

AGENDA

STATE BUILDING CODE TECHNICAL REVIEW BOARD

Friday, April 19, 2024 - 10:00am

Virginia Housing Center
4224 Cox Road Glen Allen, Virginia 23260

- I. Roll Call **(TAB 1)**
- II. Approval of March 15, 2024 Minutes **(TAB 2)**
- III. Approval of Final Order **(TAB 3)**
 - In Re: Craig Caron
Appeal No. 23-10
- IV. Public Comment
- V. Preliminary Hearing **(TAB 4)**
 - In Re: Lisa and Robert Gearhart
Appeal No. 23-11
- VI. Appeal Hearing **(TAB 5)**
 - In Re: Ahmed Aboalhassan
Appeal No. 24-01
- VII. Interpretation Request No. 02.24 **(TAB 6)**
 - In Re: Richard Gordon (Hanover County)

Enforcing Code of Virginia §36-99(B) (1-3)

Question 1: Is the Building Official responsible for enforcing §36-99(B) (1-3)?
- VIII. Secretary's Report
 - a. May 2024 meeting update
 - b. Legal updates from Board Counsel

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STATE BUILDING CODE TECHNICAL REVIEW BOARD

James R. Dawson, Chair
(Virginia Fire Chiefs Association)

W. Shaun Pharr, Esq., Vice-Chair
(The Apartment and Office Building Association of Metropolitan Washington)

Vince Butler
(Virginia Home Builders Association)

J. Daniel Crigler
(Virginia Association of Plumbing-Heating-Cooling Contractors and the Virginia Chapters of the Air Conditioning Contractors of America)

Alan D. Givens
(Virginia Association of Plumbing-Heating-Cooling Contractors and the Virginia Chapters of the Air Conditioning Contractors of America)

David V. Hutchins
(Electrical Contractor)

Christina Jackson
(Commonwealth at large)

Joseph A. Kessler, III
(Associated General Contractors)

R. Jonah Margarella, AIA, NCARB, LEED AP
(American Institute of Architects Virginia)

Eric Mays
(Virginia Building and Code Officials Association)

Joanne D. Monday
(Virginia Building Owners and Managers Association)

James S. Moss
(Virginia Building and Code Officials Association)

Elizabeth C. White
(Commonwealth at large)

Aaron Zdinak, PE
(Virginia Society of Professional Engineers)

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1 **STATE BUILDING CODE TECHNICAL REVIEW BOARD**
2 **MEETING MINUTES**
3 **March 15, 2024**
4 **Virginia Housing Center**
5 **4224 Cox Road Glen Allen, Virginia 23060**
6

Members Present

Mr. James R. Dawson, Chairman
Mr. Vince Butler
Mr. Daniel Crigler
Mr. David V. Hutchins
Mr. Joseph Kessler (arrived after approval of the
Final Order for Appeal No. 23-07)
Ms. Christina Jackson
Mr. R. Jonah Margarella
Mr. Eric Mays, PE
Mr. James S. Moss
Mr. W. Shaun Pharr, Esq., Vice-Chairman
Ms. Elizabeth White
Mr. Aaron Zdinak, PE

Members Absent

Mr. Alan D. Givens
Ms. Joanne Monday

7
8 Call to Order

The meeting of the State Building Code Technical Review Board (“Review Board”) was called to order at approximately 10:00 a.m. by Chair Dawson.

11
12 Roll Call

The roll was called by Mr. Luter and a quorum was present. Mr. Justin I. Bell, legal counsel for the Review Board from the Attorney General’s Office, arrived during the hearing for Craig Caron.

15
16 Approval of Minutes

The draft minutes of the February 16, 2024 meeting in the Review Board members’ agenda package were considered. Mr. Butler moved to approve the minutes as presented. The motion was seconded by Ms. Jackson and passed with Messrs. Moss and Zdinak abstaining.

19
20
21 Final Order

Gregory Black: Appeal No. 23-09:

22
23 After review and consideration of the final order presented in the
24 Review Board members’ agenda package, Mr. Mays moved to approve
25 the final order with the editorial changes as follows to ensure the
26 language was the same throughout the final order.

27
28 The last paragraph of Part III to read as follows:

29
30 *“The Review Board found that the fire alarm programming sequencing*
31 *in George Mason University (GMU) owned R1/R2 occupancies,*
32 *specifically the fire alarm replacement project at Potomac Heights*

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33 *located at 10350 York River Road Fairfax, Virginia 22030 exceeded*
34 *the minimum requirements of the VCC and increased the potential for*
35 *nuisance alarms, whereby students could become fatigued with false*
36 *fire alarms and begin to ignore the fire alarms which increased the risk*
37 *to the students during unnecessary building evacuation.”*
38

39 The last paragraph of Part IV to read as follows:
40

41 *“The decision of the Building Official to deny the request for*
42 *modification is upheld because the request exceeds the minimum code*
43 *requirements of the VCC and increases the potential for nuisance*
44 *alarms, whereby students could become fatigued with false fire alarms*
45 *and begin to ignore the fire alarms which increases the risk to the*
46 *students during unnecessary building evacuation.”*
47

48 The motion was seconded by Ms. Jackson and passed with Messrs.
49 Moss and Zdinak abstaining.
50

51 Interpretations

Approval of Interpretation 01/2024:

52
53 After review and consideration of Interpretation 01/2024, presented in
54 the Review Board members’ agenda package, Mr. Mays moved to
55 approve Interpretation 01/2024 as presented. The motion was
56 seconded by Mr. Hutchins and passed with Messrs. Moss and Zdinak
57 abstaining.
58

Approval of Interpretation 02/2024:

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60
61 After review and consideration of Interpretation 02/2024, presented in
62 the Review Board members’ agenda package, Mr. Mays moved to
63 approve Interpretation 02/2024 as presented. The motion was
64 seconded by Mr. Hutchins and passed with Messrs. Moss and Zdinak
65 abstaining.
66

67 Public Comment

68 Chair Dawson opened the meeting for public comment. Mr. Luter
69 advised that no one had signed up to speak. With no one coming
70 forward, Chair Dawson closed the public comment period.

71 New Business

Craig Caron: Appeal No. 23-10:

72
73 A hearing convened with Chair Dawson serving as the presiding
74 officer. The hearing was related to the property located at 197 Compass
75 Cove, in Franklin County.
76

77 The following persons were sworn in and given an opportunity to
78 present testimony:
79

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80 Craig Caron, Contractor
81 Chris Jánosky, Attorney for Craig Caron
82 John Broughton, Franklin County Building Official
83 Chris Dadak, Attorney for Franklin County
84 Robert Gearhart, Property Owner
85 Lisa Gearhart, Property Owner
86

87 After testimony concluded, Chair Dawson closed the hearing and stated
88 a decision from the Review Board members would be forthcoming and
89 the deliberations would be conducted in open session. It was further
90 noted that a final order reflecting the decision would be considered at a
91 subsequent meeting and, when approved, would be distributed to the
92 parties, and would contain a statement of further right of appeal.
93

94 Decision: Craig Caron: Appeal No. 23-10:
95

96 Motion Item #1:

97 After deliberations, Mr. Mays moved to uphold the building official
98 and local appeals board decision that the exterior concrete lap board
99 siding was not installed in accordance with the manufacturer's
100 installation instructions. Mr. Mays also moved to direct the building
101 official to modify the Notice of Violation (NOV) and cite VRC Section
102 112.3 *Documentation and approval* in the applicable code section
103 portion of the NOV. The motion was seconded by Mr. Moss and
104 passed unanimously.
105

106 Motion Item #2:

107 After deliberations, Mr. Mays moved to uphold the building official
108 and local appeals board decision that the basement garage/workshop
109 floor cracked, materially more significantly than a natural hair-line
110 crack and the slab is consistently less than the required 3.5" thickness.
111 Mr. Mays further moved to overturn all amendments made by the local
112 appeals board in the Corrective Action section of the final decision.
113 The motion was seconded by Mr. Pharr and passed with Mr. Zdinak
114 voting in opposition.
115

116 Lisa and Robert Gearhart: Appeal No. 23-11:
117

118 A hearing convened with Chair Dawson serving as the presiding
119 officer. The hearing was related to the property located at 197 Compass
120 Cove, in Franklin County.
121

122 The following persons were sworn in and given an opportunity to
123 present testimony:
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125 Robert Gearhart, Property Owner
126 Lisa Gearhart, Property Owner

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John Broughton, Franklin County Building Official
Chris Dadak, Attorney for Franklin County

After testimony concluded, Chair Dawson closed the hearing and stated a decision from the Review Board members would be forthcoming and the deliberations would be conducted in open session. It was further noted that a final order reflecting the decision would be considered at a subsequent meeting and, when approved, would be distributed to the parties, and would contain a statement of further right of appeal.

Decision: Lisa and Robert Gearhart: Appeal No. 23-11:

After deliberations, Mr. Mays moved that the Gearharts had a right to file an appeal. The motion was seconded by Mr. Zdinak and passed unanimously.

After legal guidance from Board counsel Mr. Bell, Mr. Pharr moved to reconsider the motion to discuss other avenues to address the matter. The motion to reconsider was seconded by Mr. Moss and passed with Mr. Mays voting in opposition.

Mr. Mays withdrew his original motion that the Gearharts had a right to file an appeal. Mr. Zdinak withdrew his second.

After further deliberations, Ms. Jackson moved to table the matter and continue the hearing until the April 19, 2024 meeting to give Board counsel the opportunity to conduct additional research on the matter. The motion was seconded by Mr. Butler and passed unanimously.

Request for Interpretation of Richard Gordon (Hanover County):
Interpretation Request No. 02-24:

An interpretation request from Richard Gordon of Hanover County was considered concerning whether the building official is responsible for enforcing §36-99(B)(1-3).

Ms. Jackson moved to table the request until the April 19, 2024 meeting to give SBCO staff and Board counsel the opportunity to conduct additional research on the request. The motion was seconded by Mr. Pharr and passed unanimously.

Secretary's Report

Mr. Luter informed the Review Board of the current caseload for the upcoming meeting scheduled for April 19, 2024.

Mr. Bell provided legal updates to the Review Board members.

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173 Adjournment

There being no further business, the meeting was adjourned by proper motion at approximately 3:00 p.m.

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177 Approved: April 19, 2024

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Chair, State Building Code Technical Review Board

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Secretary, State Building Code Technical Review Board

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1 VIRGINIA:
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3 BEFORE THE
4 STATE BUILDING CODE TECHNICAL REVIEW BOARD
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7 IN RE: Appeal of Craig Caron (Chris Jánosky, Esq.)
8 Appeal No. 23-10
9

10 DECISION OF THE REVIEW BOARD
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12 I. Procedural Background
13

14 The State Building Code Technical Review Board (Review Board) is a Governor-
15 appointed board established to rule on disputes arising from application of regulations of the
16 Department of Housing and Community Development. See §§ 36-108 and 36-114 of the Code of
17 Virginia. The Review Board's proceedings are governed by the Virginia Administrative Process
18 Act (§ 2.2-4000 et seq. of the Code of Virginia).

19 II. Case History

20 On September 5, 2023, the Franklin County Development Services Department of Building
21 Inspections (County), the agency responsible for the enforcement of Part 1 of the 2018 Virginia
22 Uniform Statewide Building Code (VUSBC), issued several Notices of Violation (NOV) to Craig
23 Caron dba/ Craig Caron Builders (Caron) for a residential structure located at 197 Compass Cove
24 in Franklin County, which is owned by Robert and Lisa Gearhart (Gearhart).

25 The certificate of occupancy (CO) was issued on November 10, 2022. Two of the NOV's
26 were issued on September 5, 2023 citing the following potential violations:

- 27 a. Violation: *Exterior Concrete Lap siding is not installed in accordance with*
28 *manufacturer installation instructions. This installation voids the warranty*
29 *and is likely to cause further issues.*
30 i. Applicable Code Section: *2018 Virginia Residential Code-Section*
31 *R703.10.2 Fiber Cement Lap Siding. It requires that the siding be*
32 *installed according to the approved manufacturer's installation*
33 *instructions.*

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34 1. Corrective Action: Provide evaluation and repair
35 design from manufacturer and repair in accordance
36 with design. All remedial work must be finished to
37 consider the violation remedied.
38

39 b. Violation: Basement garage/workshop floor cracked, materially more
40 significant than a natural hair-line crack. Slab is consistently less than the
41 required 3-1/2" thickness.

42 i. Applicable Code Section: Section R506 Concrete Floors (On
43 Ground) of the 2018 Virginia Construction Code.

44 1. Corrective Action: Provide intended repair solutions
45 for the correction of the concrete floor for approval or
46 provide an engineered evaluation and corrective
47 action. All remedial work must be finished to consider
48 the violation remedied.
49

50 c. Violation: Floor Trusses are damaged and incorrectly installed per
51 manufacturer installation requirements. This has been verified by
52 manufacturer representative (David Jones).
53

54 Caron filed an appeal to the Franklin County Local Board of Building Code Appeals (local
55 appeals board). The local appeals board upheld the decision of the County on the matter related
56 to the fiber cement siding (Item *a* above). The local appeals board upheld the decision of the
57 County related to the basement garage/workshop concrete floor (Item *b* above); however, added a
58 Corrective Action section to read as follows:

59 Corrective Action: Provide intended repair solutions for the correction of the concrete
60 floor within three (3) feet of the existing 1/4" crack to be repaired and to verify the depth
61 of the concrete for approval by the Building Official or provide an engineered evaluation
62 and corrective action to the Building Official. Provide repairs based on recommended
63 additional testing and core drilling. All remedial work must be finished to consider the
64 violation remedied. This issue must be resolved within sixty (60) days of receiving
65 resolution from the Local Board of Building Code Appeals.”

66 Caron, through legal counsel Chris Jánosky, further appealed to the Review Board on December
67 5, 2023.

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91 also argued that they never requested or approved any deviations from the manufacturer’s
92 installation instructions.

93 The County, through legal counsel, and Gearhart, at different points in their individual
94 testimonies, argued that two different types of fiber cement siding were installed and that, pursuant
95 to the manufacturer, one of the fiber cement siding types installed was not for the correct climate
96 zone for the area where the structure was located. The County and Gearhart also argued the
97 installation of the fiber cement siding, specifically caulking, flashing, nailing of the fiber cement
98 siding, trimming of the fiber cement siding edges, location of fiber cement siding joints,
99 concealment of nail heads, attachment of the fiber cement siding, and minimum lapping of the
100 fiber cement siding were not performed in accordance with the manufacturer’s installation
101 instructions.

102 The Review Board found that the fiber cement siding was not installed in accordance with
103 the manufacturer's installation instructions as cited by the County and upheld by the local appeals
104 board. The Board further found that the County needed to modify the NOV and cite VUSBC
105 Section 112.3 *Documentation and approval* in the Applicable Code Section portion of the NOV
106 which provides clarity for the use and enforcement of the manufacturer’s installation instructions.

107 B. Whether to uphold the decision of the County and the local appeals board that a
108 violation of R506 Concrete Floors (On Ground) exists.

109 Caron, through legal counsel, argued that the appeal was time barred by the statute of
110 limitations outlined in §36-106. Caron argued that at the time of construction 4” forms were
111 installed, and the pre-slab inspection was performed and passed for the basement
112 garage/workshop concrete floor. Caron also argued that proper testing had not been performed
113 by the County on the basement garage/workshop concrete floor. Lastly Caron argued that the
114 County had provided no proof that the violation existed.

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115 The County, through legal counsel, argued that the appeal was not time barred because
116 discovery by the County of the cited violations listed in the NOV was March 2023, which was
117 within the two-year requirement in the code.

118 The County, through legal counsel, and Gearhart, at different points in their individual
119 testimonies, argued that sometime after the issuance of the CO a crack exceeding 20'+ in length
120 and approximately 1/2" wide opened in the basement garage/workshop concrete floor. The
121 County and Gearhart further argued that the crack provided an opportunity for measurement of
122 the depth of the basement garage/workshop concrete floor. The County and Gearhart further
123 argued that the measurements taken along the 20'+ crack of the basement garage/workshop
124 concrete floor indicated the basement garage/workshop concrete floor slab thickness was less
125 than the required 3.5" thickness.

126 The Review Board found that the basement garage/workshop floor cracked, materially
127 more significantly than a natural hairline crack and the slab was consistently less than the required
128 3.5" thickness as cited by the County and upheld by the local appeals board. Additionally, the
129 Board found that the local appeals board erred in providing amendments in the Corrective Action
130 section of the final decision as the decision of the local appeals board is to determine whether a
131 violation exists, not how to correct the violation.

132 IV. Final Order

133 The appeal having been given due regard, and for the reasons set out herein, the Review
134 Board orders as follows:

135 A. Whether to overturn the decision of the County and the local appeals board that a
136 violation of R703.10.2 Fiber Cement Lap Siding exists.

137 The decision of the County and local appeals board that the fiber cement siding was not
138 installed in accordance with the manufacturer's installation instructions, is upheld, because,

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139 pursuant to the manufacturer, some of the fiber cement siding installed was not for the correct
140 climate zone where the structure is located, and the installation of the fiber cement siding,
141 specifically the caulking, flashing, nailing of the fiber cement siding, trimming of the fiber cement
142 siding edges, butt joint spacing and splicing, concealment of nail heads, attachment of the fiber
143 cement siding, and minimum lapping of the fiber cement siding, was not performed in accordance
144 with the manufacturer's installation instructions.

