in Section 35.1-1 of the Code of Virginia and licensed as such by the Virginia Board of Health pursuant to Chapter 2 (Section 35.1-11 et seq.) of Title 35.1 of the Code of Virginia. However, farm buildings and structures lying within a flood plain or in a mudslide-prone area shall be subject to flood-proofing regulations or mudslide regulations, as applicable.

7. Federally owned buildings and structures unless federal law specifically requires a permit from the locality. Underground storage tank installations, modifications and removals shall comply with this code in accordance with federal law.
8. Off-site manufactured intermodal freight containers, moving containers and storage containers placed on site temporarily or permanently for use as a storage container.
9. Automotive lifts.

Reason: A need to further clarify additional components associated with manufacturing and processing machines as well as the intent to apply the exemption to machinery and equipment involving the handling of products or packages has been identified. It is not uncommon for such installations to incorporate material/product conveying systems which should also be exempted to the extent that they serve the exempt machinery exclusively. Foundation and structural support systems as well as any portions intended for use by service and/or maintenance personnel would not be exempt.

Cost Impact: There will be no impact on the cost of construction as these components are essential to the functionality of the machinery and provided regardless of whether they are regulated by the USBC.

Workgroup Recommendation

Workgroup 1 Recommendation: None

Workgroup 1 Reason: None

Board Decision

None

C-102.3(2) cdpVA-15

C-102.3(3) cdpVA-15

102.3

Proponent : Michael Dellinger, Representing VBCOA Region III
(mdellinger@shenandoahcountyva.us)

2012 Virginia Construction Code

102.3 Exemptions. The following are exempt from this code:

(Items 1-4 unchanged)

5. Industrialized buildings subject to the Virginia Industrialized Building Safety Regulations (13VAC5-91) and manufactured homes subject to the Virginia Manufactured Home Safety Regulations (13VAC5-95); except as provided for in Section 425 and in the case of demolition of such industrialized buildings or manufactured homes.

(Remaining items unchanged)

Reason: The current VCC does not address demolition in place of manufactured homes. Below is an excerpt from an email concerning this from DHCD where language was suggested to make it clear that demolition would be covered by the VCC:

"I got your voice mail about the lack of language in the VCC for the demolition of manufactured homes. It probably just wasn't contemplated. Manufactured homes are typically moved, not demolished. Because they are subject to federal regulation, they are generally left in one piece so that they can be used again, or they go to the manufactured home graveyard. As far as whether a VCC permit is necessary for moving a manufactured home out of a locality, there would be construction activities taking place that would require a permit such as the disconnection of the utilities.

In the odd event that someone actually wanted to demolish a manufactured home in place and haul away the debris, there does appear to be a gap in the language in the VCC, so that should probably be corrected. Maybe your VBCOA region would be willing to submit a proposal. I would add language to the exemption in 102.3, maybe as follows:

5. Industrialized buildings subject to the Virginia Industrialized Building Safety Regulations (13VAC5-91) and manufactured homes subject to the Virginia Manufactured Home Safety Regulations (13VAC5-95); except as provided for in Section 425 and in the case of demolition of such industrialized buildings or manufactured homes."

Cost Impact: The only cost impact will be the purchase of a demolition permit from the locality.

Workgroup Recommendation

Workgroup 1 Recommendation: None

Workgroup 1 Reason: None

Board Decision

None

C-102.3(3) cdpVA-15

C-103.3(1) cdpVA-15

Proponent : William Andrews (william.andrews@richmondgov.com)

2012 Virginia Construction Code

103.3 Change of occupancy.

~~No change~~A change in the existing use or occupancy classification of a building or structure or portion thereof shall not be made, until the building official has issued a certificate of occupancy shall be made in any structure when the current USBC requires therefor as provided herein. When a greater degree of accessibility, structural strength, fire protection, means of egress, ventilation or sanitation. When such a greater degree of safety is required, the owner or the owner's agent shall comply with the following:

1. When involving Group I-2 or I-3, written application shall be made to the local building department for a new certificate of occupancy and the new certificate of occupancy shall be obtained prior to the new use of the structure. When impractical to achieve compliance with this code for the new occupancy classification, the building official shall consider modifications upon application and as provided for in Section [106.3](#). In addition, the applicable accessibility provisions of Section 1012.8 of Part II of the *Virginia Uniform Statewide Building Code*, also known as the "*Virginia Rehabilitation Code*," or the "VRC" shall be met.
 - **Exception:** This section shall not be construed to permit noncompliance with any applicable flood load or flood-resistant construction requirements of this code.
2. In other than Group I-2 or I-3, the provisions of the VRC for change of occupancy shall be met.

Reason: Seek change for 2015 USBC, to wording from IBC, to require new Certificate of Occupancy from building official when occupancy use changes, instead of only requiring permit or new Certificate of Occupancy when needs greater safety feature. Changing use should have record of building official approval.

Example: changing from restaurant (assembly use) to a duplex (residential) may seem new use needs lesser safety, yet without permit and inspection, no assurance smoke detectors properly provided. Decades after undocumented changes, would be "grandfathered" if revert to prior use, despite maybe having removed some safety features unrequired during lower level use.

Building maintenance and fire code official apply codes based on Certificate of Occupancy, so when use changes yet no new Certificate of Occupancy, challenges on applying their codes. Suggest similar changes to Virginia Maintenance and Fire Prevention codes.

Cost Impact: No construction cost, merely cost of permit process to get new Certificate of Occupancy when use changes.

Workgroup Recommendation

Workgroup 1 Recommendation Recommendation: Pending

Workgroup 1 Reason: Upcoming code change will be submitted by VBCOA that will address this proposal's issues. VBCOA will collaborate with proponent.

Board Decision

None

C-103.3(1) cdpVA-15

C-103.3(2) cdpVA-15

Proponent : Kenney Payne, Representing AIA-VA
(kpayne@moseleyarchitects.com)

2012 Virginia Construction Code

103.3 Change of occupancy.

No change of occupancy shall be made in any structure when the current USBC requires a greater degree of accessibility, structural strength, fire protection, means of egress, ventilation or sanitation. When such a greater degree is required, the owner or the owner's agent shall comply with the following:

1. When involving Group I-2 or I-3, written application shall be made to the local building department for a new certificate of occupancy and the new certificate of occupancy shall be obtained prior to the new use of the structure. When impractical to achieve compliance with this code for the new occupancy classification, the building official shall consider modifications upon application and as provided for in Section [106.3](#). In addition, the applicable accessibility provisions of Section 1012.8 of Part II of the *Virginia Uniform Statewide Building Code*, also known as the "*Virginia Rehabilitation Existing Building Code*," or the "VRCVEBC" shall be met.
 - **Exception:** This section shall not be construed to permit noncompliance with any applicable flood load or flood-resistant construction requirements of this code.
2. In other than Group I-2 or I-3, the provisions of the VRCVEBC for change of occupancy shall be met.

103.4 Additions.

Additions to buildings and structures shall comply with the requirements of this code for new construction or shall comply with the VRCVEBC. ~~An existing building or structure plus additions shall comply with the height and area provisions of Chapter [5](#) and the applicable provisions of Chapter [9](#).~~ Further, this code shall not require changes to the design or construction of any portions of the building or structure not altered or affected by an addition, unless the addition has the effect of lowering the current level of safety.

- **Exceptions:**

1. This section shall not be construed to permit noncompliance with any applicable flood load or flood-resistant construction requirements of this code.
2. When this code is used for compliance, existing structural elements carrying gravity loads shall be permitted to comply with Section [1103](#) of the ~~*International Existing Building Code*~~VEBC.