145 B. Whether to uphold the decision of the County and the local appeals board that a
146 violation of R506 Concrete Floors (On Ground) exists.

147 The decision of the County and local appeals board that the basement garage/workshop
148 concrete floor cracked, materially more significantly than a natural hairline crack and the concrete
149 slab was consistently less than the required 3.5" thickness as cited by the County, is upheld,
150 because evidence provided showed a 20'+ crack in the basement garage/workshop concrete floor,
151 which was a hairline crack at the issuance of the CO but had cracked materially more significant
152 than a natural hair-line crack since issuance of the CO, where multiple measurements with a tape
153 measure were taken which indicated the basement garage/workshop concrete floor was less than
154 the required 3.5" thickness. Additionally, the local appeals board amendments, in the Corrective
155 Action section of the final decision, are overturned, because the local appeals board erred in
156 providing amendments in the Corrective Action section of the final decision, as the decision of the
157 local appeals board to is determine whether a violation exists, not how to correct violations that
158 exist.

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Chair, State Building Code Technical Review Board

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164
165 Date entered _____ April 19, 2024 _____
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169 As provided by Rule 2A:2 of the Supreme Court of Virginia, you have thirty (30) days
170 from the date of service (the date you actually received this decision or the date it was mailed to
171 you, whichever occurred first) within which to appeal this decision by filing a Notice of Appeal
172 with W. Travis Luter, Sr., Secretary of the Review Board. In the event that this decision is served
173 on you by mail, three (3) days are added to that period.

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VIRGINIA:

BEFORE THE
STATE BUILDING CODE TECHNICAL REVIEW BOARD

IN RE: Appeal of Lisa and Robert Gearhart
Appeal No. 23-11

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VIRGINIA:

BEFORE THE
STATE BUILDING CODE TECHNICAL REVIEW BOARD

IN RE: Appeal of Lisa and Robert Gearhart
Appeal No. 23-11

REVIEW BOARD STAFF DOCUMENT

Suggested Statement of Case History and Pertinent Facts

1. On September 5, 2023, the Franklin County Development Services Department of Building Inspections (County), the agency responsible for the enforcement of Part 1 of the 2018 Virginia Uniform Statewide Building Code (VUSBC), issued several Notices of Violation (NOV) to Craig Caron dba/ Craig Caron Builders (Caron) for a residential structure located at 197 Compass Cove in Franklin County, which is owned by Robert and Lisa Gearhart (Gearhart).

2. The certificate of occupancy was issued on November 10, 2022.

3. The NOV cited the following potential violation:

a) Violation: *Foundation leaking in two locations.*

i. Applicable Code Section: *Section R406.1 Concrete and masonry foundation damp proofing and Section R406.2 Concrete and masonry foundation waterproofing of the 2018 Virginia Construction Code.*

1. Corrective Action: *These two locations shall be made watertight. If the soil and/or water table are extreme, foundation water proofing is required.*

4. Caron filed an appeal to the Franklin County Building Local Board of Building Code Appeals (local appeals board). The local appeals board modified the decision of the County on the matter related to the foundation leaking to read as follows:

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“Corrective Action: Contractor to assess the cause of the water leakage and make corrective repairs as deemed necessary to prevent this issue except as such not directly correlated to the contractor’s work/responsibilities. If it is determined that the issue of the water leakage was caused by a separate party other than the contractor, the contractor shall have the option of billing the homeowner for work completed to make the assessment. The duty then falls on the property owners to remedy the leakage. If the soil and/or water table are extreme, provide remediation as required.”

5. Gearhart was neither a party to the local appeals board hearing nor provided a copy of the decision of the local appeals board in accordance with VUSBC Section 119.7; however, on December 6, 2023 further appealed to the Review Board.

6. This staff document, along with a copy of all documents submitted, will be sent to the parties and opportunity given for the submittal of additions, corrections, or objections to the staff document, and the submittal of additional documents or written arguments to be included in the information distributed to the Review Board members for the hearing before the Review Board.

Suggested Issues for Resolution by the Review Board

1. Whether Gearhart has a right to appeal.

And if so:

2. Whether to uphold the decision of the County and the local appeals board that a violation of Section R406.1 Concrete and masonry foundation damp proofing and Section R406.2 Concrete and masonry foundation waterproofing exists.

3. Whether to uphold the corrective action of the local appeals board.

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Basic Documents

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DEVELOPMENT SERVICES DEPARTMENT OF BUILDING INSPECTIONS

OFFICIAL NOTICE OF VIOLATION

September 5, 2023

Responsible Party: Craig Caron- **dba/** Craig Caron Builders
PO BOX 759
Hardy, VA 24101

Property: 197 Compass Cove, Moneta, VA 24121

Mr. Caron,

County staff have contacted you numerous times regarding the following violations within the Virginia Uniform Statewide Building Code. The following describes the building code violations found at 197 Compass Cove, Moneta, VA 24121 for which you are the responsible party.

DESCRIPTION OF VIOLATION

Violation: Foundation leaking in two locations.

Applicable Code Sections: *Section R406.1 Concrete and Masonry foundation damp proofing and Section R406.2 Concrete and masonry foundation Waterproofing* of the 2018 Virginia Construction Code.

Corrective Action: These two locations shall be made watertight. If the soil and/or water table are extreme, foundation water proofing is required.

CORRECTIVE ACTION REQUIRED

You were notified by e-mail of these violations on multiple occasions, including March 3 and on March 23, 2023. As of the date of this letter, these violations have not been corrected.

According to the Virginia Uniform Statewide Building Code, Section 36-106 of the Code of Virginia and Section 5-22 Franklin County Ordinance any violation shall be deemed a misdemeanor and any owner or any other person, firm or corporation convicted of such a **violation shall be punished by a fine of not more than \$2,500.**

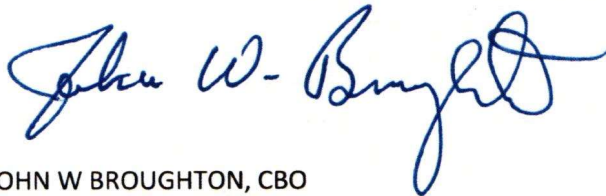
The determination by the Building Official is that you are in violation of the Virginia Uniform Statewide Building Code. Failure to perform the corrective actions described above within 30 days of this notice may result in legal action being taken against you.

If you wish to contest this determination, you must file a written request for appeal to the Local Board of Building Appeals by submitting an application, the basis for your appeal, and a copy of this violation notice within thirty (30) days of the date on this notice to the Office of the Building Official. Failure to submit the written appeal within thirty (30) days shall constitute acceptance of this decision and notice of violation.

{00524222.DOCX }

If you have questions about the violation or the required corrective action, please contact our office at 540-483-3047 ext. 2248.

Thank you for your prompt attention to this matter.



JOHN W BROUGHTON, CBO
Franklin County Building Official
VBCOA/1st Vice-President



Franklin County
A National Heritage Area

1255 Franklin St. Ste. 103
Rocky Mount, VA 24151
(540) 483-3047 Ext. 2248
John.Broughton@franklincountyva.gov

Right to Appeal: *VUSBC Section 119.5- Any person aggrieved by the Franklin County Building Department's application of the VUSBC or the refusal to grant a modification to the provisions of the VUSBC may appeal to the Local Board of Building Code Appeals. An applicant shall submit a written request for appeal to the LBBCA within 30 calendar days of the receipt of the decision being appealed. The application shall contain the name and address of the owner of the building structure and in addition, the name of and address of the person appealing, when the applicant is not the owner. Failure to submit the appeal of the building official's decision within the 30-day time limit shall constitute acceptance of the building official's decision.*

STATE OF VIRGINIA:

BEFORE THE LOCAL BOARD OF BUILDING CODE APPEALS OF FRANKLIN COUNTY

A +/- 1.15 parcel of land located at 197 Compass)
Cove Circle in the Gills Creek Election District of) **FINAL ORDER**
Franklin County (Tax Map/Parcel Number)
0481403700) (APRQ-10-23-17803))

WHEREAS, Craig Caron, Applicant, appealed the Building Official’s determination dated September 5, 2023, which determined the applicant violated 2018 Virginia Construction-R406.1 *Concrete and Masonry Foundation Damp Proofing* and Section R406.2 *Concrete and Masonry Foundation Waterproofing*, and

WHEREAS, the property is located at 197 Compass Cove Circle, in the Gills Creek Election District and is identified on Franklin County Real Estate Tax Records as Tax Map number 0481403700, and

WHEREAS, after due legal notice as required by Section 15.2-2204/2205 of the Code of Virginia of 1950, as amended, the Local Board of Building Code Appeals did hold a public hearing on November 13, 2023, at which time, all parties in interest were given an opportunity to be heard, and

WHEREAS, after full consideration the Franklin County Local Board of Building Code Appeals motioned and decided to modify the Building Official’s determination to read as follows:

Corrective Action: Contractor to assess the cause of the water leakage and make corrective repairs as deemed necessary to prevent this issue except as such not directly correlated to the contractor's work/responsibilities. If it is determined that the issue of the water leakage was caused by a separate party other than the contractor, the contractor shall have the option of billing the homeowner for work completed to make this assessment. The duty then falls on the property owners to remedy the leakage. If the soil and/or water table are extreme, provide remediation as required.

WHEREFORE, BE IT ORDERED, that a copy of this order be transmitted to the Clerk of the Local Board of Building Code Appeals and that the Clerk be directed to reflect these actions in the records of Franklin County.

On the motion made by Eric Buck and seconded by Jody Lyons to **MODIFY** the Building Official’s determination, said motion **PASSED** by the following recorded vote:

AYES: Buck, Jones, Harper, Lyons, Shivley
NAYES: None
ABSENT: None
ABSTAIN: None

Any person who was a party to the appeal may appeal to the State Review Board by submitting an application to such Board within 21 calendar days upon receipt by certified mail of this decision. Application forms are available from the Office of the State Review Board, 600 East Main Street, Richmond, Virginia 23219, (804) 371-7150.

COMMONWEALTH OF VIRGINIA
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
State Building Codes Office and Office of the State Technical Review Board
Main Street Centre, 600 E. Main Street, Suite 300, Richmond, Virginia 23219
Tel: (804) 371-7150, Fax: (804) 371-7092, Email: sbco@dhcd.virginia.gov

APPLICATION FOR ADMINISTRATIVE APPEAL

Regulation Serving as Basis of Appeal (check one):

- Uniform Statewide Building Code
 - Virginia Construction Code
 - Virginia Existing Building Code
 - Virginia Maintenance Code

- Statewide Fire Prevention Code
- Industrialized Building Safety Regulations
- Amusement Device Regulations



Appealing Party Information (name, address, telephone number and email address):

Lisa and Robert Gearhart
1228 Peters Pike Road, Wirtz VA 24184
540-354-5774
lkgearhart@gmail.com

Opposing Party Information (name, address, telephone number and email address of all other parties):

John W. Broughton, CBO, Franklin County Building Official
1255 Franklin Street, Suite 103, Rocky Mount, VA 241512
john.broughton@franklincountyva.gov; 540.483.3047

Additional Information (to be submitted with this application)

- Copy of enforcement decision being appealed
- Copy of the decision of local government appeals board (if applicable)
- Statement of specific relief sought

Request to "Uphold" the original violation cited by Building Official and overturn the Local Appeal Board's modification to the "corrective action".

Disagree with the board's modified Corrective Action which implies the contractor shall assess and determine if not due to his work and bill homeowner. Consider the local board does not have the authority to impose such potential billing upon the homeowner. Further, as homeowners we have

documentation of leaking just 2 days after final CO was issued. Please see attached gmail/email correspondence between homeowner and contractor where homeowner reported foundation leaking just 2 days after Final CO was issued and contractor replied, **"I will take a look at it, probably a foundation tie hole not completely sealed."**

During the appeal hearing homeowners were limited to 3 minutes to speak; Additionally, we have video of the source of the leaking and the local Building Official has also observed the leaking.

Corrective Action: Contractor to assess the cause of the water leakage and make corrective repairs as deemed necessary to prevent this issue except as such not directly correlated to the contractor's work/responsibilities. If it is determined that the issue of the water leakage was caused by a separate party other than the contractor, the contractor shall have the option of billing the homeowner for work completed to make this assessment.

The Local Appeal Board's corrective action assigns responsibility of determining if the foundation leak is due to his own work which he / contractor has already appealed at local board and his own legal representative, Chris Janszky declared "he disputes and disclaims any liability for".

CERTIFICATE OF SERVICE

I hereby certify that on the 6th day of December , 2023, a completed copy of this application, including the additional information required above, was either mailed, hand delivered, emailed or sent by facsimile to the Office of the State Technical Review Board and to all opposing parties listed.

Note: This application must be received by the Office of the State Technical Review Board within five (5) working days of the date on the above certificate of service for that date to be considered as the filing date of the appeal. If not received within five (5) working days, the date this application is actually received by the Office of the Review Board will be considered to be the filing date.



Signature of Applicant: _____



Name of Applicant: ___Lisa Gearhart

Robert Gearhart_____

(please print or type)

Documents Submitted
by
Lisa and Robert
Gearhart

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Gearhart - water entering the basement and lower garage

4 messages

Lisa Gearhart <lkgearhart@gmail.com>
To: Craig Caron <ccaronbuilder@aol.com>

Sat, Nov 12, 2022 at 11:17 AM

Hi Craig,

We are still having water entering the basement and lower garage and would appreciate you letting us know how and when you plan to resolve? We would like to discuss the proposed solution with you.

Lower garage door images taken 11.11.22



Lower basement where future door separates garage from living area images taken 11.11.22. Note the drywall is wet at bottom. The image of standing water is on the "right side" of upper yard sidewalk opposite side of where the drain is on "left side" of the sidewalk.



Thank you.
Lisa Gearhart 540-354-5774
Bob Gearhart 540-354-2439

45

Craig Caron <ccaronbuilder@aol.com>
Reply-To: Craig Caron <ccaronbuilder@aol.com>
To: lkgearhart@gmail.com

Sun, Nov 13, 2022 at 1:07 PM

Lisa,
I will take a look at it, probably a foundation tie hole not completely sealed.

Craig Caron <ccaronbuilder@aol.com>
Reply-To: Craig Caron <ccaronbuilder@aol.com>
To: lkgearhart@gmail.com

Tue, Nov 15, 2022 at 5:23 PM

Lisa,
I looked at your basement this evening. The garage door likely allowed water in because it's not locked with any downward pressure on the seal. Once it's locked, the seal should have enough pressure to keep the water out.
There was not any water on the floor at the back of the garage. I could see water stain on the floor, but none was coming in at this time though it rained all day. I believe water is ponding between the garage apron and foundation. I would suggest putting a gutter drain across the driveway when you get it paved since there is so much water coming at the house. I will bring some dirt down when it dries up to try to prevent the water from ponding in that corner.

Sent from the all new AOL app for Android

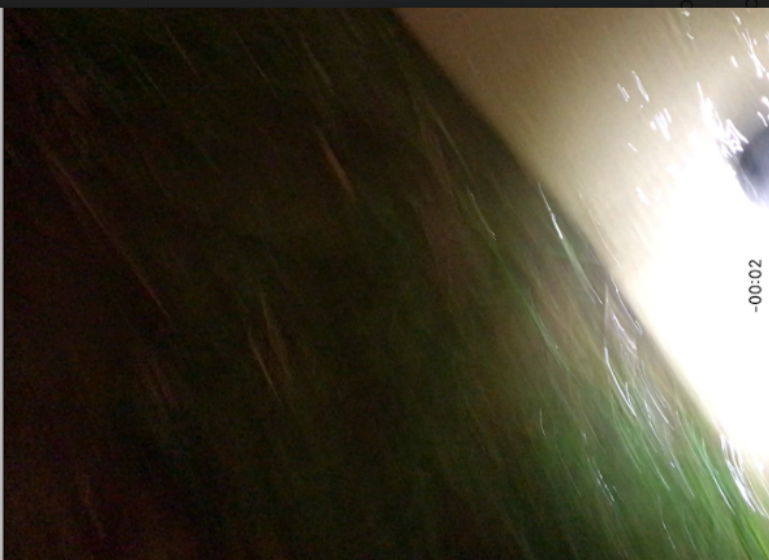
On Sat, Nov 12, 2022 at 11:17 AM, Lisa Gearhart <lkgearhart@gmail.com> wrote:
[Quoted text hidden]

Lisa Gearhart <lkgearhart@gmail.com>
To: Craig Caron <ccaronbuilder@aol.com>

Tue, Nov 15, 2022 at 7:56 PM

Hi Craig,
Thanks for checking and letting us know.
We captured these images at 7pm this evening and water is still entering the basement.
Water is ponding on the right side of the sidewalk in the yard, creating a drainage issue.
We request you resolve the drainage issue in the yard and stop water from entering the basement.