103.5 Reconstruction, alteration or repair in Group R-5 occupancies.

The following criteria is applicable to reconstruction, alteration or repair of Group R-5 buildings or structures:

1. Any reconstruction, alteration or repair shall not adversely affect the performance of the building or structure, or cause the building or structure to become unsafe or lower existing levels of health and safety.
2. Parts of the building or structure not being reconstructed, altered or repaired shall not be required to comply with the requirements of this code applicable to newly constructed buildings or structures.
3. The installation of material or equipment, or both, that is neither required nor prohibited shall only be required to comply with the provisions of this code relating to the safe installation of such material or equipment.
4. Material or equipment, or both, may be replaced in the same location with material or equipment of a similar kind or capacity.
 - **Exceptions:**
 - 4.1. This section shall not be construed to permit noncompliance with any applicable flood load or flood-resistant construction requirements of this code.
 - 4.2. Reconstructed decks, balconies, porches and similar structures located 30 inches (762 mm) or more above grade shall meet the current code provisions for structural loading capacity, connections and structural attachment. This requirement excludes the configuration and height of handrails and guardrails.
 - 4.3. Compliance with the ~~VRC~~VEBC shall be an acceptable alternative to compliance with this section at the discretion of the owner or owner's agent.

103.6 Reconstruction, alteration, and repair in other occupancies.

Reconstruction, alteration, and repair in occupancies other than Group R-5 shall comply with the ~~VRC~~VEBC.

103.7 Retrofit requirements.

The local building department shall enforce the provisions of Section [1701](#) of the ~~VRC~~VEBC, which require certain existing buildings to be retrofitted with fire protection systems and other safety equipment. Retroactive fire protection system requirements contained in the *International Fire Code* (IFC) shall not be applicable unless required for compliance with the provisions of Section [1701](#) of the ~~VRC~~VEBC.

117.2 Moved buildings and structures.

Any building or structure moved into a locality or moved to a new location within a locality shall not be occupied or used until a certification of occupancy is issued for the new location. Such moved buildings or structures shall be required to comply with the requirements of this code for a newly constructed building or structure unless meeting all of the following requirements relative to the new location:

1. There is no change in the occupancy classification from its previous location.
2. The building or structure was in compliance with all state and local requirements applicable to it in its previous location and is in compliance with all state and local requirements applicable if originally constructed in the new location.

3. The building or structure did not become unsafe during the moving process due to structural damage or for other reasons.
4. Any alterations, reconstruction, renovations or repairs made pursuant to the move are in compliance with applicable requirements of the ~~VRC~~VEBC.

2012 Virginia Rehabilitation Code

101.1 Short title.

The *Virginia Uniform Statewide Building Code*, Part II, Rehabilitation, may be cited as the "*Virginia Rehabilitation*~~Existing Building Code~~," or as the "~~VRC~~VEBC."

101.2 Incorporation by reference.

Chapters [2](#) - [16](#) of the 2012 *International Existing Building Code*, published by the International Code Council, Inc., are adopted and incorporated by reference to be an enforceable part of the ~~VRC~~VEBC. The term "IEBC" means the 2012 *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 ~~VRC~~VEBC 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 ~~VRC~~VEBC 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 ~~VRC~~VEBC, 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 ~~VRC~~VEBC is comprised of the combination of (i) the provisions of Chapter [1](#), Administration, which are established herein, (ii) Chapters [2](#) - [16](#) 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, including any new chapters added. The terminology "changes to the text of the incorporated chapters of the IEBC that are specifically identified, including any new chapters added" 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 ~~VRC~~VEBC, any reference to a provision of Chapter [1](#) of the IEBC in the provisions of Chapters [2](#) - [16](#) 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](#) - [16](#) of the IEBC, or in the state amendments to the IEBC, means the ~~VRC~~VEBC, unless the context clearly indicates otherwise. The term "this code," or "the code," where used in a code or standard referenced in the ~~IEBC~~VEBC, means that code or standard, unless the context clearly indicates otherwise. The term "USBC" where used in this code, means the *Virginia Construction Code*, or VCC, 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~~VEBC, 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~~VEBC, in the codes and standards referenced in the ~~IEBC~~ and in the state amendments to the ~~IEBC~~VEBC, 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.

Reason: The proposed new title "*Virginia Existing Building Code*" (VEBC) follows the model code "*International Existing Building Code*" (IEBC) for which it is named. Although not "officially" recognized as such, the "*International Residential Code*" (with state amendments) is most often referred to and known as the "*Virginia Residential Code*" or VRC. The proposed code change would eliminate the possible confusion.

Cost Impact: None.

Workgroup Recommendation

Workgroup 1 Recommendation: None

Workgroup 1 Reason: None

Board Decision

None

C-103.3(2) cdpVA-15

C-103.7 cdpVA-15

Proponent : Ronald Clements, Jr, Representing VBCOA Administrative code committee (clementsro@chesterfield.gov)

2012 Virginia Construction Code

103.7 Retrofit requirements.

The local building department shall enforce the provisions of Section [1701](#) of the VRC, ~~which require certain existing buildings to be retrofitted with fire protection systems and other safety equipment. Retroactive fire protection system requirements contained in the *International Fire Code* (IFC) shall not be applicable unless required for compliance with the provisions of Section [1701](#) of the VRC.~~

Reason: There are retrofit provisions regarding accessibility; therefore, it is not accurate or necessary to provide the commentary in the second part of the first sentence that is specific to fire protection and safety equipment. The retrofit requirements of VRC chapter 17 do not reference the retroactive provision of chapter 11 in the IFC; furthermore, chapter 11 of the IFC is deleted from the Virginia Statewide Fire Prevention code. Therefore, the second sentence is proposed for deletion.

Cost Impact: This is an editorial code change that has no impact on cost of construction.

Workgroup Recommendation

Workgroup 1 Recommendation: None

Workgroup 1 Reason: None

Board Decision

None

C-103.7 cdpVA-15

C-105.2.1.1 cdpVA-15

Proponent : Debra McMahon (debra.mcmahon@fairfaxcounty.gov)

2012 Virginia Construction Code

105.2.1.1 Qualifications of permit technicians A permit technician shall have at least one year of experience and general knowledge of building construction conceptual processes. Any combination of education and experience that would confer equivalent knowledge and ability shall be deemed to satisfy this requirement. The locality may establish additional qualification requirements, including certification as a permit technician.

SECTION 202 DEFINITIONS

Definitions PERMIT TECHNICIAN. Any person employed by or under an extended contract to a local building department or local enforcing agency for enforcing the USBC and individuals who review, process and issue building or trade permits.

Reason: The purpose of this proposed code addition is to get permit technicians recognized for their technical expertise on a state level. Permit technicians are responsible for reviewing, processing and issuing build/trade permits per the provisions of the Virginia Construction Code. They are responsible for ensuring that minimum submission requirements are met based on each individual jurisdiction requirements. Often times, permit technicians are required to do cursory reviews of architectural and trade plan requiring skills equal to *technical assistants*.

Cost Impact: NONE

Workgroup Recommendation

Workgroup 1 Recommendation: None

Workgroup 1 Reason: None

Board Decision

None

C-105.2.1.1 cdpVA-15

C-108.2(2) cdpVA-15

Proponent : Walter Lucas, Representing City of Danville
(lucaswa@danvilleva.gov)

2012 Virginia Construction Code

108.2 Exemptions from application for permit.

Notwithstanding the requirements of Section [108.1](#), application for a permit and any related inspections shall not be required for the following; however, this section shall not be construed to exempt such activities from other applicable requirements of this code. In addition, when an owner or an owner's agent requests that a permit be issued for any of the following, then a permit shall be issued and any related inspections shall be required.

1. Installation of wiring and equipment that (i) operates at less than 50 volts, (ii) is for network powered broadband communications systems, or (iii) is exempt under Section 102.3(1), except when any such installations are located in a plenum, penetrate fire rated or smoke protected construction or are a component of any of the following:
 - 1.1. Fire alarm system.
 - 1.2. Fire detection system.
 - 1.3. Fire suppression system.
 - 1.4. Smoke control system.
 - 1.5. Fire protection supervisory system.
 - 1.6. Elevator fire safety control system.
 - 1.7. Access or egress control system or delayed egress locking or latching system.
 - 1.8. Fire damper.
 - 1.9. Door control system.
2. One story detached structures used as tool and storage sheds, playhouses or similar uses, provided the building area does not exceed 256 square feet (23.78 m²) and the structures are not classified as a Group F-1 or H occupancy.
3. Detached prefabricated buildings housing the equipment of a publicly regulated utility service, provided the floor area does not exceed 150 square feet (14 m²).
4. Tents or air-supported structures, or both, that cover an area of 900 square feet (84 m²) or less, including within that area all connecting areas or spaces with a common means of egress or entrance, provided such tents or structures have an occupant load of 50 or less persons.
5. Fences of any height unless required for pedestrian safety as provided for by Section [3306](#), or used for the barrier for a swimming pool.
6. Concrete or masonry walls, provided such walls do not exceed 6 feet (1829 mm) in height above the finished grade. Ornamental column caps shall not be considered to contribute to the height of the wall and shall be permitted to extend above the 6 feet (1829 mm) height measurement.
7. Retaining walls supporting less than 3 feet (914 mm) of unbalanced fill that are not constructed for the purpose of impounding Class I, II or III-A liquids or supporting a surcharge other than ordinary unbalanced fill.