-00:02

Thank you.
Lisa Gearhart 540-354-5774
Bob Gearhart 540-354-2439
[Quoted text hidden]

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Staff Note:

VUSBC Sections provided by
Review Board staff

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CHAPTER 1 ADMINISTRATION

119.7 Hearings and decision.

All hearings before the LBBCA shall be open meetings and the appellant, the appellant's representative, the locality's representative and any person whose interests are affected by the building official's decision in question shall be given an opportunity to be heard. The chairman shall have the power and duty to direct the hearing, rule upon the acceptance of evidence and oversee the record of all proceedings. The LBBCA shall have the power to uphold, reverse or modify the decision of the official by a concurring vote of a majority of those present. Decisions of the LBBCA shall be final if no further appeal is made. The decision of the LBBCA shall be explained in writing, signed by the chairman and retained as part of the record of the appeal. Copies of the written decision shall be sent to all parties by certified mail. In addition, the written decision shall contain the following wording:

"Any person who was a party to the appeal may appeal to the State Review Board by submitting an application to such Board within 21 calendar days upon receipt by certified mail of this decision. Application forms are available from the Office of the State Review Board, 600 East Main Street, Richmond, Virginia 23219, (804) 371-7150."

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CHAPTER 1 ADMINISTRATION

119.8 Appeals to the State Review Board.

After final determination by the LBBCA in an appeal, any person who was a party to the appeal may further appeal to the State Review Board. In accordance with Section 36-114 of the Code of Virginia, the State Review Board shall have the power and duty to hear all appeals from decisions arising under the application of the USBC and to render its decision on any such appeal, which decision shall be final if no appeal is made therefrom. In accordance with § 36-98.2 of the Code of Virginia for state-owned buildings and structures, appeals by an involved state agency from the decision of the building official for state-owned buildings or structures shall be made directly to the State Review Board. The application for appeal shall be made to the State Review Board within 21 calendar days of the receipt of the decision to be appealed. Failure to submit an application within that time limit shall constitute an acceptance of the building official's decision. For appeals from a LBBCA, a copy of the building official's decision and the written decision of the LBBCA shall be submitted with the application for appeal to the State Review Board. Upon request by the office of the State Review Board, the LBBCA shall submit a copy of all pertinent information from the record of the appeal. In the case of appeals involving state-owned buildings or structures, the involved state agency shall submit a copy of the building official's decision and other relevant information with the application for appeal to the State Review Board. Procedures of the State Review Board are in accordance with Article 2 (§36-108 et seq.) of Chapter 6 of Title 36 of the Code of Virginia.

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VIRGINIA:

BEFORE THE
STATE BUILDING CODE TECHNICAL REVIEW BOARD

IN RE: Appeal of Ahmed Aboalhassen
Appeal No. 24-01

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VIRGINIA:

BEFORE THE
STATE BUILDING CODE TECHNICAL REVIEW BOARD

IN RE: Appeal of Ahmed Aboalhassan
Appeal No. 24-01

REVIEW BOARD STAFF DOCUMENT

Suggested Statement of Case History and Pertinent Facts

1. On November 8, 2023, the Fairfax County Office of the Fire Marshal (County), the agency responsible for the enforcement of the 2018 Virginia Statewide Fire Prevention Code (VFPC), performed an inspection for the property, located at 8534C Terminal Road, in Fairfax County, owned by V-nbc LLC and occupied by Ahmed Aboalhassan (Aboalhassan) as Crunchy Tobacco, Inc. As a result of the inspection a Notice of Violation was issued citing violations of SFPC Sections 901.4 and 1031.2; however, only the cited violation to SFPC Section 901.4 was appealed. The cited violation reads as follows:

a. *“Sprinkler coverage affected by sprinkler by shipping containers.”*

2. Aboalhassan filed an appeal to the Fairfax County Board of Building Code Appeals (local appeals board) which was denied on January 10, 2024.

3. Aboalhassan further appealed to the Review Board on January 24, 2024; however, it took until January 30, 2024 to acquire an accurately completed application and required supporting documentation.

4. This staff document, along with a copy of all documents submitted, will be sent to the parties and opportunity given for the submittal of additions, corrections, or objections to the staff document, and the submittal of additional documents or written arguments to be included in

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the information distributed to the Review Board members for the appeal hearing before the Review Board.

Suggested Preliminary Issues for Resolution by the Review Board

1. Whether to overturn the county and local appeals board that a violation of SFPC Section 901.4 Maintenance and alterations exists.

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Basic Documents

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County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

NOTICE OF VIOLATION

Virginia Statewide Fire Prevention Code and The Code of the County of Fairfax

Inspection Date: November 8, 2023
Record #: FOCC-POST-2023-00895
Record Type: Occupancy Inspection
Inspection Type: Post Occupancy
Applicant: Kathy Alasin
Property Owner: V-NBC LLC
Project Name: Crunchy Tobacco, INC
Project Address: 8534C TERMINAL RD
 LORTON, VA 22079
Status: Fail

Inspection Sequence #	Inspector
2981227	Luis Escobar

Result Comment: Conducted Post-occupancy inspection the following violations shall be corrected.

Next Inspection Date: 11/22/2023

The following items were found to be in violation of either the Virginia Statewide Fire Prevention Code (SFPC) or the Code of the County of Fairfax (Chapter 62). Each item is to be addressed and brought into compliance by the indicated date.

901.4 Maintenance and alterations.
 Fire protection systems shall be maintained in accordance with the original installation standards for that system.
 sprinkler coverage affected by sprinkler by shipping containers.

Comply By Date: 11/22/2023

703-246-4803

SFPC 1031.2 Reliability. [Maintenance of the Means of Egress]

Unless otherwise permitted by the applicable building code, required exit accesses, exits, and exit discharges shall be continuously maintained free from obstructions or impediments to full instant use in the case of fire or other emergency where the building area served by the means of egress is occupied. An exit or exit passageway shall not be used for any purpose that interferes with a means of egress.

CORRECTIVE ACTION: Restore or remove obstructions to required exit accesses, exits, and exit discharges to provide full and instant use.

Comply By Date: 11/22/2023

Inspectors may not accept any payments, including those associated with fines and fees.

RIGHT OF APPEAL. The owner of this building or structure, the owner’s agent, or any other person involved in the use of this building or structure has the right to appeal this notice of violation. Virginia Construction Code appeals must be filed within 30 days and Virginia Fire Prevention Code appeals within 14 days from the date you receive this notice. Appeal information and forms may be obtained from the Secretary to the Local Board of Building Code Appeals (703) 631-5101 or at: <https://www.fairfaxcounty.gov/landdevelopment/code-interpretations-modifications-and-appeals>. Failure to submit an application for appeal within the specified timeframe shall constitute acceptance of the notice of violation written by the Code Official. Appeal of any listed violation does not relieve responsibility for immediately, or as specified, correcting all other violations noted.

703-324-1780
APPEALS



Building Code Appeal Request

PROJECT INFORMATION

Project Name: Occupancy Inspection

Project Address: 8534C TERMINAL RD LORTON, VA 22079

Permit or case number: CDAPPL-2023-00017

Tax map number: 0993010042

APPLICANT INFORMATION

Applicant Name: Ahmed Aboalhassan

Address: 3802 Executive Avenue Apt. A22

City: Alexandria

State: VA

Zip: 22305

Phone: 703-593-3511

Email: crunchytobacco@gmail.com

OWNER INFORMATION

Owner Name: V-nbc Llc

Address: 8534C TERMINAL RD

City: LORTON

State: VA

Zip: 22079

Phone: _____

Email: _____

APPEAL INFORMATION

Appealing decision made on the date of by Building Official Fire Official Property Maintenance Official

rendered on the following date: 11/08/2023

Code(s) (IBC, IMC, IPMC, etc.) and year-edition: 2018 Virginia Maintenance Code

Section(s): 901.4

REQUEST / SOLUTION

Describe the code or design deficiency and practical difficulty in complying with the code provision:

SHIPPING CONTAINERS INSIDE THE WAREHOUSE

The reason for the appeal;

1. Shipping container is a fire contains so the flame or the fire will not spread out of the container.
2. The containers are not mounted to the ground so they can be removed or moved in case of fire.
3. The containers been used as storage units for tobacco products which is not contained any flammable materials.

RESOLUTION

WHEREAS the Fairfax County Board of Building Code Appeals (the Board) is duly appointed to resolve disputes arising out of enforcement of the Virginia Statewide Fire Prevention Code (VSFPC), 2018 Edition;

and

WHEREAS an appeal was filed and brought to the attention of the Board; and
WHEREAS a hearing has been duly held to consider the aforementioned appeal; and
WHEREAS, the Board has fully deliberated this matter; now, therefore, be it

RESOLVED, that in the matter of

Appeal No. CDAPPL-2023-00017

In RE: Fairfax County Office of the Fire Marshal v. Ahmed Aboalhassan


The appeal is denied (1-2-0-CNV)

In denying the appeal the Board noted that the provisions the VSFPC and the applicable NFPA standards referenced there were not satisfied by the current arrangement of shipping containers (5) located in the subject building. Specifically, the building has an automatic sprinkler system installed and those sprinklers cannot function as designed because of the containers in their current arrangement (e.g. location and being a complete enclosure with no open areas in their top section).

FURTHER, be it known that:

1. This decision is solely for this case and its surrounding circumstances.
2. This decision does not serve as a precedent for any future cases or situations, regardless of how similar they may appear.

Date: January 10, 2024

Signature:  _____
DocuSigned by: Dave Conover
6DEED8519E377A1
 Chairman, Board of Building Code Appeals

Note: Upon receipt of this resolution, any person who was a party to the appeal may appeal to the State Building Code Technical Review Board within twenty-one (21) days of receipt of this resolution. Application forms are available from the Virginia Department of Housing and Community Development, 600 East Main Street, Suite 300, Richmond, VA 23219 or by calling 804.371.7150.

I Carla Guerra-Moran hereby certify that this is a true copy of a Fairfax County Department of a
CUSTODIAN

Land Development Services record of which I am a custodian

DocuSigned by:
Carla Guerra-Moran
5693E831C704702
CUSTODIAN

I Jay Riat hereby certify that this is a true copy of a Fairfax County
SUPERVISOR OF CUSTODIAN

Department of a Land Development Services record of which Carla Guerra-Moran is the
CUSTODIAN

custodian and that Carla Guerra-Moran reports to me
CUSTODIAN

DocuSigned by:
Jay Riat
FCDAF244986D14
SUPERVISOR OF CUSTODIAN

Staff Note:

Initial inquiry from Abo received via email January 24, 2024; however, it took until January 30, 2024 to get the completed application and required supporting documentation.

COMMONWEALTH OF VIRGINIA
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
State Building Codes Office and Office of the State Technical Review Board
Main Street Centre, 600 E. Main Street, Suite 300, Richmond, Virginia 23219
Tel: (804) 371-7150, Fax: (804) 371-7092, Email: sbco@dhcd.virginia.gov

APPLICATION FOR ADMINISTRATIVE APPEAL

Regulation Serving as Basis of Appeal (check one):

- Uniform Statewide Building Code
 - Virginia Construction Code
 - Virginia Existing Building Code
 - Virginia Maintenance Code
- Statewide Fire Prevention Code
- Industrialized Building Safety Regulations
- Amusement Device Regulations



Appealing Party Information (name, address, telephone number and email address):

Crunchy Tobacco Inc - Ahmed Aboalhassan 703-593-3511
8534 Terminal Rd, Unite C0, Lorton, VA, 22079 crunchytobacco@gmail.com

Opposing Party Information (name, address, telephone number and email address of all other parties):

Fairfax County Office of Fire Marshal, Luis Escobar 571 6410710
12099 Government Center Pkwy, Fairfax, VA 22035 fire.inspections@fairfaxcounty.gov

Additional Information (to be submitted with this application)

- Copy of enforcement decision being appealed
- Copy of the decision of local government appeals board (if applicable)
- Statement of specific relief sought

John Walser, Fairfax County Fire Official
571-355-1993
john.walser@fairfaxcounty.gov

CERTIFICATE OF SERVICE

I hereby certify that on the 29 day of Jan, 2024, a completed copy of this application, including the additional information required above, was either mailed, hand delivered, emailed or sent by facsimile to the Office of the State Technical Review Board and to all opposing parties listed.

Note: This application must be received by the Office of the State Technical Review Board within five (5) working days of the date on the above certificate of service for that date to be considered as the filing date of the appeal. If not received within five (5) working days, the date this application is actually received by the Office of the Review Board will be considered to be the filing date.

Signature of Applicant:

Name of Applicant: Ahmed Aboalhassan
(please print or type)

From: [Ali Abo](#)
To: [Luter, Travis \(DHCD\)](#)
Cc: [Potts, Richard \(DHCD\)](#); [Messplay Iv, Paul \(DHCD\)](#); [Moldovan, Florin \(DHCD\)](#)
Subject: Re: Appeal
Date: Tuesday, January 30, 2024 4:26:31 PM

statement of relief

We are looking to appeal the decision of the Fairfax county board and the fire marshal regarding the violation of the fire sprinkler code.
As the facts and the specifics of the shipping containers we will provide later in detail we believe that containers aren't violating the code.

Thank you

Have great day

Ali
703-593-3511

On Jan 30, 2024, at 1:34 PM, Luter, Travis (DHCD)
<Travis.Luter@dhcd.virginia.gov> wrote:

statement of relief

Documents Submitted By Fairfax County

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County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

Office of the County Attorney
Suite 549, 12000 Government Center Parkway
Fairfax, Virginia 22035-0064
Phone: (703) 324-2421; Fax: (703) 324-2665
www.fairfaxcounty.gov

February 16, 2024

BY FIRST-CLASS MAIL

W. Travis Luter, Sr.
Secretary to the State Building Code Technical Review Board
Code and Regulation Specialist
Virginia Department of Housing and Community Development (DHCD)
Phone: 804-371-7163
travis.luter@dhcd.virginia.gov

**RE: Appeal from the Fairfax County Local Board of Building Code Appeals
Crunchy Tobacco, Inc. - 8534 Terminal Road**

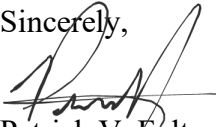
Mr. Luter,

My name is Patrick Foltz and my office represents Fire Official John Walser and the Fairfax County Fire and Rescue Department. I'm writing to enter my appearance in this matter and to respond to the appeal filed by Crunchy Tobacco, Inc. from the January 10, 2024 decision of the Fairfax Local Board of Building Code Appeals.

This appeal concerns the Fire Official's notice of violation issued November 8, 2023 during a post-occupancy inspection of the property located at 8534C Terminal Road on April 10, 2023. The appellant installed multiple steel shipping containers within a fully sprinklered warehouse. As currently configured, the storage containers impede the development of proper sprinkler coverage required for a fully sprinklered structure in violation of Section 901.4 of the Statewide Fire Prevention Code. The storage containers, as installed by the appellant, altered the original fire protection approved by the Building Official.

The Local Board of Building Code Appeals correctly upheld the violation in its January 10th resolution. Appellant has not, in its appeal to this Board, articulated any other justification or explanation as to why it should be allowed to keep the shipping containers.

Written minutes from the local board hearing are not available – a recording of the hearing will be available and, once posted, I will forward information to the Board as to how to access it. The Fire Official has attached documents and photographs for inclusion in the record.

Sincerely,

Patrick V. Foltz



Friday December 15, 2023 @ 4:43:23 PM

SFPC 901.4, NFPA 13, SFPC 903.3.3

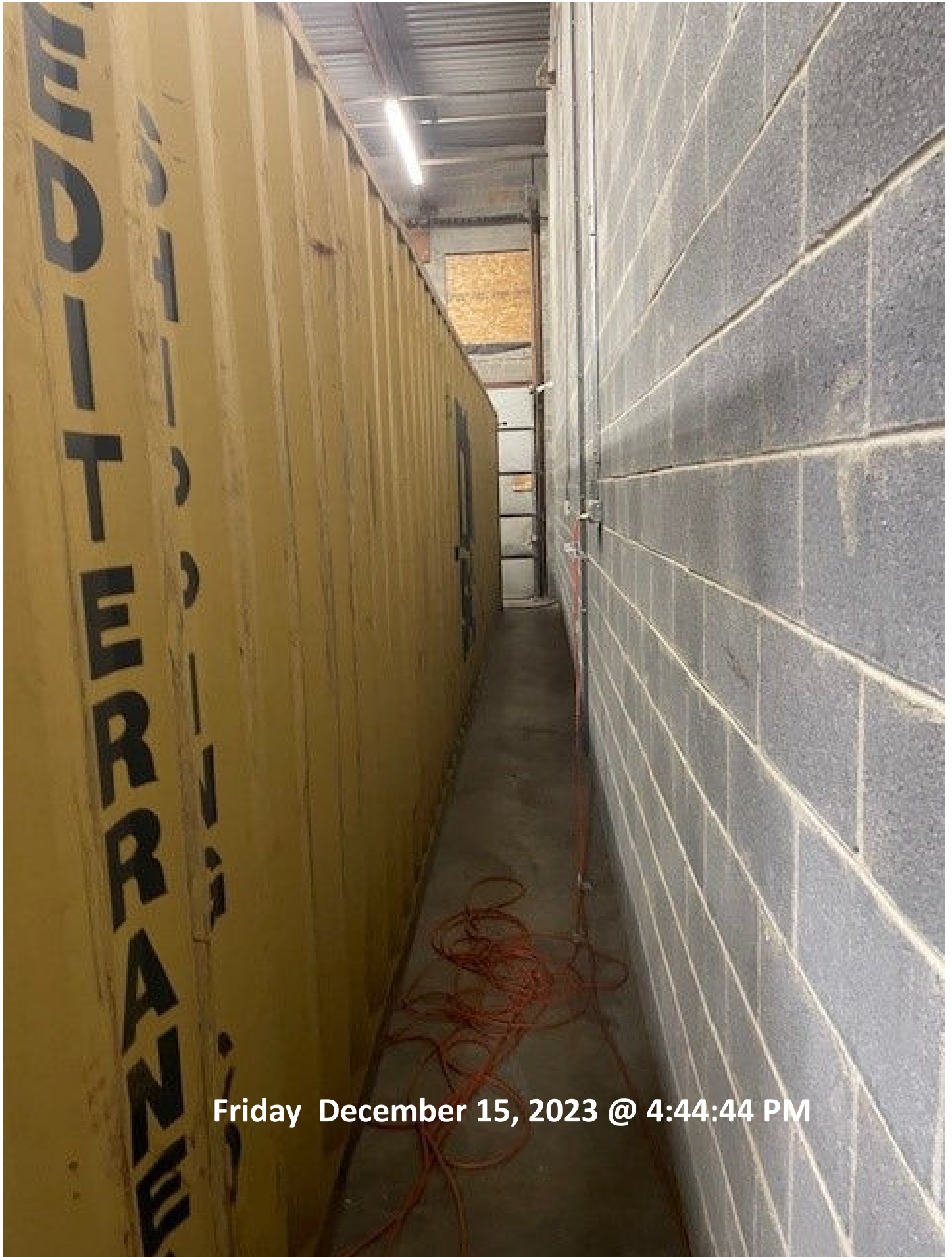
Master Technician Mike McQuade



Friday December 15, 2023 @ 4:44:17 PM

SFPC 904.1, NFPA 13, SFPC 903.3.3

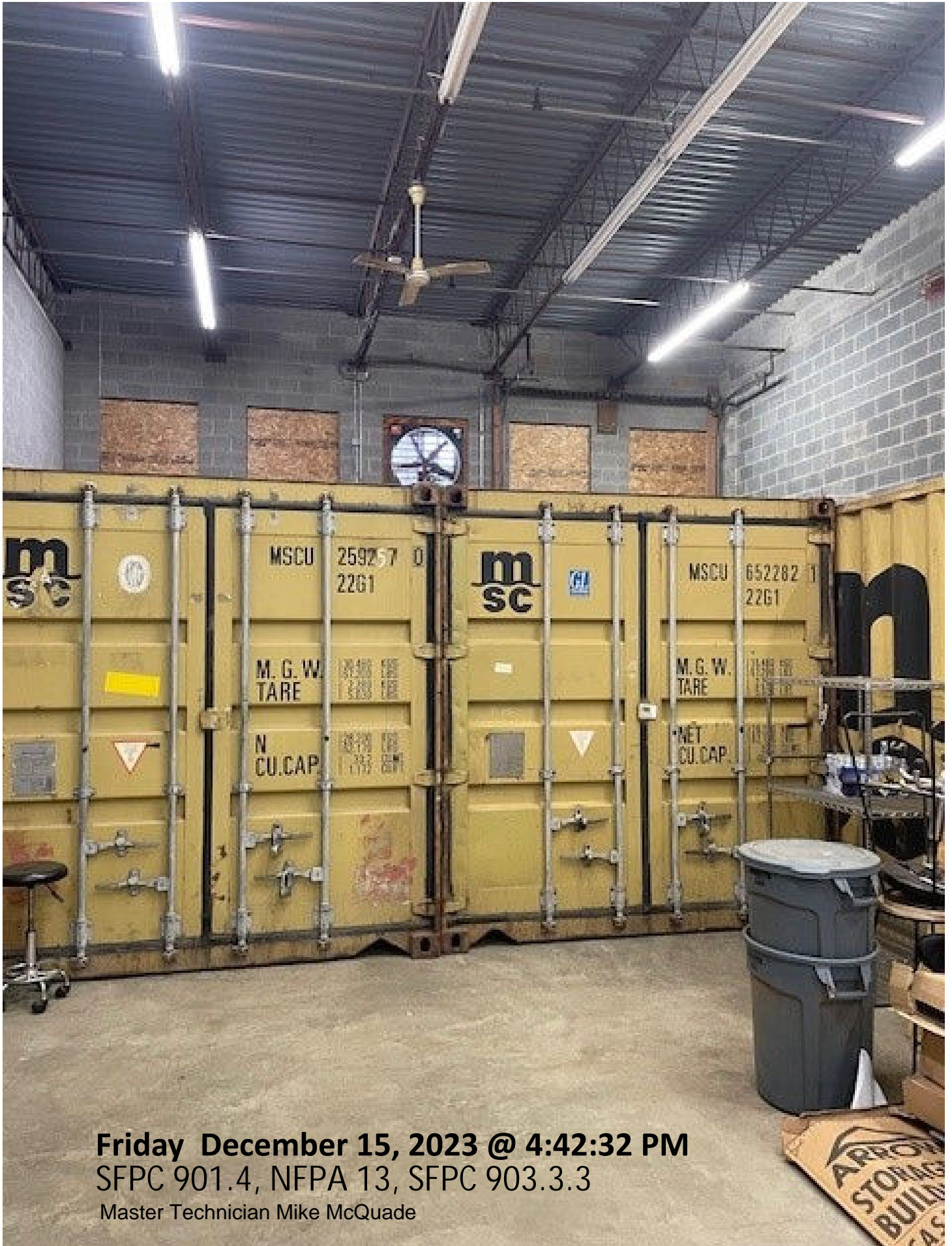
Master Technician Mike McQuade



Friday December 15, 2023 @ 4:44:44 PM



Friday December 15, 2023 @ 4:45:29 PM
SFPC 901.4, NFPA 13, SFPC 903.3.3
Master Technician Mike McQuade



Friday December 15, 2023 @ 4:42:32 PM
SFPC 901.4, NFPA 13, SFPC 903.3.3
Master Technician Mike McQuade



County of Fairfax, Virginia

MEMORANDUM

DATE: January 10, 2024

TO: Fairfax County Board of Building Code Appeals

FROM: Code Specialist IV David M. Lauler
Office of the Fire Marshal

SUBJECT: Crunchy Tobacco, Inc Appeal November 21, 2023

The following memorandum contains the position of the Fairfax County Fire Marshal's Office in reference to the Board of Building Code Appeal filed by Crunchy Tobacco, Inc on November 21, 2023. It is the position of the Fairfax County Fire Marshal's Office that the Notice of Violation issued by Code Specialist II Escobar is valid and the appeal should be denied for the reasons outlined below:

- A post-occupancy inspection of the property was conducted on November 8, 2023, by Code Specialist II Luis Escobar of the Fairfax County Office of the Fire Marshal – Special Investigations Unit. Code Specialist II Escobar observed and properly cited multiple fire code violations referencing the *Virginia Statewide Fire Prevention Code*, (VSFPC) 2018 edition.
- The appeal, although timely, does not comply with the requirements of **Section 112.5** of the *Virginia Statewide Fire Prevention Code* which requires the application for appeal to contain the name and address of the owner of the structure and the person appealing if not the owner. The applicant is unnamed.
- Pursuant to the provisions of **Section 112.5** of the *Virginia Statewide Fire Prevention Code*, the owner of a structure, the owner's agent or any other person involved in the maintenance of the structure, or activity, may appeal a decision of the fire official concerning the application of the SFPC or the fire official's refusal to grant modifications under Section 106.5 to the provisions of the SFPC. The application improperly cites the 2018 VMC and does not identify any application of the SFPC. The fire official is not the AHJ for application of the VMC.
- The unnamed applicant fails to describe the code or design deficiency and the practical difficulty complying with the associated code provision.

Should you choose to hear this appeal, the position of the Fairfax County Fire Marshal's Office is as follows:



The owner of Crunchy Tobacco has installed multiple steel shipping containers (Conex) in a fully sprinklered warehouse. These storage containers, as currently configured, serve as an impediment to the development of proper sprinkler coverage as required at the time of construction for this fully sprinklered, B Use Group building of Type IIIA construction.

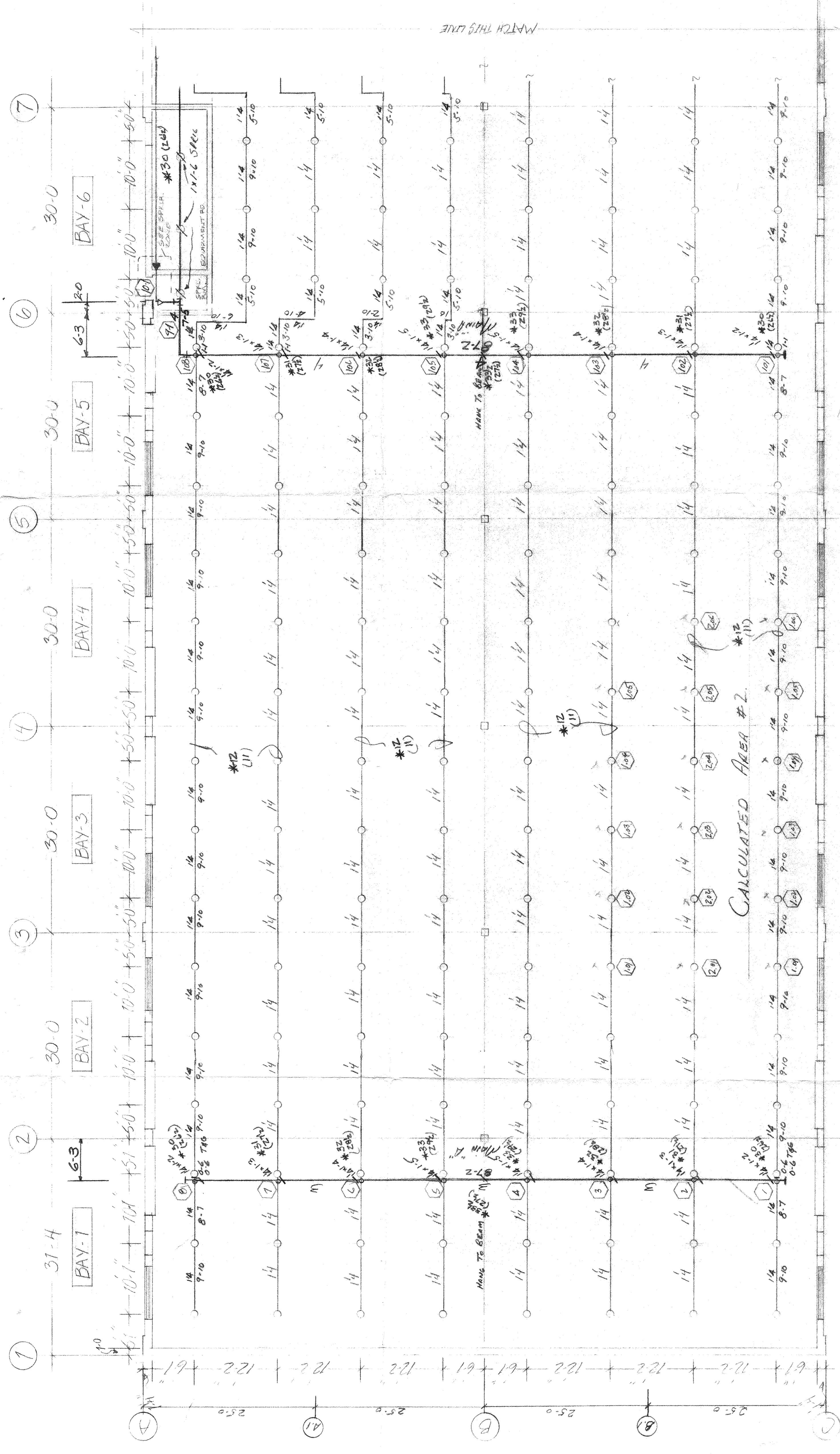
- The business was inspected on November 8, 2023 and properly cited for violating **Section 901.4 of the SFPC** for failure to maintain the sprinkler system in accordance with the original installation standards.
- **NFPA 13** is the applicable original installation standard for the required sprinkler system at this location. It states in part:
 - **8.5.5.3* Obstructions That Prevent Sprinkler Discharge from Reaching the Hazard.** Continuous or noncontinuous obstructions that interrupt the water discharge in a horizontal plane more than 18 in. (457 mm) below the sprinkler deflector in a manner to limit the distribution from reaching the protected hazard shall comply with 8.5.5.3.
8.5.5.3.1 Sprinklers shall be installed under fixed obstructions over 4 ft. (1.2 m) wide such as ducts, decks, open grate flooring, cutting tables, and overhead doors.
- This requirement is reinforced by the VSFPC in **Section 903.3.3 Obstructed Locations.** Automatic sprinklers shall be installed with due regard to obstructions that will delay activation or obstruct the water distribution pattern. Automatic sprinklers shall be installed in or under covered kiosks, displays, booths, concession stands or equipment that exceeds 4 feet (1219 mm) in width.
- The steel storage containers, as installed by the owner of Crunchy Tobacco require the existing sprinkler system to be extended or augmented to provide sprinkler coverage pursuant to the requirements of the VSFPC.

For the above reasons, we respectfully request that the position of the County be upheld. The building and its operational configuration should be either returned to the condition approved by the Building Official or the applicant work to ensure proper sprinkler coverage is provided to the building and its contents.

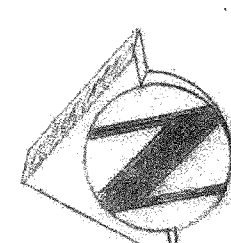
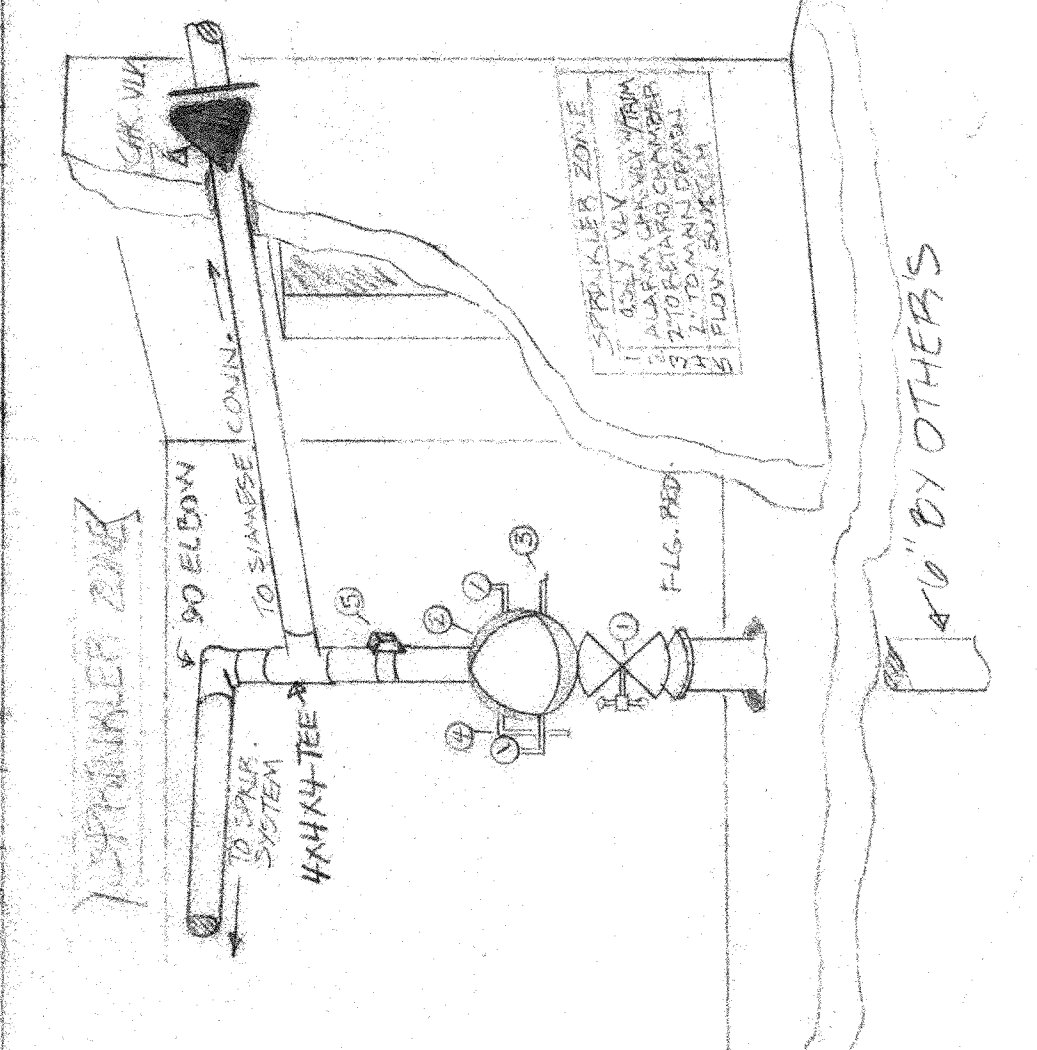
cc: Assistant Chief John L. Walser, Office of the Fire Chief
Assistant Chief Tracy M. Reed, Administrative Services Bureau
Deputy Chief William D. Vannoy, Office of the Fire Marshal
Administrative Assistant III Carla C. Guerra-Moran, Land Development Services
Administrative Assistant III Victoria Richardson, Land Development Services

Additional Documents
Submitted
By Fairfax County

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CALCULATED AREA #2



All other fire alarm, hand bells, and adding shall be approved during the hydraulic test of the fire service line.