8. Swimming pools that have a surface area not greater than 150 square feet (13.95 m²), do not exceed 5,000 gallons (19 000 L) and are less than 24 inches (610 mm) deep.
9. Signs under the conditions in Section [H101.2](#) of Appendix H.
10. Replacement of above-ground existing LP-gas containers of the same capacity in the same location and associated regulators when installed by the serving gas supplier.
11. Flagpoles 30 feet (9144 mm) or less in height.
12. Temporary ramps serving dwelling units in Group R-3 and R-5 occupancies where the height of the entrance served by the ramp is no more than 30 inches (762 mm) above grade.
13. Construction work deemed by the building official to be minor and ordinary and which does not adversely affect public health or general safety.
14. Ordinary repairs that include the following:
 - 14.1. Replacement of windows and doors with windows and doors of similar operation and opening dimensions that do not require changes to the existing framed opening and that are not required to be fire rated in Group R-2 where serving a single dwelling unit and in Groups R-3, R-4 and R-5.
 - 14.2. Replacement of plumbing fixtures and well pumps in all groups without alteration of the water supply and distribution systems, sanitary drainage systems or vent systems.
 - 14.3. Replacement of general use snap switches, dimmer and control switches, 125 volt-15 or 20 ampere receptacles, luminaires (lighting fixtures) and ceiling (paddle) fans in Group R-2 where serving a single dwelling unit and in ~~Groups R-3, R-4 and R-5.~~ all use groups without replacement of wiring or adding new circuits.
 - 14.4. Replacement of mechanical appliances provided such equipment is not fueled by gas or oil in Group R-2 where serving a single-family dwelling and in Groups R-3, R-4 and R-5.
 - 14.5. Replacement of an unlimited amount of roof covering or siding in Groups R-3, R-4 or R-5 provided the building or structure is not in an area where the design (3 second gust) wind speed is greater than 100 miles per hour (160 km/hr) and replacement of 100 square feet (9.29 m²) or less of roof covering in all groups and all wind zones.
 - 14.6. Replacement of 100 square feet (9.29 m²) or less of roof decking in Groups R-3, R-4 or R-5 unless the decking to be replaced was required at the time of original construction to be fire-retardant-treated or protected in some other way to form a fire-rated wall termination.
 - 14.7. Installation or replacement of floor finishes in all occupancies.
 - 14.8. Replacement of Class C interior wall or ceiling finishes installed in Groups A, E and I and replacement of all classes of interior wall or ceiling finishes in other groups.
 - 14.9. Installation or replacement of cabinetry or trim.
 - 14.10. Application of paint or wallpaper.
 - 14.11. Other repair work deemed by the building official to be minor and ordinary which does not adversely affect public health or general safety.

15. Crypts, mausoleums and columbaria structures not exceeding 1,500 square feet (139.35 m²) in area if the building or structure is not for occupancy and used solely for the interment of human or animal remains and is not subject to special inspections.
 - **Exception:** Application for a permit may be required by the building official for the installation of replacement siding, roofing and windows in buildings within a historic district designated by a locality pursuant to Section 15.2-2306 of the Code of Virginia.

Reason: It doesn't make sense to require a electrical permit to replace a switch or a fixture in other use groups When section 108.14.2 doesn't require a plumbing permit to replace fixtures of well pump in all use groups.

Cost Impact: This change would result in a cost savings.

Workgroup Recommendation

Workgroup 1 Recommendation: None

Workgroup 1 Reason: None

Board Decision

None

C-108.2(2) cdpVA-15

C-108.2(3) cdpVA-15

Proponent : Michael Dellinger, Representing Region Three VBCOA
(mdellinger@shenandoahcountyva.us)

2012 Virginia Construction Code

108.2 Exemptions from application for permit.

Notwithstanding the requirements of Section [108.1](#), application for a permit and any related inspections shall not be required for the following; however, this section shall not be construed to exempt such activities from other applicable requirements of this code. In addition, when an owner or an owner's agent requests that a permit be issued for any of the following, then a permit shall be issued and any related inspections shall be required.

1. Installation of wiring and equipment that (i) operates at less than 50 volts, (ii) is for network powered broadband communications systems, or (iii) is exempt under Section 102.3(1), except when any such installations are located in a plenum, penetrate fire rated or smoke protected construction or are a component of any of the following:
 - 1.1. Fire alarm system.
 - 1.2. Fire detection system.
 - 1.3. Fire suppression system.
 - 1.4. Smoke control system.
 - 1.5. Fire protection supervisory system.
 - 1.6. Elevator fire safety control system.
 - 1.7. Access or egress control system or delayed egress locking or latching system.
 - 1.8. Fire damper.
 - 1.9. Door control system.
2. One story detached structures used as tool and storage sheds, playhouses or similar uses, provided the building area does not exceed 256 square feet (23.78 m²) and the structures are not classified as a Group F-1 or H occupancy. However, such structures lying within a flood plain or in a mudslide prone area shall be subject to flood proofing regulations or mudslide regulation, as applicable.
3. Detached prefabricated buildings housing the equipment of a publicly regulated utility service, provided the floor area does not exceed 150 square feet (14 m²). However, such structures lying within a flood plain or in a mudslide prone area shall be subject to flood proofing regulations or mudslide regulation, as applicable.
4. Tents or air-supported structures, or both, that cover an area of 900 square feet (84 m²) or less, including within that area all connecting areas or spaces with a common means of egress or entrance, provided such tents or structures have an occupant load of 50 or less persons.
5. Fences of any height unless required for pedestrian safety as provided for by Section [3306](#), or used for the barrier for a swimming pool.
6. Concrete or masonry walls, provided such walls do not exceed 6 feet (1829 mm) in height above the finished grade. Ornamental column caps shall not be considered to contribute to the height of the wall and shall be permitted

- to extend above the 6 feet (1829 mm) height measurement.
7. Retaining walls supporting less than 3 feet (914 mm) of unbalanced fill that are not constructed for the purpose of impounding Class I, II or III-A liquids or supporting a surcharge other than ordinary unbalanced fill.
 8. Swimming pools that have a surface area not greater than 150 square feet (13.95 m²), do not exceed 5,000 gallons (19 000 L) and are less than 24 inches (610 mm) deep.
 9. Signs under the conditions in Section [H101.2](#) of Appendix H.
 10. Replacement of above-ground existing LP-gas containers of the same capacity in the same location and associated regulators when installed by the serving gas supplier.
 11. Flagpoles 30 feet (9144 mm) or less in height.
 12. Temporary ramps serving dwelling units in Group R-3 and R-5 occupancies where the height of the entrance served by the ramp is no more than 30 inches (762 mm) above grade.
 13. Construction work deemed by the building official to be minor and ordinary and which does not adversely affect public health or general safety.
 14. Ordinary repairs that include the following:
 - 14.1. Replacement of windows and doors with windows and doors of similar operation and opening dimensions that do not require changes to the existing framed opening and that are not required to be fire rated in Group R-2 where serving a single dwelling unit and in Groups R-3, R-4 and R-5.
 - 14.2. Replacement of plumbing fixtures and well pumps in all groups without alteration of the water supply and distribution systems, sanitary drainage systems or vent systems.
 - 14.3. Replacement of general use snap switches, dimmer and control switches, 125 volt-15 or 20 ampere receptacles, luminaires (lighting fixtures) and ceiling (paddle) fans in Group R-2 where serving a single dwelling unit and in Groups R-3, R-4 and R-5.
 - 14.4. Replacement of mechanical appliances provided such equipment is not fueled by gas or oil in Group R-2 where serving a single-family dwelling and in Groups R-3, R-4 and R-5.
 - 14.5. Replacement of an unlimited amount of roof covering or siding in Groups R-3, R-4 or R-5 provided the building or structure is not in an area where the design (3 second gust) wind speed is greater than 100 miles per hour (160 km/hr) and replacement of 100 square feet (9.29 m²) or less of roof covering in all groups and all wind zones.
 - 14.6. Replacement of 100 square feet (9.29 m²) or less of roof decking in Groups R-3, R-4 or R-5 unless the decking to be replaced was required at the time of original construction to be fire-retardant-treated or protected in some other way to form a fire-rated wall termination.
 - 14.7. Installation or replacement of floor finishes in all occupancies.
 - 14.8. Replacement of Class C interior wall or ceiling finishes installed in Groups A, E and I and replacement of all classes of interior wall or ceiling finishes in other groups.
 - 14.9. Installation or replacement of cabinetry or trim.
 - 14.10. Application of paint or wallpaper.