The installed, approved, contractor or owner shall advise the sprinkler manufacturer of the exact location of the sprinkler, extra ceiling, extra ceiling, or other features which may interfere with sprinkler discharge pattern. Trapped sprinkler shall be provided with a chain per NFPA 13.

Sprinkler piping shall not be used to support or support other building materials or equipment, i.e. wiring, suspended ceiling, ductwork, etc.

All fire protection equipment and systems shall be interconnected with the fire alarm system. The emergency alarm shall indicate the type of alarm by location, floor level and zone.

NO INSPECTION WILL BE MADE UNLESS APPROVED PLANS ARE ON JOB SITE

Plans Reviewed By Fire Marshal
 Approved as noted
 Date 2/11/87
 By [Signature]
 IF O.K. DOORS IMPROVE SPRINKLER COVERAGE PROVIDE PROPER COVERAGE

FIRE MARSHAL FIELD INSPECTION NECESSARY FOR FINAL APPROVAL
 Insulating Requirements shall conform to: R-15
 R-15
 R-15

HANGERS		SPRINKLERS		REVISIONS	
SYMBOL	DESCRIPT	TYPE	QUANT.	DATE	BY
#1	TOP BEAM CLAMP, RING & ROD				
#2	TRAPEZE				
#3	DROP IN, ROD & RING				
#4	POWDER DRIVEN STUD, ROD & RING				
#5	GOGGLER ROD & RING				
#6	CEILING SCREW, ROD & RING				
#7	CEILING PLATE, ROD & RING				
#8	EYE ROD, WOOD SCREW & RING				
#9	EYE ROD, CONC. FASTENER & RING				
#10	SHORT CLIP				

SPRINKLER SUBMITTALS

CRUNCHY TOBACCO
8534 TERMINAL ROAD
LORTON VIRGINIA 22079
GROUND FLOOR - SUITE X/Y



Model F1FF Quick Response Glass Bulb Sprinklers

Model F1FR56 Sprinkler Types

- Standard Spray Upright
- Standard Spray Pendent
- Conventional Upright/Pendent
- Vertical Sidewall
- Horizontal Sidewall

Model F1FR56 Recessed Sprinkler Types

- Standard Spray Pendent
- Horizontal Sidewall

Model F1FR56 Concealed Sprinkler Types

- Standard Spray Pendent

Model F1FR42, F1FRXLH & F1FR28 Sprinkler Types

- Standard Spray Upright
- Standard Spray Pendent

Model F1FR40 Sprinkler Types

- Standard Spray Pendent

Model F1FR42, F1FR40, F1FRXLH & F1FR28 Recessed Sprinkler Types

- Standard Spray Pendent

Model F1FR56LL & F1FR42LL Low Lead Sprinkler Types

- Standard Spray Pendent with less than 0.25% Lead Content

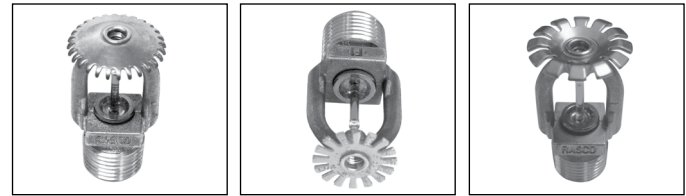
Listing & Approvals

The following organizations provide Listings or Approvals for various Model F1FR series sprinklers. See the Design and Installation table in this Bulletin for information on specific listings and approvals applicable to each sprinkler.

1. Underwriters Laboratories Inc. and Certified for Canada (cULus) in accordance with ANSI/UL199.
2. FM Approvals (FM)
3. Loss Prevention Certification Board (LPCB)
4. VdS Schadenverhütung GmbH (VdS)
5. Underwriters Laboratories Inc. and Underwriters Laboratories of Canada Certified for Health Effects to NSF/ANSI Standard 61 Annex G (ULH)
6. EC Certificate: 0786-CPD-40239 (RA1414), 0786-CPD-40251 (RA1425), 0786-CPD-40252 (RA1475) (EC)
7. WaterMark certified. Certificate Number 23347. (WM)

UL Listing Category

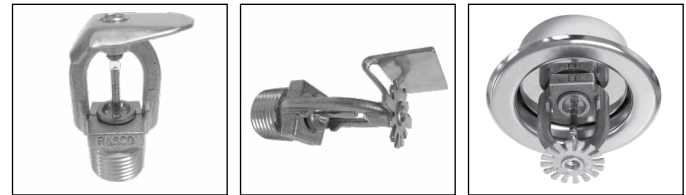
- Sprinklers, Automatic & Open (VNIV)
- Quick Response Sprinkler



Upright

Pendent

Conventional



Vertical Sidewall

Horizontal Sidewall

Recessed Pendent/F1/F2



Recessed Horizontal Sidewall

Concealed Pendent

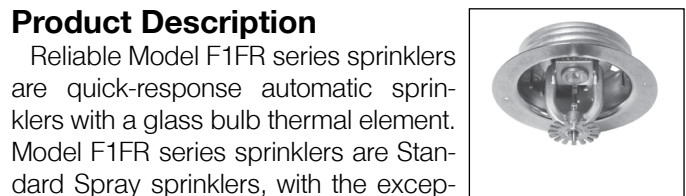
Recessed Pendent/FP



XLH Upright

XLH Pendent

XLH Recessed Pendent F1/F2



XLH Recessed Pendent FP

Product Description

Reliable Model F1FR series sprinklers are quick-response automatic sprinklers with a glass bulb thermal element. Model F1FR series sprinklers are Standard Spray sprinklers, with the exception of the Model F1FR56 Conventional sprinkler which is an Old-style/Conventional sprinkler.

The Model F1FR Series automatic sprinklers utilize a 3.0 mm frangible glass bulb. These sprinklers have demonstrated response times in laboratory tests which are five to ten times faster than standard response sprinklers. This quick response enables the Model F1FR Series sprinklers to apply water to a fire faster than standard-response sprinklers of the same temperature rating.

The glass bulb consists of an accurately controlled amount of special fluid hermetically sealed inside a precisely manufactured glass capsule. This glass bulb is specially constructed to provide fast thermal response.

At normal temperatures, the glass bulb contains the fluid in both the liquid and vapor phases. The vapor phase can be seen as a small bubble. As heat is applied, the liquid expands, forcing the bubble smaller and smaller as the liquid pressure increases. Continued heating forces the liquid to push out against the bulb, causing the glass to shatter, opening the waterway and allowing the deflector to distribute the discharging water.

Model F1FR Series sprinklers provide a wide range of options where quick-response, glass bulb sprinklers are used:

- Pendent, recessed pendent, upright, horizontal sidewall, and vertical sidewall deflectors
- K-factors of 2.8 (40 metric), 4.0 (57 metric), 4.2 (60 metric), and 5.6 (80 metric)
- Flush, recessed, and concealed installations

See the Design and Installation Information table in this Bulletin for information on the approvals and availability of specific Model F1FR series sprinkler configurations.

Model F1FR Recessed Pendent and Recessed Horizontal Sidewall sprinklers are required to be used with Reliable Model F1, F2, or FP recessed escutcheons. See the Recessed Escutcheon Data table in this Bulletin for listing and approval information with each specific Model F1FR series sprinkler. Model F1 and F2 recessed escutcheons, shown in Fig. 1 and 3, are a friction fit assembly allowing for 3/4-inch (19mm) and 1/2-inch (12.7mm) of adjustment, respectively. Model FP recessed escutcheons, shown in Fig. 2, provide a 1/2-inch (12.7mm) threaded adjustment.

Model F1FR56 Concealed Pendent and Model F1FR56LL Concealed Pendent sprinklers are required to be used with Model CCP cover plates. A standard profile Model CCP cover plate is available that provides up to 1/2-inch (12.7mm) of cover plate adjustment. In addition, a low profile Model CCP cover plate is also available that provides up to 5/16-inch (8.0mm) of cover plate adjustment. See the Design and Installation Information and Listed and Approved Temperature Ratings tables in this Bulletin for further information on approved cover plate options.

Application

Model F1FR Series sprinklers are intended for use in accordance with NFPA 13, FM Property Loss Prevention Data Sheets, and the requirements of the Authority Having Jurisdiction. Care must be exercised that the k-factor, temperature rating, deflector style, and sprinkler type are in accordance with the requirements of the applicable design and installation standards. In addition, Model F1FR Series sprinklers must be used in accordance with their listings and approvals, as well as the information provided in this Bulletin.

Installation

Glass bulb sprinklers have orange bulb protectors or protective caps to minimize bulb damage during shipping, handling and installation. Reliable sprinkler installation wrenches are designed to install sprinklers with bulb protectors in place. Remove the bulb protector at the time when the sprinkler system is placed in service for fire protection. Removal of the bulb protector before this time may leave the bulb vulnerable to damage. Remove bulb protectors by undoing the clasp by hand. Do not use tools to remove bulb protectors.

Model F1FR Series sprinklers must be installed with the Reliable sprinkler installation wrench identified in the Design and Installation Information table in this Bulletin. Use of any other wrench may damage the sprinkler. A leak tight sprinkler joint can be obtained with a torque of 8 to 18 lb-ft (11 to 24 N-m). Do not tighten sprinklers over the maximum recommended installation torque. Exceeding the maximum recommended installation torque may cause leakage or impairment of the sprinkler.

Recessed Sprinklers

Model F1FR Series Recessed sprinklers are to be installed as shown in Fig. 1, Fig. 2, or Fig. 3, as applicable to the specific model being installed. The Recessed Escutcheon Data table in the Bulletin identifies the only recessed escutcheons that are permitted to be used with each Model F1FR Series Recessed sprinkler. The use of any other recessed escutcheon will void all approvals and negate all warranties.

Concealed Sprinklers

Model F1FR Series Concealed Pendent sprinklers are to be installed as shown in Fig. 4 or Fig. 5, as applicable to the selected cover plate. Model F1FR56 Concealed Pendent and Model F1FR56LL Concealed Pendent sprinklers have a factory-installed Model CCP cup. A protective cap is installed at the factory that should remain on the sprinkler until the sprinkler is installed and should then be reinstalled on the sprinkler until the cover plate is installed. The concealed sprinkler assemblies are completed by the installation of a Model CCP push-on/thread-off cover plate assembly. The cover plate and sprinkler cup assemblies are joined using a cover plate skirt with flexible tabs for threaded engagement. A choice of two Model CCP cover plate assemblies provides either 1/2-inch (13mm) or 5/8-inch (8mm) of cover adjustment. Do not install Model F1FR Series Concealed Pendent sprinklers in ceilings which have positive pressure in the space above.

Model F1FR Series Concealed Pendent sprinklers require a 2-5/8-inch (67mm) diameter hole to be cut in the ceiling. The Model GFR2 wrench is used to engage the sprinkler wrenching surfaces and to install the sprinkler in the fitting. Remove the protective cap to install the sprinkler, then reinstall the protective cap until the cover plate is installed. When inserting or removing the wrench from the sprinkler/cup assembly, care should be taken to prevent damage to the sprinkler. Do not wrench any other part of the sprinkler/cup assembly. Installation is completed by removing the protective cap from the sprinkler and pushing the cover plate onto the cup. Final adjustment is made by hand turning the cover plate until the skirt flange makes full contact with the ceiling. Cover plate removal requires turning the cover plate in the counter clockwise direction. After installation, inspect all sprinklers to ensure that there is a gap between the cover plate and ceiling and that the four cup slots are open and free from any air flow impediment to the space above.

Concealed cover plate/cup assemblies are listed only for use with specific sprinklers. The use of any concealed cover plate/cup assembly other than the Reliable Model CCP with Model F1FR56 Concealed Pendent and Model F1FR56LL Concealed Pendent sprinklers or the use of the Model CCP Concealed cover plate assembly on any sprinkler with which it is not specifically listed may prevent good fire protection and will void all guarantees, warranties, listings and approvals.

Technical Data:

Sensitivity: Quick-response

Thread Size: 1/2-inch NPT standard; ISO 7-R1/2 optional

Maximum Working Pressure: 175 psi (12 bar) - 100% Factory tested hydrostatically to 500 psi (34.5 bar)

SIN RA1425, RA1414 & RA1435 cULus listed for 250 psi (17 bar)

Design and Installation Information											
Model	Nominal K-factor		Nominal Orifice Diameter		Deflector/ Orientation	Nominal Sprinkler Height		Installation Wrench	SIN	Listings and Approvals	Approval Notes
	US	Metric	inches	mm		inches	mm				
F1FR28	2.8	40	3/8	10	Pendent	2.25	57	W2	RA1411	cULus	2
					Recessed Pendent	2.25	57	GFR2	RA1411	cULus	2
					Upright	2.25	57	W2	RA1421	cULus	1,2
F1FR40	4.0	57	3/8	10	Pendent	2.25	57	W2	RA1418	VdS	
					Recessed Pendent	2.25	57	GFR2	RA1418	VdS	
F1FR42	4.2	60	7/16	10	Pendent	2.25	57	W2	RA1413	cULus	2
					Recessed Pendent	2.25	57	GFR2	RA1413	cULus	2
					Upright	2.25	57	W2	RA1423	cULus	1,2
F1FR42LL	4.2	60	7/16	10	Pendent	2.25	57	W2	RA1410	cULus, ULH	
					Recessed Pendent	2.25	57	GFR2	RA1410	cULus, ULH	
F1FRXLH (F1FR42 with Pintle)	4.2	60	7/16	10	Pendent	2.25	57	W2	RA1413	cULus	2
					Recessed Pendent	2.25	57	GFR2	RA1413	cULus	2
					Upright	2.25	57	W2	RA1423	cULus	1,2
F1FR56	5.6	80	1/2	15	Pendent	2.25	57	W2	RA1414	cULus, FM, LPCB, VdS, EC, WM	1,2,3,4
					Recessed Pendent	2.25	57	GFR2	RA1414	cULus, FM, LPCB, VdS, EC, WM	1,2,3,4
					Concealed Pendent	2.25	57	GFR2	RA1414	cULus, VdS, EC, WM	5,6
					Upright	2.25	57	W2	RA1425	cULus, FM, LPCB, VdS, EC, WM	1,2,3,4
					"Conventional (Pendent or Upright)"	2.25	57	W2	RA1475	LPCB, VdS, EC, WM	4
F1FR56LL	5.6	80	1/2	15	Pendent	2.25	57	W2	RA1415	cULus, ULH	1
					Recessed Pendent	2.25	57	GFR2	RA1415	cULus, ULH	
					Concealed Pendent	2.25	57	GFR2	RA1415	cULus, ULH	6
F1FR56	5.6	80	1/2	15	Horizontal Sidewall	2.63	67	W2	RA1435	cULus, FM	1,2,3,7
					Recessed Horizontal Sidewall	2.63	67	GFR2	RA1435	cULus, FM	8
F1FR56	5.6	80	1/2	15	Vertical Sidewall (Pendent or Upright)	2.25	57	W2	RA1485	cULus, FM, LPCB	1,2,3,9

- (1) cULus Listed Corrosion Resistant sprinkler when ordered with available Polyester coating.
- (2) cULus Listed Corrosion Resistant sprinkler when ordered with available Electroless Nickel PTFE plating.
- (3) Available with FM approved Polyester coating in black or white.
- (4) Available with LPCB and VdS approved Polyester coating.
- (5) VdS and EC approvals of the F1FR56 Concealed Pendent sprinkler are for 155°F (68°C) temperature rated sprinklers only. VdS approved sprinklers must use Norbulb brand glass bulbs with the 1/2-inch (12.7mm) adjustment Model CCP cover plate only.
- (6) Model F1FR56 Concealed Pendent and Model F1FR56LL Concealed Pendent sprinklers must be used with Reliable Model CCP cover plates, available as either standard depth with 1/2-inch (12.7mm) of adjustment or low profile with 5/16-inch (8.0 mm) of adjustment.
- (7) cULus Listing of the F1FR56 Horizontal Sidewall sprinkler is for Light and Ordinary Hazard occupancies only. Minimum to maximum deflector to ceiling distance shall be 4 inches to 12 inches (102mm to 305mm). FM Approval of the F1FR56 Horizontal Sidewall sprinkler is for Light Hazard occupancies only.
- (8) cULus Listing and FM Approval of the F1FR56 Recessed Horizontal Sidewall sprinkler is for Light Hazard occupancies only.
- (9) The F1FR56 Vertical Sidewall sprinkler is listed and approved for use only in Light Hazard occupancies. LPCB approval of the F1FR56 Vertical Sidewall sprinkler is for installation in the Pendent position only.

Listed and Approved Temperature Ratings

Model	Deflector/ Orientation	Ordinary Temp. Classification 100°F (38°C) Max. Ambient Temp.		Intermediate Temp. Classification 150°F (65°C) Max. Ambient Temp.		Classification 225°F (107°C) Max. Ambient Temp.	
		135°F (57°C) Temp. Rating	155°F (68°C) Temp. Rating	175°F (79°C) Temp. Rating	200°F (93°C) Temp. Rating	286°F (141°C) Temp. Rating	
		Orange Bulb	Red Bulb	Yellow Bulb	Green Bulb	Blue Bulb	
F1FR28	Pendent	cULus					
	Recessed Pendent	cULus					
	Upright	cULus					
F1FR40	Pendent	VdS					
	Recessed Pendent	VdS					
F1FR42	Pendent	cULus					
	Recessed Pendent	cULus					
	Upright	cULus					
F1FR42LL	Pendent				cULus, ULH		
	Recessed Pendent				cULus, ULH		
F1FRXLH	Pendent	cULus					
	Recessed Pendent	cULus					
	Upright	cULus					
F1FR56	Pendent	cULus, FM, LPCB, VdS, EC, WM					
	Recessed Pendent	cULus, FM, LPCB, VdS, EC, WM					
	Concealed Pendent*	cULus, WM	cULus, VdS, EC, WM	cULus, WM			
	Upright	cULus, FM, LPCB, VdS, EC, WM					
	"Conventional (Pendent or Upright)"	LPCB, VdS, EC, WM					
F1FR56LL	Pendent				cULus, ULH		
	Recessed Pendent				cULus, ULH		
	Concealed Pendent*				cULus, ULH		
F1FR56	Horizontal Sidewall	cULus, FM					
	Recessed Horizontal Sidewall	cULus, FM					
F1FR56	Vertical Sidewall (Pendent or Upright)	cULus, FM, LPCB					

* Model F1FR56 Concealed Pendent and F1FR56LL Concealed Pendent sprinklers must be used with Reliable Model CCP cover plates. For Ordinary Temperature Classification sprinklers use a 135°F (57°C) temperature rated cover plate. For Intermediate Temperature Classification sprinklers use a 165°F (74°C) temperature rated cover plate.

Recessed Escutcheon Data

Model	Deflector/ Orientation	Listed and Approved Recessed Escutcheons			SIN
		Model F1 (Fig. 1 & 3) 3/4-inch (19mm) adjustment	Model F2 (Fig. 1 & 3) 1/2-inch (12.7mm) adjustment	Model FP (Fig. 2) 1/2-inch (12.7mm) adjustment	
F1FR28	Recessed Pendent	cULus	cULus	cULus	RA1411
F1FR40	Recessed Pendent	VdS	VdS	VdS	RA1418
F1FR42	Recessed Pendent	cULus	cULus	cULus	RA1413
F1FR42LL	Recessed Pendent	cULus, ULH	cULus, ULH	cULus, ULH	RA1410
F1FR42XLH	Recessed Pendent	cULus	cULus	cULus	RA1413
F1FR56	Recessed Pendent	cULus, LPCB, VdS, EC, WM	cULus, FM, LPCB, VdS, EC, WM	cULus, VdS, EC, WM	RA1414
F1FR56LL	Recessed Pendent	cULus, ULH	cULus, ULH	cULus, ULH	RA1415
F1FR56	Recessed Horizontal Sidewall	cULus	cULus, FM	cULus	RA1435

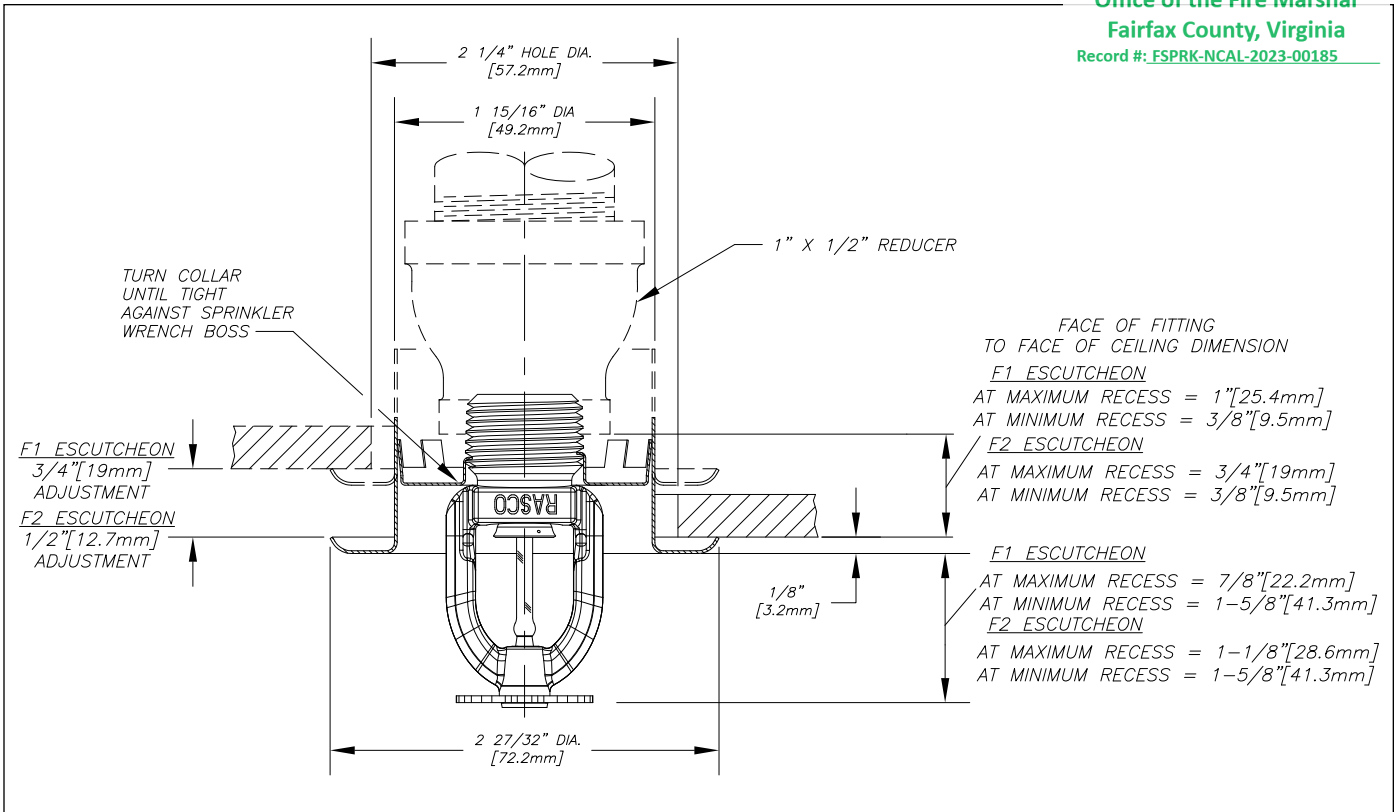


Fig. 1

Model F1FR56, F1FR56LL, F1FR42, F1FR40, F1FR42LL, F1FRXLH & F1FR28
 Recessed Pendant sprinkler with Model F1 or F2 escutcheon

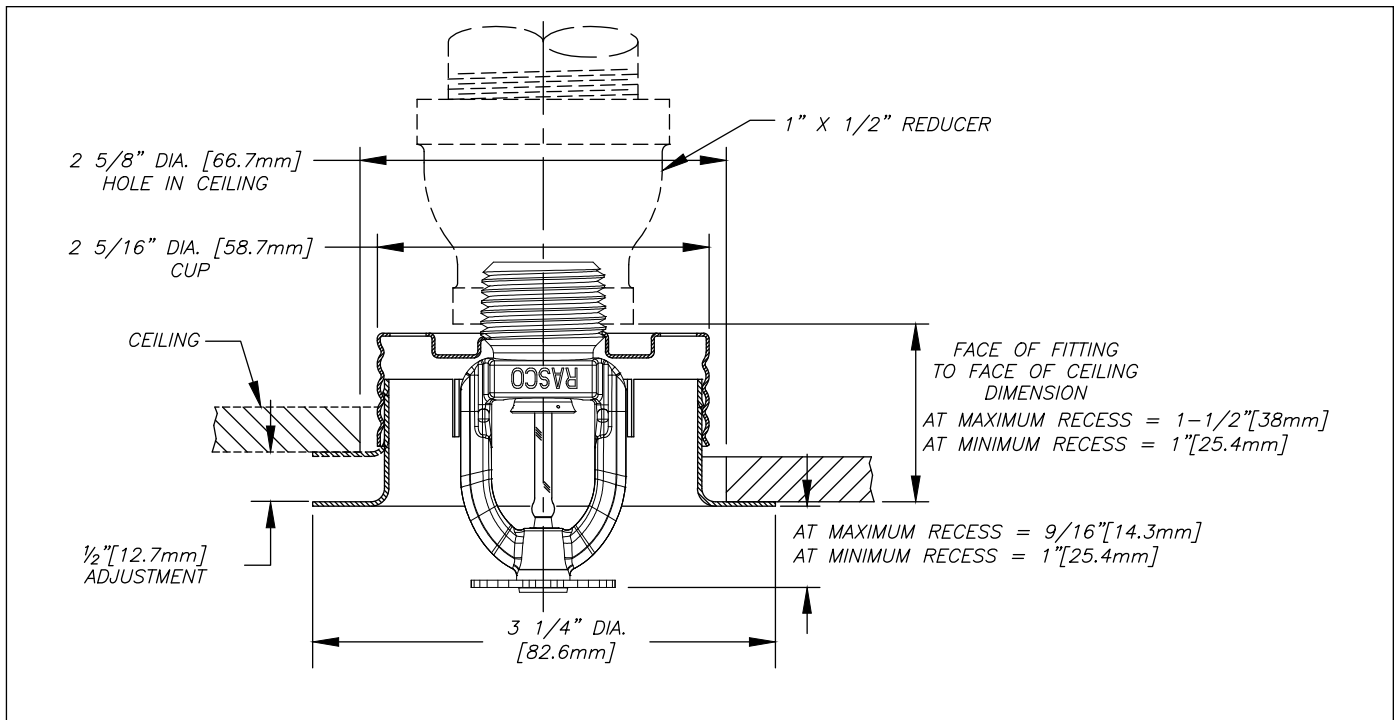
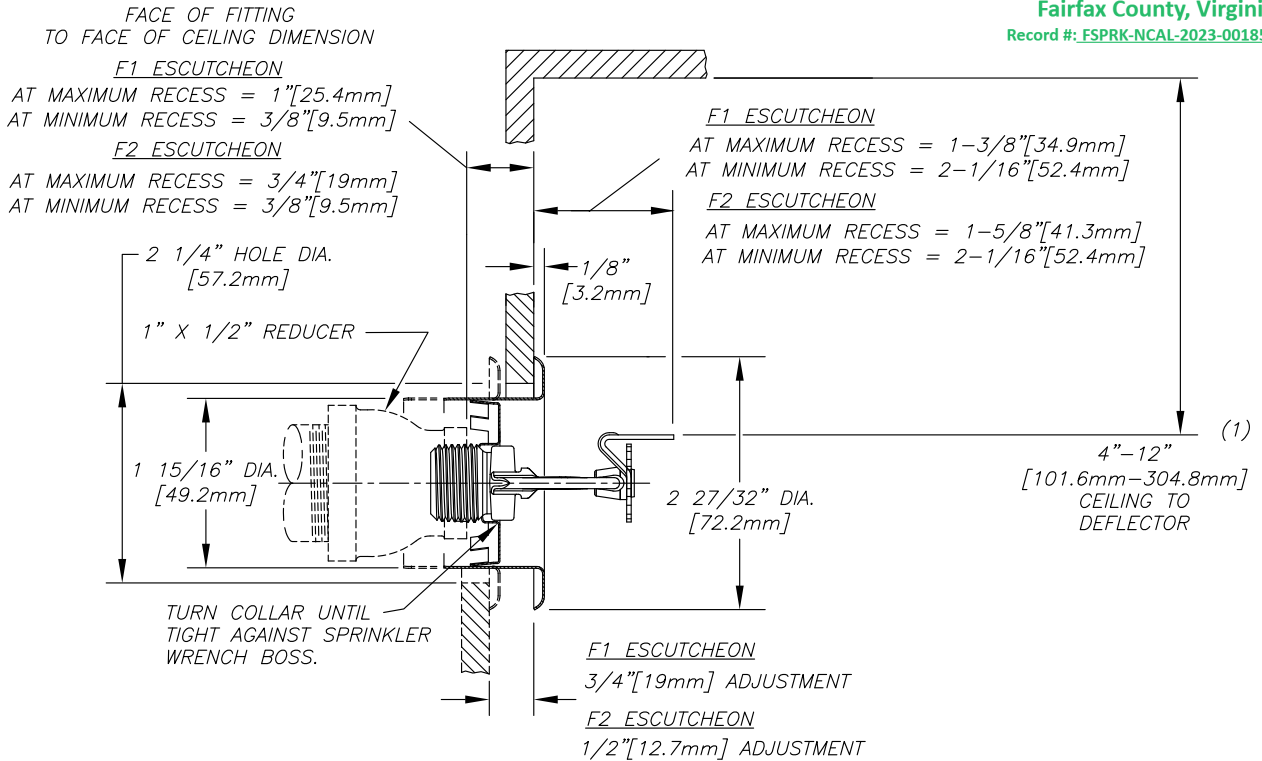


Fig. 2

Model F1FR56, F1FR56LL, F1FR42, F1FR40, F1FR42LL, F1FRXLH & F1FR28
 Recessed Pendant sprinkler with Model FP escutcheon



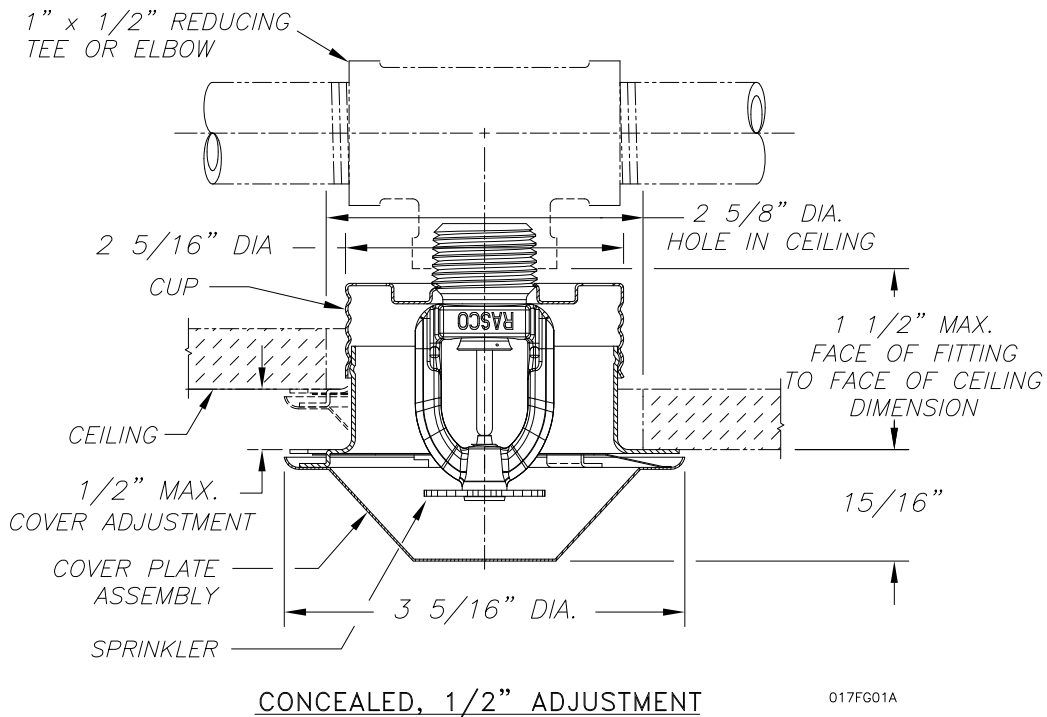
RECESSED HSW W/F1 OR F2 ESCUTCHEON

013FG03E

(1) FM APPROVED FOR 4" - 6" [101.6MM - 152.4MM] CEILING TO DEFLECTOR WITH F2 ONLY.