- 14.11. Other repair work deemed by the building official to be minor and ordinary which does not adversely affect public health or general safety.
15. Crypts, mausoleums and columbaria structures not exceeding 1,500 square feet (139.35 m²) in area if the building or structure is not for occupancy and used solely for the interment of human or animal remains and is not subject to special inspections.
- **Exception:** Application for a permit may be required by the building official for the installation of replacement siding, roofing and windows in buildings within a historic district designated by a locality pursuant to Section 15.2-2306 of the Code of Virginia.

Reason: As indicated in Section 102.3, certain structures are required to comply with the code when they are located in hazardous places, i.e. floodplain, mudslide areas to assure additional safety due to water or mud forces. By adding the same language as in Section 102.3 this unifies the code for all structures located in these types of areas and assures that the proper engineering as required by the code is met through the permit process.

Cost Impact: The cost impact associated with this change should only be the cost of obtaining the building permit. Anyone who is placing structures in these locations should already have engineered designs so the engineering cost should not be a factor.

Workgroup Recommendation

Workgroup 1 Recommendation: None

Workgroup 1 Reason: None

Board Decision

None

C-108.2(3) cdpVA-15

C-113.4.1 cdpVA-15

Proponent : Campbell Gilmour (Campbell.Gilmour@comcast.net)

2012 Virginia Construction Code

113.4.1 Testing of Radon Systems. When Section R324.1 of the state amendments to the IRC is applicable, all systems shall be tested for existing levels of radon, once the interior envelope of the dwelling is enclosed with all windows, doors, and any other portal covers. If safe levels are found to be exceeded as defined by the current EPA standards, additional mitigation steps shall be taken to bring levels into compliance with EPA standards of safe levels of radon.

-

Reason: Intent: To ensure mandatory radon mitigation systems are tested for effectiveness to certify the safety of the public.

Need and Impact: Radon is a silent killer. Virginia is known to have high levels of radon, and thus requires at a minimum, a passive radon mitigation system. Requiring radon mitigations systems without testing those systems to ensure they are working properly, leaves unsuspecting homeowners exposed to potentially dangerous levels of a known cancer causing agent. All the while homeowners believe the system is protecting the health of their families. The only way to guarantee a system is working correctly is to test its function and effectiveness once it is installed, and the interior envelope is encapsulated.

Cost Impact: Cost to Construction: Negligible. Testing kits can be obtained for as little as \$13 at local home improvement stores, which include the apparatus to test, professional lab testing, and documented results.

Workgroup Recommendation

Workgroup 1 Recommendation Recommendation: None

Workgroup 1 Reason: None.

Workgroup 3 Recommendation Recommendation: Consensus for Disapproval

Workgroup 3 Reason: Ron states this should be in the appendices, opposes the testing because it does not say to what standard, Walter (Danville) said to open to all-builders disagree.

Workgroup 4 Recommendation Recommendation: Consensus for Disapproval

Workgroup 4 Reason: Mike Toalson stated work group 3 did not approve and takes the same position in WG 4-Skip stated issues with conditioned crawl spaces-system not needed

Board Decision

None

C-113.4.1 cdpVA-15

C-117.2 cdpVA-15

Proponent : Ronald Clements, Jr, Representing VBCOA VRC Committee (clementsro@chesterfield.gov); Kenney Payne, Representing AIA-VA (kpayne@moseleyarchitects.com)

2012 Virginia Construction Code

117.2 Moved buildings and structures.

Any building or structure moved into a locality or moved to a new location within a locality shall not be occupied or used until a certification of occupancy is issued for the new location. Such moved buildings or structures shall be required to comply with the requirements of ~~this code for a newly constructed building or structure unless meeting all of the following requirements relative to the new location:~~ VRC.

- ~~1. There is no change in the occupancy classification from its previous location.~~
- ~~2. The building or structure was in compliance with all state and local requirements applicable to it in its previous location and is in compliance with all state and local requirements applicable if originally constructed in the new location.~~
- ~~3. The building or structure did not become unsafe during the moving process due to structural damage or for other reasons.~~
- ~~4. Any alterations, reconstruction, renovations or repairs made pursuant to the move are in compliance with applicable requirements of the VRC.~~

2015 International Existing Building Code

SECTION 202 DEFINITIONS

~~RELOCATABLE BUILDING.~~

~~A partially or completely assembled building constructed and designed to be reused multiple times and transported to different building sites.~~

1301.1 Scope. This chapter provides requirements for ~~relocated or moved structures, including relocatable buildings as defined in Chapter 2, and structures.~~

Reason: VRC chapter 13 addresses moved buildings and structures. The existing requirements of 117.2 are still basically the same as they were prior to the adoption of the VRC. The section needs to be updated to address the scope of the VRC for existing buildings and VRC chapter 13 specifically for moved buildings. The four requirements, numbered 1-4, listed in VCC section 117.2 are proposed to be deleted because they are addressed in VRC chapter 13. VCC section 117.2 requirements #1, #2 and #4 are addressed in VRC 1301.2; #3 is addressed in VRC 1302.7. The proposed deletion of the "relocatable building" definition, and the reference in the scope of VRC 1301.1, from the 2015 IEBC is because the definition will have no use in the VRC (USBC part 3). The definition was added to the IEBC as a prelude to developing code provisions to address industrialized buildings and manufactured homes. Many states that adopt the IEBC do not have separate state regulations for industrialized buildings and manufactured homes, as does Virginia; therefore, relocatable buildings were added to the IEBC to address that issue in those states. With VCC section 102.3 #5 deleting industrialized buildings and manufactured homes from the

USBC relocatable buildings will not be within the scope of the VRC. In Virginia the Virginia Industrialized Building Safety Regulations and Virginia Manufactured Home Safety Regulations govern installation and relocation of those types of structures.

Cost Impact: There is no cost impact. This change does not affect the manner of construction.

Workgroup Recommendation

Workgroup 1 Recommendation: None

Workgroup 1 Reason: None

Workgroup 2 Recommendation: None

Workgroup 2 Reason: None

Board Decision

None

C-117.2 cdpVA-15

CB-901.3 cdpVA-15

Proponent : William Andrews (william.andrews@richmondgov.com)

2015 International Building Code

901.3 Modifications. Persons shall not remove or modify any *fire protection system* installed or maintained under the provisions of this code or the *International Fire Code* without approval by the *building official*. The building official shall notify the local fire official when approving installing, disabling, or removing a fire protection system.

Reason: Fire officials are responsible for applying the fire code on maintenance and periodic testing of the fire protection systems, plus local fire officials coordinate emergency responses to sites (including state). Local fire officials need to learn when a building official approve installing, disabling or removing fire alarms, sprinkler system, and other fire protection systems (including for renovation or demolition). The building official is the best source for properly authorizing substantial changes to fire protection systems, thus to notify local fire official. If code leaves responsibility on contractor and property owners, often their getting permits from the building official consider comply with code, resulting in fire official not notified. State and local building officials need to keep local fire official updated when approving substantial changes of fire protection systems within that fire official's emergency response area.

Cost Impact: No cost impact for construction. Minimal time and effort by building official's office to communicate information to the fire official.