Fig. 3

Model F1FR56 Recessed Horizontal Sidewall sprinkler with Model F1 or F2 escutcheon



017FG01A

Fig. 4

Model F1FR56/F1FR56LL Concealed Pendent sprinkler with standard depth
 1/2-inch (12.7mm) adjustment - Model CCP cover plate

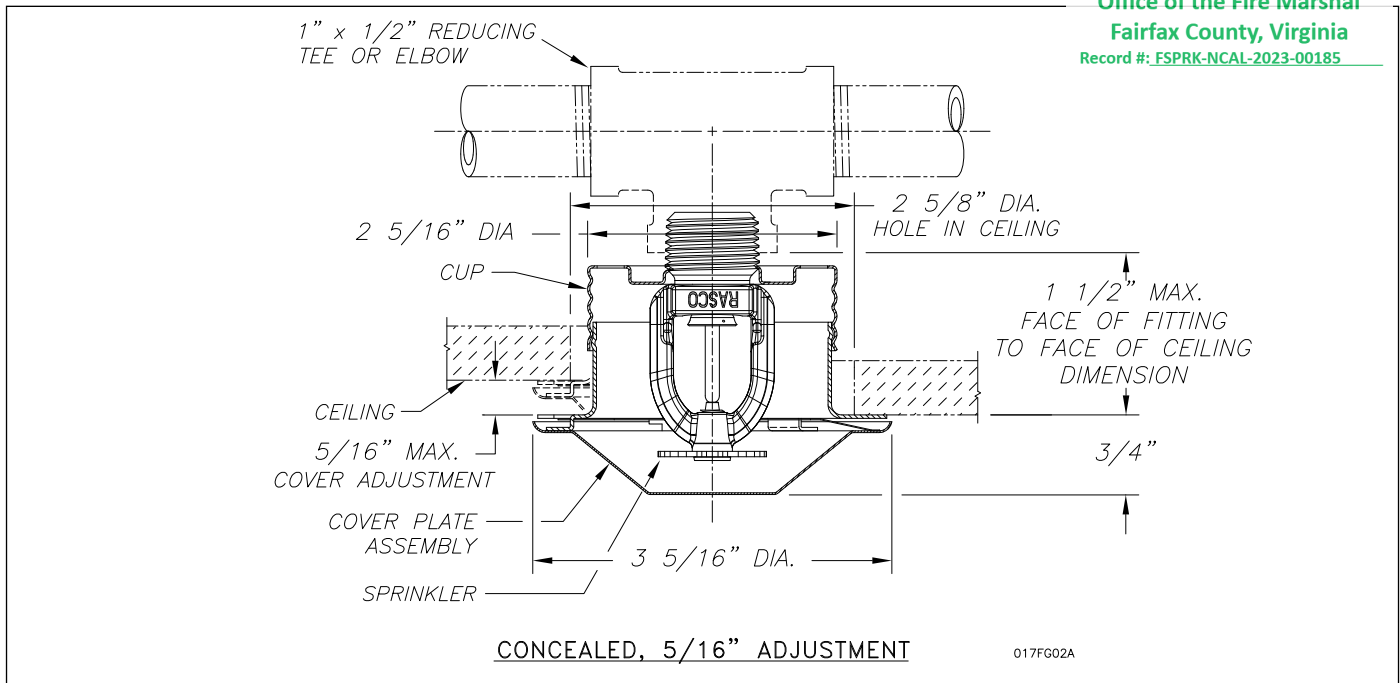


Fig. 5 - Model F1FR56/F1FR56LL Concealed Pendent sprinkler with low profile 5/16-inch (8.0mm) adjustment - Model CCP cover plate

Maintenance

The Model F1FR Series sprinklers should be inspected and the sprinkler system maintained in accordance with NFPA 25. Do not clean sprinklers with soap and water, ammonia or any other cleaning fluids. Remove dust by using a soft brush or gentle vacuuming. Replace any sprinkler which has been painted (other than factory applied) or damaged in any way. A stock of spare sprinklers should be maintained to allow quick replacement of damaged or operated sprinklers.

Finishes ⁽¹⁾

Standard Finishes		
Sprinkler	Escutcheon	Cover plate ⁽¹⁾
Bronze	Brass	Chrome
Chrome Plated	Chrome Plated	White
Polyester Coated ⁽⁴⁾⁽⁵⁾⁽⁶⁾	White Painted	
Special Application Finishes		
Sprinkler	Escutcheon	Cover plate ⁽¹⁾
Electroless Nickel PTFE ⁽⁷⁾	Electroless Nickel PTFE	Bright Brass
Bright Brass ⁽³⁾	Bright Brass	Black Plating
Black Plated	Black Plated	Black Paint
Black Paint ⁽²⁾⁽⁶⁾	Black Paint	Off White
Off White ⁽²⁾⁽⁶⁾	Off White	Satin Chrome
Chrome Dull	Chrome Dull	

⁽¹⁾ Other finishes and colors are available on special order. Consult the factory for details. Custom color painted sprinklers may not retain their UL Corrosion resistance listing. Coverplate custom paint is semi-gloss, unless specified otherwise.

⁽²⁾ cULus Listed only.

⁽³⁾ 200°F (93°C) maximum.

⁽⁴⁾ cULus listed "corrosion resistance" applies to SIN Numbers RA1435 (HSW), RA1485(VSW), RA1425 (Upright), RA1414 (Pendent) and RA1415 (Pendent) in standard black or white. Corrosion resistance in other polyester colors is available upon request.

⁽⁵⁾ FM Approvals finish as "Polyester coated" applies to SIN Number RA1414, RA1435 and RA1425 in standard black or white.

⁽⁶⁾ LPCB and VdS Approved finish applies only to RA1425, RA1414, RA1418 (VdS) and RA1475.

⁽⁷⁾ cULus listed Corrosion Resistant

Material Data	
Frame:	DZR Brass, QM Brass, or Low Lead Brass
Deflector:	CDA Alloy 220, 260, or 510
Load Screw/Pintle:	CDA Alloy 360 or 544
Cup:	CDA Alloy 651 or 693
Washer:	Nickel Alloy 440 or 360, coated with PTFE Adhesive Tape
Bulb:	Glass

Ordering Information

Specify:

- Sprinkler Model: [F1FR28][F1FR40][F1FR42][F1FR42LL][F1FRXLH][F1FR56][F1FR56LL]
- Sprinkler Deflector/Orientation: [Pendent][Recessed Pendent][Upright][Conventional][Horizontal Sidewall][Recessed Horizontal Sidewall][Vertical Sidewall]
- Sprinkler threads: [1/2-inch NPT][ISO 7-R1/2]
- Sprinkler Temperature Rating: [135°F (57°C)][155°F (68°C)][175°F (79°C)][200°F (93°C)][286°F (141°C)]
- Sprinkler Finish
- Escutcheon Model: [F1][F2][FP]
- Escutcheon Finish (where applicable)
- Cover plate Model: [standard profile CCP 1/2-inch (12.7mm) adjustment][low profile CCP 5/16-inch (8.0mm) adjustment]
- Cover plate Temperature Rating: [135°F (57°C) for use with Ordinary Temperature sprinklers][165°F (74°C) for use with Intermediate Temperature sprinklers]
- Cover plate Finish

Note: When Model F1FR Series Recessed sprinklers are ordered, the sprinklers and escutcheons are packaged separately.

Reliable...For Complete Protection

Reliable offers a wide selection of sprinkler components. Following are some of the many precision-made Reliable products that guard life and property from fire around the clock.

- Automatic sprinklers
- Flush automatic sprinklers
- Recessed automatic sprinklers
- Concealed automatic sprinklers
- Adjustable automatic sprinklers
- Dry automatic sprinklers
- Intermediate level sprinklers
- Open sprinklers
- Spray nozzles
- Alarm valves
- Retarding chambers
- Dry pipe valves
- Accelerators for dry pipe valves
- Mechanical sprinkler alarms
- Electrical sprinkler alarm switches
- Water flow detectors
- Deluge valves
- Detector check valves
- Check valves
- Electrical system
- Sprinkler emergency cabinets
- Sprinkler wrenches
- Sprinkler escutcheons and guards
- Inspectors test connections
- Sight drains
- Ball drips and drum drips
- Control valve seals
- Air maintenance devices
- Air compressors
- Pressure gauges
- Identification signs
- Fire department connection

The equipment presented in this bulletin is to be installed in accordance with the latest published Standards of the National Fire Protection Association, Factory Mutual Research Corporation, or other similar organizations and also with the provisions of governmental codes or ordinances whenever applicable. Products manufactured and distributed by Reliable have been protecting life and property for over 100 years.

Manufactured by



Reliable Automatic Sprinkler Co., Inc.

(800) 431-1588 Sales Offices
(800) 848-6051 Sales Fax
(914) 829-2042 Corporate Offices
www.reliablesprinkler.com Internet Address



Revision lines indicate updated or new data.

EG. Printed in U.S.A. 10/20 P/N 9999970300



Models F1 Series Standard Response Sprinklers

Model F156 Sprinkler Types

- Standard Upright
- Standard Pendent
- Conventional
- Vertical Sidewall
- Horizontal Sidewall

Model F156 Recessed Sprinkler Types

- Pendent/F1/F2/FP
- Horizontal Sidewall

Model F142, F1XLH & F128 Sprinkler Types

- Standard Upright
- Standard Pendent

Model F142, F1XLH & F128 Recessed Sprinkler Types

- Pendent/F1/F2/FP

Approval Organizations

- Underwriters Laboratories Inc. and certified for Canada (cULus)
- Factory Mutual Approvals (FM)
- Loss Prevention Council (LPCB, UK)
- VdS Schadenverhütung GmbH
- EC Certificate: 0786-CPD-40237 (RA1314)
0786-CPD-40253 (RA1325)
0786-CPD-40254 (RA1375)

UL Listing Category

Sprinklers, Automatic & Open (VNIV)

Product Description

The F156, F142, F1XLH & F128 Series Glass Bulb Sprinkler combines the durability of a standard sprinkler with the attractive low profile of a decorative sprinkler. Whether installed on exposed piping or in an office ceiling, it is functional and attractive.

Beautifully versatile is the description for the Reliable Models F156, F142, F1XLH & F128 Series Recessed glass bulb sprinkler. Recessing the F156, F142, F1XLH & F128 Series enhances its already low profile decorative appearance, and facilitates a rapid and perfect installation.

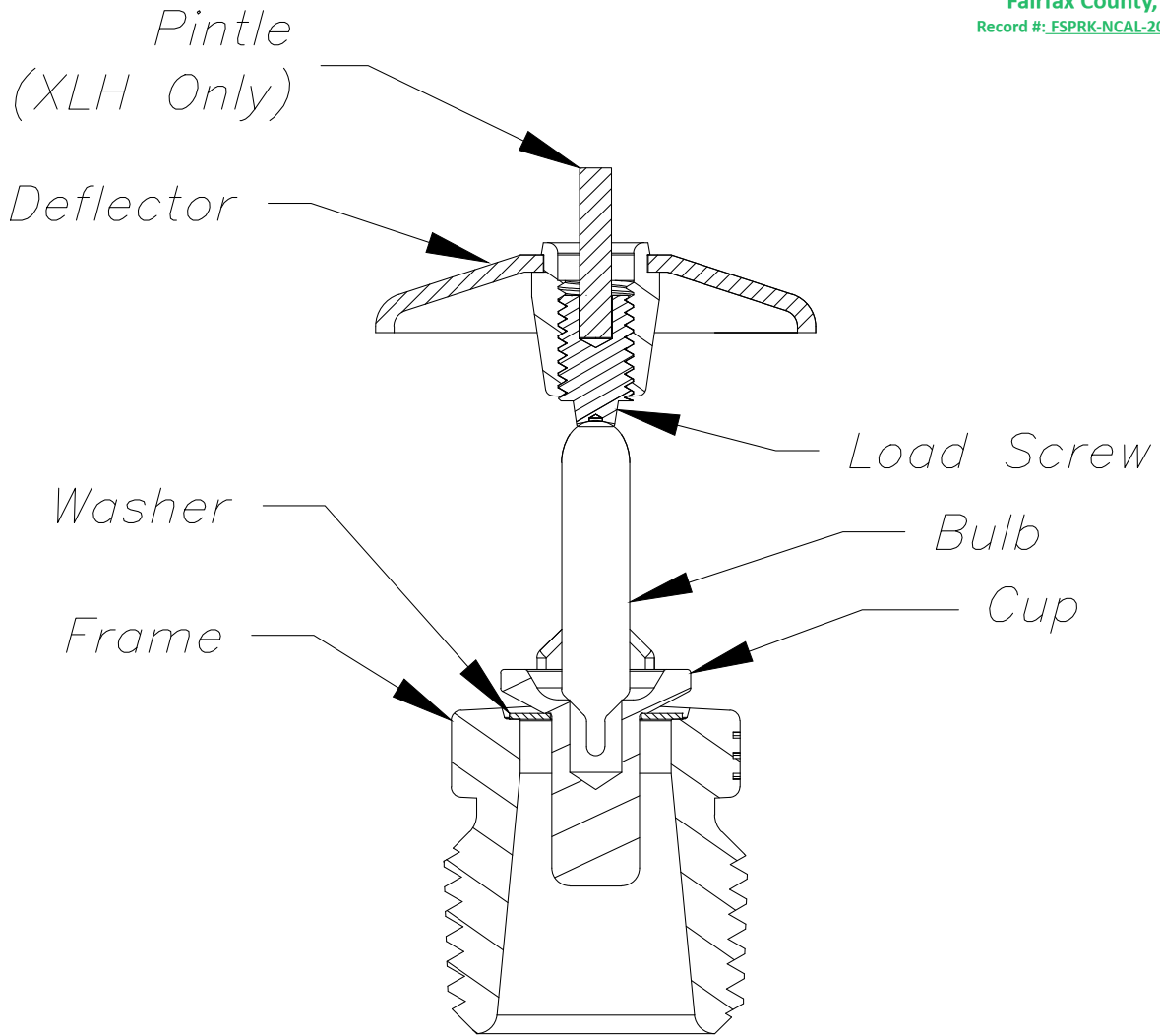
The recessed escutcheon of the Models F156, F142, F1XLH & F128 are highly adjustable. The two piece construction makes field installation a very easy and rapid task. This also allows ceiling panels to later be removed without shutting down the fire protection system, thus facilitating maintenance of above ceiling services.



The F156, F142, F1XLH & F128 Series Automatic Sprinkler utilizes a 5.0 mm frangible glass bulb. The glass bulb consists of an accurately controlled amount of special fluid hermetically sealed inside a precisely manufactured glass capsule. This glass bulb is specially constructed to provide fast thermal response.

At normal temperatures, the glass bulb contains the fluid in both the liquid phase and in the vapor phase. The vapor phase can be seen as a small bubble. As heat is applied, the liquid expands forcing the bubble smaller and smaller as the liquid pressure increases. Continued heating forces the liquid to push out against the bulb, causing the glass to shatter, opening the waterway and allowing the deflector to distribute the discharging water.

The F156, F142, F1XLH & F128 Series Sprinkler temperature rating is identified by the color of the glass bulb capsule as well as frame color where applicable.



013FG04

Model F142, F1XLH Upright

Technical data:

Models	Nominal K-Factor	Response	Thread Size	Max. Working Pressure	Min. Working Pressure	Temperature Rating	Finish
F156	5.6 (80 Metric)	Standard	½" NPT (R½)	175 PSI ⁽¹⁾	7 PSI	See "Temperature Ratings" Table	See "Finish Table"
F142 F1XLH	4.2 (60 Metric)						
F128	2.8 (40 Metric)						

Material Data:

Frame	Deflector	Load Screw	Pintle	Cup	Washer	Bulb
DZR Brass QM Brass	CDA Alloy 260, CDA Alloy 220 or CDA Alloy 510	CDA Alloy 360 or CDA Alloy 544	CDA Alloy 360 or CDA Alloy 544	CDA Alloy 651 or CDA Alloy 693	Nickel Alloy 440 or Alloy 360 coated with PTFE Adhesive Tape	Glass

⁽¹⁾ Model F156 upright, pendent, and recessed pendent sprinklers (SIN RA1325 and RA1314) are cULus Listed for 250 psi (17 bar).