Workgroup Recommendation

Workgroup 2 Recommendation Recommendation: Pending

Workgroup 2 Reason: This will return with collaborative efforts, Jaunna will work with Mr Andrews to tweak.

Workgroup 1 Recommendation Recommendation: Pending

Workgroup 1 Reason: Needs work. Proponent to come back with revised language based on workgroup feedback.

Board Decision

None

CB-901.3 cdpVA-15

F-102.1.1 cdpVA-15

Proponent : William Andrews (william.andrews@richmondgov.com)

2012 Virginia Statewide Fire Prevention Code

102.1.1 Changes.

A building or structure shall not be used or occupied, and a change in the existing use or occupancy classification of a building or structure or portion thereof shall not be made, until the building official has issued an appropriate certificate of occupancy.

-

Reason: For 2015 code, change to wording from IBC, so use per Certificate of Occupancy issued by building official. Current code limits fire official from citing violation when use changes unless only within same use group (this section) or declare building unsafe due to changed use (section 110.4). Change enables fire official to require customer get appropriate Certificate of Occupancy from building official when use changes. Fire code applied base on Certificate of Occupancy, as approved by building official, thus when use changes, need new Certificate of Occupancy as document changed use allowed by building official.

Cost Impact: No construction cost, merely permit process cost for new Certificate of Occupancy when use changes.

Workgroup Recommendation

Workgroup 1 Recommendation Recommendation: Pending

Workgroup 1 Reason: VBCOA admin committee will review and work with proponent.

Board Decision

None

F-102.1.1 cdpVA-15

F-703.4 cdpVA-15

F-703.4

Proponent : Justin Biller, Representing Self (jbbiller@carilionclinic.org)

2012 Virginia Statewide Fire Prevention Code

703.4 Testing.

Fire doors shall be inspected and functionally tested in accordance with NFPA 80 annually to confirm proper operation and full closure. Before testing, a visual inspection shall be performed to identify any damaged or missing parts that can create a hazard during testing or affect operation or resetting. A written record shall be maintained and be available to the *fire code official*.

Reason: In particular, Health Care Facilities in Virginia are facing enforcement of this requirement as part of ongoing licensure/funding through State enforcement of NFPA 101, *Life Safety Code*, so it is also important that these requirements are consistent with local fire prevention code enforcement as well throughout the Commonwealth. The 2012 ICC Fire Code Commentary implies that inspection is occurring in accordance with NFPA 80 and specific additional points of inspection are highlighted in section 703.2.2 and 703.2.3 in line with specific NFPA 80 requirements.

"Openings in fire-resistance-rated assemblies must be protected to prevent the passage of fire. After opening protectives are installed and approved, they may become damaged, corroded or otherwise less effective than required. This section specifically requires that all opening protectives required by the IBC be maintained in compliance with NFPA 80 so that they can perform their intended function, which is to prevent the passage of smoke, fire or combustion products through openings in fire-resistance-rated walls, ceilings and shafts during a fire emergency. Sections 703.2.2 and 703.2.3 indicate specific points of inspection and enforcement regarding these doors. ..."

The revised language in section 703.4 clarifies that the intent of 703.2 was for all fire doors (including swinging doors with fire door or builders hardware as designated by NFPA 80) to be inspected/tested in accordance with the provisions of NFPA 80. Prior to the 2007 edition of NFPA 80, the standard only required that fire doors and windows be inspected frequently. Requiring inspections "frequently" is not an enforceable provision. Building owners, fire door inspectors, and AHJs were unable to determine the intended frequency of the inspections. This language allowed for many fire doors to go un-inspected for too long, which risked their integrity and ability to properly protect the opening. For the 2007 edition of NFPA 80, the language was revised as part of new Chapter 5 and the required frequency for inspection of fire doors and windows was set at annually, and the assumption is that this has been enforced within the Commonwealth since the adoption of the 2009 Statewide Fire Prevention Code. Additional language is also provided to clarify the need for a visual inspection of the opening protective to be part of the functional testing required by this section, as prescribed in NFPA 80.

Cost Impact: This change is for clarification of requirements only with no impact to the cost of construction or ongoing operations and maintenance.

Workgroup Recommendation

Workgroup 1 Recommendation Recommendation: Pending

Workgroup 1 Reason: NFPA should remain. 2nd (added) sentence adds unnecessary 33

language. Robby Dawson - If it goes forward in accordance with NFPA 80, that will be fine. I will reach out to Justin Biller.

Workgroup 2 Recommendation Recommendation: None

Workgroup 2 Reason: Robby Dawson to reach out to the proponent. This proposal will be continued.

Board Decision

None

F-703.4 cdpVA-15

F-3103.2 cdpVA-15

Proponent : Andrew Milliken, Representing Stafford County Fire Marshall's Office (amiliken@staffordcountyva.gov)

2015 International Fire Code

~~**3103.2 Approval required.** Tents and membrane structures having an area in excess of 400 square feet (37 m²) shall not be erected, operated or maintained for any purpose without first obtaining a permit and approval from the *fire code official*.~~

~~**Exceptions:**~~

- ~~1. Tents used exclusively for recreational camping purposes.~~
- ~~2. Tents open on all sides that comply with all of the following:~~
 - ~~2.1. Individual tents having a maximum size of 700 square feet (65 m²).~~
 - ~~2.2. The aggregate area of multiple tents placed side by side without a fire break clearance of 12 feet (3658 mm), not exceeding 700 square feet (65 m²) total.~~
 - ~~2.3. A minimum clearance of 12 feet (3658 mm) to all structures and other tents.~~

Reason: The intent of this proposal is to eliminate conflicting language regarding when a permit is required. Section 107.2 of the Virginia Statewide Fire Prevention Code indicates the criteria for when permits are required to be obtained from the fire official, including for temporary tents and membrane structures. In fact, section 3103.4 highlights and guides the user of the code to this information already. Section 3103.2 comes from the model code and, although similar, conflicts with the criteria located in chapter 1. The conflicting sections are provided below for reference.

From Section 107.2:

Temporary membrane structures and tents. An operational permit is required to operate an air-supported temporary membrane structure or a tent.

Exceptions:

1. Tents used exclusively for recreational camping purposes.
2. Tents and air-supported structures that cover an area of 900 square feet (84 m²) or less, including all connecting areas or spaces with a common means of egress or entrance and with an occupant load of 50 or less persons.

From Section 3103.2 (proposed to be deleted):

Tents and membrane structures having an area in excess of 400 square feet (37 m²) shall not be erected, operated or maintained for any purpose without first obtaining a permit and approval from the fire code official.

Exceptions:

1. Tents used exclusively for recreational camping purposes.
2. Tents open on all sides which comply with all of the following:
 - 2.1. Individual tents having a maximum size of 700 square feet (65 m²).
 - 2.2. The aggregate area of multiple tents placed side by side without a fire break clearance of 12 feet (3658 mm), not exceeding 700 square feet (65 m²) total.
 - 2.3. A minimum clearance of 12 feet (3658 mm) to all structures and other tents.

Cost Impact: There is no cost impact associated with this proposal as it simply deletes conflicting language in the code.

Workgroup Recommendation

Workgroup 2 Recommendation: None

Workgroup 2 Reason: None

Workgroup 1 Recommendation: None

Workgroup 1 Reason: None

Board Decision

None

F-3103.2 cdpVA-15

I-160 cdpVA-15

Proponent : DHCD State Building Codes Office staff

2012 Virginia Building and Fire Code Related Regulations

2012 Virginia Industrialized Building Safety Regulations

13VAC5-91-160. Use of model codes and standards

A. Industrialized buildings ~~produced~~ entering the production assembly line after the effective date of the 2012 edition of this chapter shall comply with all applicable requirements of the codes and standards listed in subsection B of this section except that the following codes and standards may be used for industrialized buildings entering the production assembly line during a one year period after the effective date of the 2012 edition of this chapter:

1. ICC *International Building Code* – 2009 Edition
2. ICC *International Plumbing Code* – 2009 Edition
3. ICC *International Mechanical Code* – 2009 Edition
4. National Fire Protection Association Standard Number 70 (*National Electrical Code*) – 2008 Edition
5. ICC *International Fuel Gas Code* – 2009 Edition
6. ICC *International Energy Conservation Code* – 2009 Edition
7. ICC *International Residential Code* – 2009 Edition

B. The following documents are adopted and incorporated by reference to be an enforceable part of this chapter:

1. ICC *International Building Code* – 2012 Edition
2. ICC *International Plumbing Code* – 2012 Edition
3. ICC *International Mechanical Code* – 2012 Edition
4. *National Electrical Code* – 2011 Edition
5. ICC *International Fuel Gas Code* – 2012 Edition
6. ICC *International Energy Conservation Code* – 2012 Edition
7. ICC *International Residential Code* – 2012 Edition

Note: As the 2012 editions of the *International Codes* are incorporated by reference as the construction standards for use with these regulations, this chapter is also referred to as the 2012 edition of the *Virginia Industrialized Building Safety Regulations* or the 2012 edition of this chapter.

The codes and standards referenced above may be procured from:
International Code Council, Inc. 500 New Jersey Avenue, NW, 6th Floor Washington, DC 20001-2070

13VAC5-91-180. Compliance assurance agencies

A. Application shall be made to the SBCO for acceptance as a compliance assurance agency. Application shall be made under oath and shall be accompanied by information and evidence that is adequate for the SBCO to determine whether the applicant is

specially qualified by reason of facilities, personnel, experience and demonstrated reliability to investigate, test and evaluate industrialized buildings for compliance with this chapter, and to provide adequate follow-up and compliance assurance services at the point of manufacture.

B. Following a determination by the SBCO that an application is complete, the information contained in the application and any other information deemed necessary by the SBCO will be reviewed for approval or disapproval. If the application is approved, the applicant will be notified with an approval letter ~~for a two-year period from the date of the approval letter.~~ If the application is disapproved, the applicant will be notified in writing of the reasons for the disapproval. The applicant may then resubmit the application within 30 days of the receipt of the notification of disapproval for reconsideration of approval.

~~**C.** Compliance assurance agencies that are already approved by the SBCO at the time of the effective date of this provision shall have 90 days from the effective date of this provision to apply for reapproval in accordance with subsections A and B of this section. Such agencies shall continue to be approved while the SBCO evaluates the reapplication. Compliance assurance agencies receiving an approval letter from the SBCO after the effective date of this provision shall apply for reapproval within 90 days prior to the expiration of the two-year approval period if continued approval as a compliance assurance agency is desired.~~

~~**D.**~~The SBCO may suspend or revoke the approval of a compliance assurance agency upon a determination that (i) approval or reapproval was based upon fraudulent or inaccurate information, (ii) a change in facts or circumstances renders the agency incapable of meeting its duties and responsibilities as a compliance assurance agency in a satisfactory manner, or (iii) the agency failed to discharge its duties and responsibilities as a compliance assurance agency in a satisfactory manner. In such cases, the SBCO will issue a suspension or revocation notice to the agency outlining the reasons for the actions and the terms, if any, for reinstatement.

13VAC5-91-200. Information required by the administrator

All of the following information and criteria will be considered by the administrator in designating initial approval and reapproval of compliance assurance agencies:

1. Names of officers and location of offices.
2. Specification and description of services proposed to be furnished under this chapter.
3. Description of qualifications of personnel and their responsibilities, including an assurance that personnel involved in system analysis, design and plans review, compliance assurance inspections, and their supervisors comply with the requirements of the American Society for Testing and Material (ASTM) Standard Number E541-08 - Standard Specification for Agencies Engaged in System Analysis and Compliance Assurance for Manufactured Building or shall obtain ICC or DHCD certifications in the appropriate subject area within 18 months of employment and maintain such certifications in an active status.
4. Summary of experience within the organization.
5. General description of procedures and facilities to be used in proposed services, including evaluation of the model, factory follow-up, quality assurance, labeling of production buildings, and specific information to be furnished on or with labels.

6. Procedures to deal with any defective buildings resulting from oversight.
7. Acceptance of these services by independent accrediting organizations ~~and by other jurisdictions.~~
8. Proof of independence and absence of conflict of interest.

The ASTM Standard Number E541-08 may be procured from:
 American Society for Testing and Materials 100 Barr Harbor Drive West Conshohocken,
 PA 19428-2959

13VAC5-91-240. Control of compliance assurance agency certification label

The labels shall be under direct control of the compliance assurance agency ~~until and shall be applied by the manufacturer~~ to buildings that comply fully with this chapter. The labels shall be applied by the compliance assurance agency or by the manufacturer when authorized to do so by the compliance assurance agency. The manufacturer shall place its order for labels with the compliance assurance agency. The manufacturer is not permitted to acquire labels from any other source. Each compliance assurance agency shall keep a list of the serial numbers of labels issued to each manufacturer's plant in such manner that a copy of the record can be submitted to the administrator upon request.

13VAC5-91-260. Registration seal for industrialized buildings

- A.** Registered industrialized buildings shall be marked with approved registration seals issued by the SBCO. The seals shall be applied to a registered industrialized building intended for sale or use in Virginia prior to the shipment of the building from the place of manufacture. The seals shall be applied by the compliance assurance agency or by the manufacturer when authorized to do so by the compliance assurance agency.
- B.** Registered industrialized buildings shall bear one registration seal on each manufactured section or module, or, as an alternative, the registration seal for each manufactured section or module may be placed in one location in the completed building.
- C.** Approved registration seals shall be purchased by the compliance assurance agency from the SBCO in advance of use. The fee for each registration seal shall be \$75, except that the fee for each registration seal for buildings constructed as Group R-5 under Part I of the USBC shall be \$50. Fees shall be submitted by checks made payable to "Treasurer of Virginia" or shall be submitted by electronic means. Payment for the seals must be received by the SBCO before the seals can be sent to the user. The compliance assurance agency shall maintain permanent records of seals purchased, including a record of any manufacturers receiving such seals.
- D.** To the extent practicable, the registration seal shall be installed so that it cannot be removed without destroying it. The seal shall be applied in the vicinity of the electrical distribution panel or in another location that is readily accessible for inspection and shall be installed near the certification label.
- E.** ~~Refunds of seals shall be in~~ In accordance with § 36-85.1 of the Code of Virginia, any person or corporation having paid the fee for an approved registration seal which it will not use may, unless and except as otherwise specifically provided, within one year from the date of the payment of any such fee, apply to the administrator for a refund, in whole or in part, of the fee paid; provided that no payment shall be recovered unless the approved registration seal is returned, unused, and in good condition, to the administrator. Such application shall be by notarized letter. ~~As~~ Additionally, as a

requirement of this chapter, an administrative and processing fee of 25% of the amount of the refund due shall be deducted from the refund; however, such deduction shall not exceed \$250.

13VAC5-91-270. Manufacturer's installation instructions and responsibilities of installers

A. The manufacturer of each industrialized building shall provide specifications or instructions, or both, with each building for handling, installing or erecting the building. Such instructions may be included as part of the label from the compliance assurance agency or may be furnished separately by the manufacturer of the building. The manufacturer shall not be required to provide the foundation and anchoring equipment for the industrialized building.

B. Persons or firms installing or erecting registered industrialized buildings shall install or erect the building in accordance with the manufacturer's instructions.

C. Where the installation or erection of an industrialized building utilizes components that are to be concealed, the installer shall notify and obtain approval from the building official prior to concealment of such components unless the building official has agreed to an alternative method of verification.

Note: The Virginia Department of Professional and Occupational Regulation's Board for Contractors requires licenses for certain activities related to the industrialized building industry. For more information, contact the Board for Contractors at 9960 Mayland Drive, Suite 400, Richmond, VA 23233 (804) 367-8511.

Reason:

DHCD staff reviewed the Virginia Industrialized Building Safety Regulations and proposes the following clarifications to the regulations:

The change to § 160(A) is to clarify that the one year grace period for the use of the earlier codes only applies to industrialized buildings which are being constructed in the plant during the one year period, and not to buildings just being designed which have not begun being constructed.

The change to § 180(B and C) deletes criteria for reapproval of compliance assurance agencies implemented in the last code change cycle. The requirements have been determined to be unnecessary and an undue burden on compliance assurance agencies and DHCD staff. The change to § 200 makes it clear that the criteria for approval of compliance assurance agencies applies to both initial approval and to reapproval. An additional change to § 200 deletes a requirement that compliance assurance agencies must be accepted by other jurisdictions in addition to be accepted by an independent accrediting organization as that requirement is not necessary.

The change to § 240 permits the compliance assurance agency to authorize the manufacturer to apply the compliance assurance agency's certification label. This is already permitted for registration seals.

The change to § 260(E) provides the statutory language for refunds of seals rather than just a reference to the provision in state law.

The change to the note in § 270 is to provide the contact information for the Board for Contractors.

Cost Impact: The changes are just to clarify the regulation, so the changes will not increase the cost of construction.

Workgroup Recommendation

Workgroup 1 Recommendation: None

Workgroup 1 Reason: None

Board Decision

None

I-160 cdpVA-15

M-103.3 cdpVA-15

Proponent : William Andrews (william.andrews@richmondgov.com)

2012 Virginia Maintenance Code

103.3 Continued approval.

Notwithstanding any provision of this code to the contrary, alterations shall not be required to be made to existing buildings or structures which are occupied in accordance with a certificate of occupancy issued under any edition of the USBC. A change in the existing use or occupancy classification of a building or structure or portion thereof shall not be made, until the building official has issued an appropriate certificate of occupancy for such use.

Reason: Change for 2015 Code. Short of declaring building or part unsafe due to changed use, maintenance code official needs ability to cite change use to require customer to get Certificate of Occupancy for change of use. Maintenance code intended to see structure maintained as was approved by building official, thus change in use needs record of building official's approval (Certificate of Occupancy). Beyond limiting maintenance code official from requiring alterations to existing building, code should enable official to cite change of use needs approval from building code official (document via Certificate of Occupancy); and alterations may be arranged through building permit process.

Cost Impact: No construction cost, merely cost of permit process for new certificate of occupancy when use changes.

Workgroup Recommendation

Workgroup 1 Recommendation Recommendation: Pending

Workgroup 1 Reason: In coordination with other changes that are pending.

Board Decision

None

M-103.3 cdpVA-15

M-202 cdpVA-15

Proponent : John Walsh , Representing VBCOA VMC Committee
(john.walsh@richmondgov.com)

2012 Virginia Maintenance Code

SECTION 202 DEFINITIONS

STRUCTURE UNFIT FOR HUMAN OCCUPANCY.

Any existing structure determined by the code official to be dangerous to the health, safety and welfare of the occupants of the structure or the public because (i) of the degree to which the structure is in disrepair or lacks maintenance, ventilation, illumination, sanitary or heating facilities or other essential equipment, or (ii) the required plumbing and sanitary facilities are inoperable.

602.2 Heat supply.

All structures shall have an approved primary heat source capable of maintaining a level of comfort heat sufficient to maintain the plumbing and sanitation systems free from damage or freezing. Additionally, every owner and operator of a Group R-2 apartment building or other residential dwelling who rents, leases or lets one or more dwelling unit, rooming unit, dormitory or guestroom on terms, either expressed or implied, to furnish heat to the occupants thereof shall supply heat during the period from October 15 to May 1 to maintain a temperature of not less than 65°F (18°C) in all habitable rooms, bathrooms, and toilet rooms. The code official may also consider modifications as provided in Section 104.5.2 when requested for unusual circumstances or may issue notice approving building owners to convert shared heating and cooling piping HVAC systems 14 calendar days before or after the established dates when extended periods of unusual temperatures merit modifying these dates.

Exception:When the outdoor temperature is below the winter outdoor design temperature for the locality, maintenance of the minimum room temperature shall not be required provided that the heating system is operating at its full design capacity. The winter outdoor design temperature for the locality shall be as indicated in Appendix D of the *International Plumbing Code*.

Reason:

202 Definitions-Due to a recent ruling by the TRB that exempted owner occupied structures from the provisions of the Unfit definition related to a heating source it is necessary to clarify the language and also to clarify the intent of the Board of Housing. It was argued that the Board in their 1990 original revision to the definition and to the section of code found in 602.2 purposefully excluded owner occupied structures from the requirement for any heat source. Even in light of the fact that the definition of a "nuisance" structure (precursor to the current Unsafe/Unfit definitions) in 1990 stated "Any" structure that lacked heat was a nuisance structure. It was argued that because in that same cycle the performance measurement was limited to rental units in Section 602.2 the owner occupied structures were excluded from the requirement for any type of minimum heat source. The locality argued that all structures were required to have some form of heat source and that when the Board limited the performance measurement that they did not

exclude any property or structure from the requirement for minimum heating standards, that in fact they kept the requirement for rental units and allowed owner occupied to operate without a set standard to allow for alternative heat sources. This argument was bolstered by the testimony of a TRB member who is also a former Board member. He argued that he served 8 years on the Board and was involved with the approval of the model codes for two code cycles and did not believe it was ever the intent of the board to exclude owner occupied structures, but to limit the performance standard to rental units. It is my opinion that some form of minimum heat source is required otherwise how would an owner keep his plumbing and sanitation system operational in the winter? For these reasons I ask that the Board change the "An" at the beginning of the definition to "Any" in order to provide greater clarity.

602.2 Heat Supply-Based on a recent decision by the TRB that the revision to 602.2 of the VMC exempted owner occupied properties from the requirement for any heating facilities it is necessary to clarify the language and also to clarify the intent of the Board of Housing. It was argued that the Board in their 1990 original revision to the definition and to the section of code found in 602.2 purposefully excluded owner occupied structures from the requirement for any heat source. Even in light of the fact that the definition of a "nuisance" structure (precursor to the current Unsafe/Unfit definitions) in 1990 stated "Any" structure that lacked heat was a nuisance structure. It was argued that because in that same cycle the performance measurement was limited to rental units only that the owner occupied structures were excluded from the requirement for any type of minimum heat source. The locality argued that all structures were required to have some form of heat source and that when the Board limited the performance measurement that they did not exclude any property or structure from the requirement for minimum heating standards, that in fact they kept the performance standard for rental units and allowed owner occupied structures to operate without a set standard to allow for alternative heat sources. This argument was bolstered by the testimony of a TRB member who is also a former Board member. He argued that he served 8 years on the Board and was involved with the approval of standards for two code cycles and did not believe it was ever the intent of the board to exclude owner occupied structures, but to limit the performance standard to rental units. It is my opinion that some form of minimum heat source is required otherwise how would an owner keep his plumbing and sanitation system operational in the winter? For these reasons I ask that the Board to consider this code change in order to provide greater clarity as to the requirements for providing heat to an owner occupied structure.

Cost Impact:

202 Definitions-The cost to make the change would be negligible. 99% of the residential units in Virginia are furnished with or have had installed in them some form of minimum primary heat source that will maintain the plumbing and sanitary systems free from freezing and/or damage.

602.2 Heat Supply-The cost to make the change would be negligible. 99% of the residential units in Virginia are furnished with or have had installed in them some form of minimum primary heat source that will maintain the plumbing and sanitary systems free from freezing and/or damage.

Workgroup Recommendation

Workgroup 1 Recommendation Recommendation: Pending

Workgroup 1 Reason: Will collaborate based on comments at workgroup.

Workgroup 2 Recommendation: None

Workgroup 2 Reason: None

Board Decision

None

M-202 cdpVA-15

M-507.1 cdpVA-15

Proponent : Charles Wilson (cwilson2@arlingtonva.us)

2012 Virginia Maintenance Code

Drainage of roofs, paved areas, yards and courts and other areas on the property shall be discharged in a manner to protect buildings, structures, and surrounding pervious surfaces from erosion and the accumulation of stormwater runoff.

The intent of the modification; is to include erosion prevention and insert the consistent use of the phrase stormwater runoff as widely used in the environmental area.

The need; is to address the threshold limit that is not address by Department of Environmental Quality (DEQ).

The impact on cost of construction; a simple application of level spreader or channel discharge will have no unreasonable construction cost.

507.1 General.

Drainage of roofs and paved areas, yards and courts, and other open areas on the premises shall be discharged in a manner to protect the buildings and structures from the accumulation of overland water runoff.

Reason: To include erosion prevention and insert the consistent use of the phrase stormwater runoff as widely used in the environmental area.
And to address the threshold limit that is not address by the Department of Environmental Quality (DEQ).

Cost Impact: A simple application of level spreader or channel discharge will have no unreasonable construction cost.

Workgroup Recommendation

Workgroup 1 Recommendation: None

Workgroup 1 Reason: None

Workgroup 2 Recommendation: None

Workgroup 2 Reason: None

Board Decision

None

M-507.1 cdpVA-15

M-604.3.1.1 cdpVA-15

604.3.1.1

Proponent : Bryan Holland, Representing National Electrical Manufacturers Association (Bryan.Holland@NEMA.org)

2012 Virginia Maintenance Code

604.3.1.1 Electrical equipment. Electrical distribution equipment, motor circuits, power equipment, transformers, wire, cable, flexible cords, wiring devices, ground fault circuit interrupters, surge protectors, molded case circuit breakers, low-voltage fuses, luminaires, ballasts, motors and electronic control, signaling and communication equipment that have been exposed to water shall be replaced in accordance with the provisions of the *International Building Code*.

Exception: The following equipment shall be allowed to be repaired or reused where an inspection report from the equipment manufacturer, an approved representative of the equipment manufacturer, a third party licensed or certified electrician, a third party field evaluation body, or an electrical engineer indicates that the exposed equipment has not sustained damage that requires replacement:

1. Enclosed switches, ~~rated 600 volts or less;~~
2. Busway, ~~rated 600 volts or less;~~
3. Panelboards, ~~rated 600 volts or less;~~
4. Switchboards, ~~rated 600 volts or less;~~
5. Fire pump controllers, ~~rated 600 volts or less;~~
6. Manual and magnetic motor controllers;
7. Motor control centers;
8. Alternating current high-voltage circuit breakers;
9. Low-voltage power circuit breakers;
10. Protective relays, meters and current transformers;
11. Low- and medium-voltage switchgear;
12. Liquid-filled transformers;
13. Cast-resin transformers;
14. Wire or cable that is suitable for wet locations and whose ends have not been exposed to water;
15. Wire or cable, not containing fillers, that is suitable for wet locations and whose ends have not been exposed to water;
16. Luminaires that are listed as submersible;
17. Motors;
18. Electronic control, signaling and communication equipment.

Reason: This proposal adds "a third party field evaluation body" to the list of entities that may provide an inspection report to the AHJ indicating equipment exposed to water has not sustained damage and does not require replacement. Third party field evaluation bodies are recognized under the NFPA 790 Standard for Competency for Third-Party Field Evaluation Bodies. Many of these organizations are also OSHA Nationally Recognized Testing Laboratories (NRTLs) and are highly trained and qualified to perform field evaluations of electrical equipment to ensure compliance with the applicable product standards under the conditions of use.

This proposal also seeks to remove the voltage rating limitation imposed for the equipment listed in Items 1-5. All of the equipment and wiring in Items 1-18 have standardized voltage ratings in compliance with their applicable product standards. The evaluation of equipment exposed to water is not dependent on the voltage rating nor changes how the equipment is constructed, operates or functions. This will provide some consistency among the 18 Items and removes any question regarding the voltage rating of the other equipment in the list.

Cost Impact: The impact of this proposal may result in lower costs to the electrical equipment owner by offering another entity that can provide the required inspection report. It could result in a reduced cost impact for equipment owners seeking evaluation of equipment exposed to water by allowing all of the equipment and wiring in Items 1-18 to be considered under the exception regardless of voltage rating. This proposal does not reduce the effectiveness of the code.

Workgroup Recommendation

Workgroup 1 Recommendation: None

Workgroup 1 Reason: None

Workgroup 2 Recommendation: None

Workgroup 2 Reason: None

Board Decision

None

M-604.3.1.1 cdpVA-15

R-101.5 cdpVA-15

Proponent : Kenney Payne, Representing AIA-VA
(kpayne@moseleyarchitects.com)

2012 Virginia Rehabilitation Code

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 - 16 of the IEBC, or in the state amendments to the IEBC, means the VRC, 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 the *Virginia Construction Code*, or VCC, 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 used as follows:~~

1. The term "this code," or "the code," where used in the provisions of Chapter 1, in Chapters 2 - 16 of the IEBC, or in the state amendments to the IEBC, means the VEBC, unless the context clearly indicates otherwise.
2. The term "this code," or "the code," where used in a code or standard referenced in the VEBC, means that code or standard, unless the context clearly indicates otherwise.
3. The term "USBC" where used in this code, means the *Virginia Construction Code*, or VCC, unless the context clearly indicates otherwise.
4. Where the phrase "of the *International Building Code* under which the building was constructed" is used in the VEBC, it shall be construed to mean the USBC or other code that was in effect when the building was built.
5. 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.
6. Notes in the VEBC, in the codes and standards referenced in the VEBC, 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.
7. The term *International Building Code* or IBC, or references to other *International Codes* and standards where used in this code, means the VCC and its adopted amendments to those *International Codes* and standards.

Note: ~~The VCC references 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 *International Codes* and standards referenced~~

~~including 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.~~following major codes:

2015 International Plumbing Code (IPC)

2015 International Mechanical Code (IMC)

2014 NFPA 70

2015 International Fuel Gas Code (IFGC)

2015 International Energy Conservation Code (IECC)

2015 International residential Code (IRC)

Reason: The entire paragraph has been converted to a list format, which is much easier to read and understand. Other than the new #7 and "Note" the text remains unchanged (except for "VEBC" in lieu of "VRC").

The added language under #7 clarifies that any VRC reference to the IBC means the VCC, which includes the Virginia amendments to the model IBC, as well as, any VRC references to of the other iCodes or standards means those including Virginia amendments. Otherwise, such references would be to the IBC (or other iCodes or standards) without the Virginia amendments.

The "Note" follows the same concept as that found in VCC 101.2, Note 1 to remind everyone of the "International Codes" referenced in the VEBC that might otherwise be amended in the USBC.

Cost Impact: None.

Workgroup Recommendation

Workgroup 1 Recommendation: None

Workgroup 1 Reason: None

Workgroup 2 Recommendation: None

Workgroup 2 Reason: None

Board Decision

None

R-101.5 cdpVA-15

R-102.2 cdpVA-15

Proponent : Kenney Payne, Representing AIA-VA
(kpayne@moseleyarchitects.com)

2012 Virginia Rehabilitation Code

102.2 Scope.

The provisions of this code shall control ~~the rehabilitation:~~

~~1. The *rehabilitation*, reconstruction, *alteration*, *repair*, and ~~change~~*repair* of occupancy of existing buildings and structures in occupancies other than Group R-5 and shall be permitted to be used as an alternative to compliance with, or portions thereof.~~

Exception: ~~The use of the VCC for additions to buildings in any occupancy classification and for reconstruction, alteration or repair in occupancies classified as Group R-5 shall be permitted.~~

~~2. *Additions to existing buildings and structures, or portions thereof.*~~

Exception: ~~The use of the VCC shall be permitted.~~

~~3. The *change of occupancy* to other than occupancies classified as Group I-2 or I-3.~~

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

~~The *change of occupancy* to occupancies classified as Group I-2 or Group I-3 shall comply with the VCC.~~

Exception: ~~The use of the VCC for *change of occupancy* to occupancies classified as Group R-5 shall be permitted.~~

~~4. *Retrofit provisions provided in Chapter 17.*~~

Reason: The reformatting of VRC 102.2 should make it easier to understand which code (VEBC or VCC) applies to which occupancies.

Also, the original exception is misleading, since you can have a change of occupancy *involving* a Group I-2 and/or I-3. For example, one can go from a Group I-2 to a Group B, or go from a Group I-3 to a Group R; however, one cannot go from a particular Group to a Group I-2 or I-3.

If Group I-2 and/or Group I-3 are allowed to use the VRC/VEBC, even if changing to such Groups, then this code change would need to be revised accordingly.

Cost Impact: None.

Workgroup 1 Recommendation: None

Workgroup 1 Reason: None

Workgroup 2 Recommendation: None

Workgroup 2 Reason: None

Board Decision

None

R-102.2 cdpVA-15