Model F156, Upright, Pendent & Conventional Sprinklers Model F142, F1XLH & F128 Upright & Pendent Sprinklers

Office of the Fire Marshal
Fairfax County, Virginia
Record #: FSPRK-NCAL-2023-00185

Installation Wrench: Model D Sprinkler Wrench or Model W2 Sprinkler Wrench

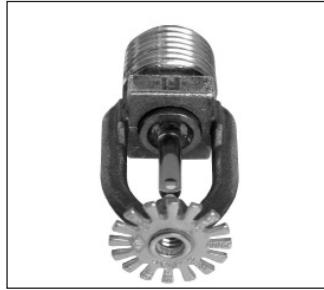
Installation Data:

Nominal Orifice	Thread Size	Nominal K-Factor		Sprinkler Height	Approval Organization	Sprinkler Identification Number (SIN)	
		US	Metric			Upright	Pendent
Standard-Upright (SSU) and pendent Deflectors Marked to Indicate Position							
1/2" (15mm) ⁽¹⁾	1/2" NPT (R1/2)	5.6	80	2.25" (57mm)	1, 2, 3, 4, 5	RA1325 ⁽²⁾⁽³⁾⁽⁵⁾⁽⁶⁾	RA1314 ⁽²⁾⁽³⁾⁽⁵⁾⁽⁶⁾
7/16" (10mm)	1/2" NPT (R1/2)	4.2	60	2.25" (57mm)	1	RA1323 ⁽²⁾⁽⁶⁾	RA1313 ⁽⁶⁾
3/8" (10mm)	1/2" NPT (R1/2)	2.8	40	2.25" (57mm)	1	RA1321 ⁽²⁾⁽⁶⁾	RA1311 ⁽⁶⁾
Conventional-Install in Upright or Pendent Position							
15mm ⁽¹⁾	1/2" NPT (R1/2)	5.6	80	57mm	3, 4, 5	RA1375 ⁽⁵⁾	

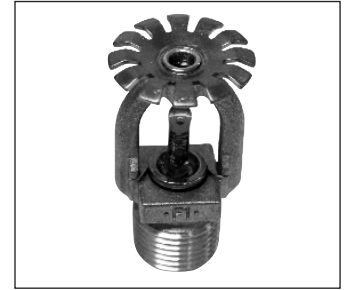
- (1) Refer to Bulletin 024 for Special Response Sprinklers (F1S5-56)
- (2) cULus Listed corrosion resistant (Polyester coated) sprinkler.
- (3) Polyester coated FM Approved sprinkler.
- (4) -----
- (5) Polyester coated LPCB & VdS approved sprinkler RA1325, RA1314 & RA1375.
- (6) Electroless Nickel PTFE Plated - UL listed Corrosion Resistant



Upright



Pendent



Conventional

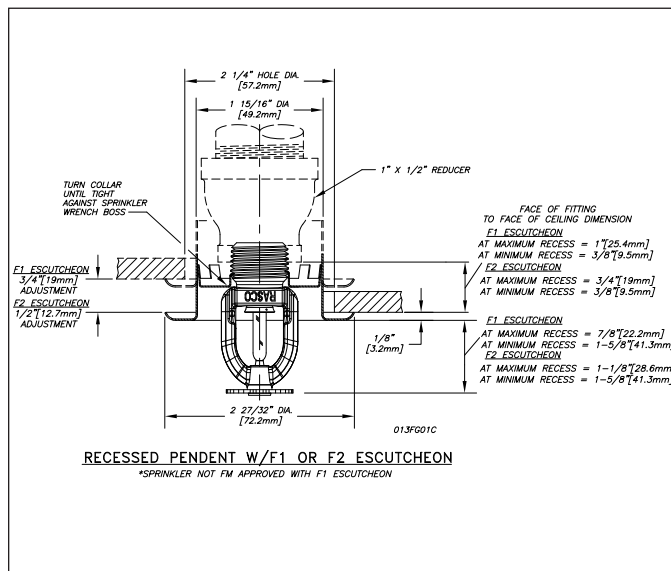
Model F156, F142, F1XLH & F128 Recessed Pendent Sprinklers⁽¹⁾

Installation Wrench: Model GFR2 Sprinkler Wrench

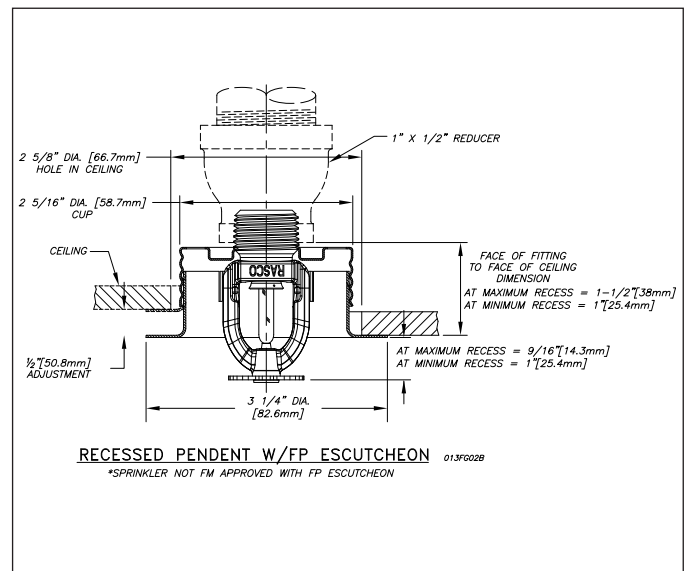
Installation Data:

Nominal Orifice	Thread Size	Nominal K-Factor		Sprinkler Height	Sprinkler Identification Number (SIN)
		US	Metric		
1/2" (15mm)	1/2" NPT (R1/2)	5.6	80	2.25" (57mm)	RA1314 ⁽²⁾
7/16" (10mm)	1/2" NPT (R1/2)	4.2	60	2.25" (57mm)	RA1313 ⁽²⁾
3/8" (10mm)	1/2" NPT (R1/2)	2.8	40	2.25" (57mm)	RA1311 ⁽²⁾

- (1) Refer to escutcheon data table for approvals & dimensions
- (2) Electroless Nickel PTFE Plated - cULus listed Corrosion Resistant



Model F156, F142, F1XLH & F128 F1 or F2



Model F156, F142, F1XLH & F128 FP

Model F156 Vertical Sidewall Sprinkler

Installation Wrench: Model D Sprinkler Wrench or Model W2 Sprinkler Wrench

Installation Position: Upright or Pendent

Approval Type: Light Hazard Occupancy

U.S. Patent No. 6,374,920

Sprinkler Type	Deflector to Ceiling Distance (Min. - Max.)
Upright	4" (102mm) - 12" (305mm)
Pendent	4" (102mm) - 12" (305mm)



Vertical Sidewall

Office of the Fire Marshal
Fairfax County, Virginia
Record #: FSPRK-NCAL-2023-00185

Installation Data:

Nominal Orifice	Thread Size	Nominal K Factor		Sprinkler Height	Approval (1) Organizations	Sprinkler Identification Numbers (SIN)
		US	Metric			
1/2" (15mm)	1/2" NPT (R1/2)	5.6	80	2.25" (57mm)	1, 2, 3	RA1385 ⁽¹⁾⁽²⁾⁽³⁾⁽⁴⁾

(1) LPC Approval is pendent only, 57°C through 141°C ratings.

(2) cULus Listed corrosion resistant (Polyester coated) sprinkler.

(3) cULus Listed & FM Approved corrosion resistant for lead, wax and wax over lead.

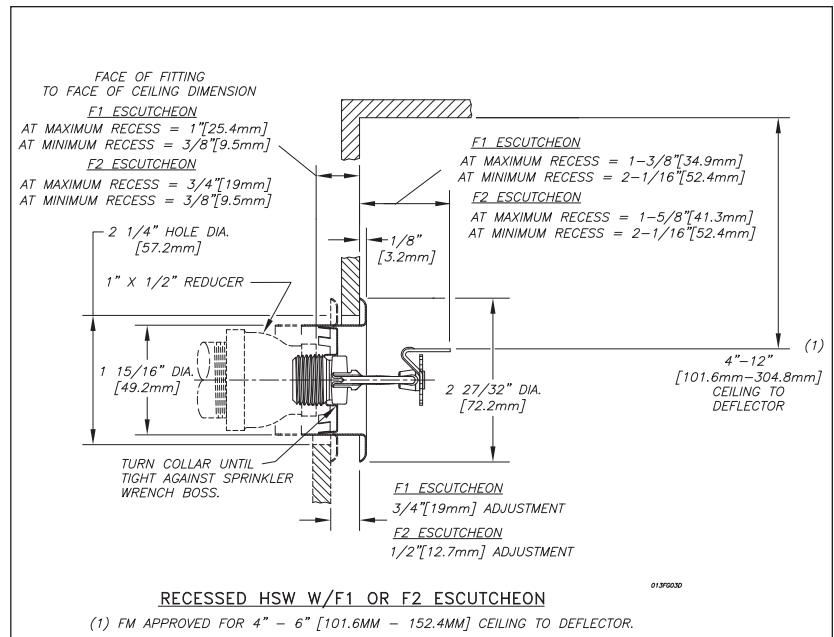
(4) Electroless Nickel PTFE Plated - cULus listed Corrosion Resistant

Model F156 Horizontal Sidewall Sprinkler

Deflector: HSW



Horizontal Sidewall



Note: For Recessed HSW Sprinklers use installation wrench GFR2. FM and cULus permits use with F1 or F2 escutcheons for "Light Hazard" only.

Installation Wrench: Model D Sprinkler Wrench or Model W2 Sprinkler Wrench

Installation Data: Horizontal Sidewall

Nominal Orifice	Thread Size	Nominal K Factor		Sprinkler Height	Approval Organizations		Sprinkler Identification Numbers (SIN)
		US	Metric		Light Hazard	Ordinary Hazard	
1/2" (15mm)	1/2" NPT (R1/2)	5.6	80	2.63" (67mm)	1, 2	1	RA1335 ⁽¹⁾⁽²⁾⁽³⁾⁽⁴⁾

(1) cULus Listed corrosion resistant (Polyester coated) sprinkler.

(2) cULus Listed & FM Approved corrosion resistant for lead, wax and wax over lead.

(3) Polyester coated FM approved sprinkler.

(4) Electroless Nickel PTFE Plated - cULus listed Corrosion Resistant

Application

Model F156, F142, F1XLH, F128 & Model F156, F142, F1XLH & F128 Recessed sprinklers are used in fixed fire protection systems: Wet, Dry, Deluge or Preaction. Care must be exercised that the orifice size, temperature rating, deflector style and sprinkler type are in accordance with the latest published standards of the National Fire Protection Association or the approving Authority Having Jurisdiction Installation.

Installation

Model F156, F142, F1XLH & F128 Series sprinklers are standard response sprinklers intended for installation as specified in NFPA 13. They must also be installed with the Model D Sprinkler Wrench or Model W2 Sprinkler Wrench specifically designed by Reliable for use with these sprinklers.

The Model F156, F142, F1XLH & F128 Recessed Sprinklers are to be installed with a maximum recess of 3/4 inch (19mm). The Model F1, F2, and FP Escutcheon illustrated are the only recessed escutcheon to be used with the Model F156, F142, F1XLH & F128 Recessed Sprinklers. The use of any other recessed escutcheon will void all approvals and negate all warranties. When installing Model F156, F142, F1XLH & F128 Recessed Sprinklers use the Model GFR2 Sprinkler Wrench. Any other type of wrench may damage these sprinklers.

Note: A leak tight 1/2" NPT (R1/2) sprinkler joint can be obtained with a torque of 8 - 18 ft-lbs (11 - 24 N-m). Do not tighten sprinklers over maximum recommended torque. It may cause leakage or impairment of the sprinklers.

Glass bulb sprinklers have orange covers to protect the bulb during the installation process. REMOVE THIS PROTECTION ONLY AFTER THE SYSTEM HAS BEEN HYDROSTATICALLY TESTED AND, WHEN APPLICABLE, THE ESCUTCHEONS HAVE BEEN INSTALLED. RASCO wrenches are designed to install sprinklers when covers are in place.

Ordering Information

Specify:

1. Sprinkler Model
2. Sprinkler Type
3. Nominal K-Factor
4. Temperature Rating
5. Sprinkler Finish
6. Thread Type: [1/2" NPT] [ISO 7-1R1/2]
7. Escutcheon Finish (where applicable)

Note: When Models F156, F142, F1XLH & F128 Recessed Sprinklers are ordered, the sprinklers and escutcheons are packaged separately.

Escutcheon Data (1)

(1) SIN: RA1335 - cULus and FM permits use with F1 or F2 escutcheons for light hazard only.

Maintenance

The Model F156, F142, F1XLH & F128 Recessed Sprinklers should be inspected and the sprinkler system maintained in accordance with NFPA 25. Do not clean sprinklers with soap and water, ammonia or any other cleaning fluid. Replace any sprinkler which has been painted (other than factory applied) or damaged in any way. A stock of spare sprinklers should be maintained to allow quick replacement of damaged or operated sprinklers. Prior to installation, sprinklers should be maintained in the original cartons and packaging until used to minimize the potential for damage to sprinklers that would cause improper operation or non-operation.

Temperature Ratings

Classification	Sprinkler Temperature		Max. Ambient Temp.	Bulb Color
	°C	°F		
Ordinary	57	135	100°F (38°C)	Orange
Ordinary	68	155	100°F (38°C)	Red
Intermediate	79	175	150°F (66°C)	Yellow
Intermediate	93	200	150°F (66°C)	Green
High ⁽¹⁾	141	286	225°F (107°C)	Blue
Extra High ⁽¹⁾	182	360	300°F (149°C)	Mauve
Ultra High ⁽¹⁾⁽²⁾	260	500	475°F (246°C)	Black

(1) Not available for recessed Sprinklers.

(2) cULus listed for SIN RA1325 and RA1314 only.

Maximum Working Pressure

175 psi (12 bar)

SIN RA1325 & RA1314 cULus listed for 250 psi (17 bar)

100% Factory tested hydrostatically to 500 psi (34.5 bar)

Finish⁽¹⁾

Standard Finishes	
Sprinkler	Escutcheon
Bronze	Brass
Chrome	Chrome
Polyester Coated ⁽⁶⁾⁽⁷⁾⁽⁹⁾	White Painted
Special Application Finishes	
Sprinkler	Escutcheon
Electroless Nickel PTFE ⁽³⁾⁽¹⁰⁾	Electroless Nickel PTFE
Bright Brass ⁽²⁾	Bright Brass
Black Plated	Black Plated
Black Paint ⁽³⁾⁽⁹⁾	Black Paint
Off White ⁽³⁾⁽⁹⁾	Off White
Chrome Dull	Chrome Dull
Lead Plated ⁽³⁾⁽⁴⁾⁽⁸⁾	
Wax Coated ⁽³⁾⁽⁴⁾⁽⁵⁾⁽⁸⁾	
Wax Over Lead ⁽³⁾⁽⁴⁾⁽⁵⁾⁽⁸⁾	

(1) Other colors and finishes are available on special order. Consult factory for details. Custom color painted sprinklers may not retain their UL Corrosion resistance listing.

(2) 200°F (93°C) maximum.

(3) UL and ULC listed only.

(4) 155°F to 200°F (68°C to 93°C) ratings only.

(5) 286°F (141°C) sprinklers may be coated for ambient conditions not exceeding 150°F (66°C).

(6) cULus listed "corrosion resistant" applies to SIN Number RA1325 (Upright) RA1323 (upright), RA1321(Upright), RA1335 (HSW), RA1385(VSW) and RA1314 (Pendent) in standard black or white. Corrosion resistance in other polyester colors is available upon request.

(7) FM Approved finish as "Polyester Coated" applies to SIN number RA1314, RA1335 & RA1325 in standard black or white.

(8) FM Approved finish applies only to SIN number RA1335 & RA1385.

(9) LPCB and VdS Approved finish applies only to RA1325, RA1314 and RA1375.

(10) cULus listed Corrosion Resistant applies to SIN RA1325, RA1314, RA1323, RA1313, RA1321, RA1311, RA1385 and RA1335

Reliable...For Complete Protection

Reliable offers a wide selection of sprinkler components. Following are some of the many precision-made Reliable products that guard life and property from fire around the clock.

- Automatic sprinklers
- Flush automatic sprinklers
- Recessed automatic sprinklers
- Concealed automatic sprinklers
- Adjustable automatic sprinklers
- Dry automatic sprinklers
- Intermediate level sprinklers
- Open sprinklers
- Spray nozzles
- Alarm valves
- Retarding chambers
- Dry pipe valves
- Accelerators for dry pipe valves
- Mechanical sprinkler alarms
- Electrical sprinkler alarm switches
- Water flow detectors
- Deluge valves
- Detector check valves
- Check valves
- Electrical system
- Sprinkler emergency cabinets
- Sprinkler wrenches
- Sprinkler escutcheons and guards
- Inspectors test connections
- Sight drains
- Ball drips and drum drips
- Control valve seals
- Air maintenance devices
- Air compressors
- Pressure gauges
- Identification signs
- Fire department connection

The equipment presented in this bulletin is to be installed in accordance with the latest published Standards of the National Fire Protection Association, Factory Mutual Research Corporation, or other similar organizations and also with the provisions of governmental codes or ordinances whenever applicable. Products manufactured and distributed by Reliable have been protecting life and property for over 90 years.

Manufactured by



Reliable Automatic Sprinkler Co., Inc.

(800) 431-1588

(800) 848-6051

(914) 829-2042

www.reliablesprinkler.com

Sales Offices

Sales Fax

Corporate Offices

Internet Address



Recycled Paper

Revision lines indicate updated or new data.

EG. Printed in U.S.A. 03/17 P/N 9999970299

Fire Sprinkler Pipe

Schedule 10 and Schedule 40

Submittal Data Sheet

Office of the Fire Marshal
Fairfax County, Virginia
Record #: FSPRK-NCAL-2023-00185

FM Approved and Fully Listed Sprinkler Pipe

Wheatland's Schedule 10 and Schedule 40 steel fire sprinkler pipe is FM Approved and UL, C-UL and FM Listed.

Approvals and Specifications

Both products meet or exceed the following standards:

- ASTM A135, Type E, Grade A (Schedule 10)
- ASTM A795, Type E, Grade A (Schedule 40)
- NFPA 13

Manufacturing Protocols

Schedule 10 and Schedule 40 are subjected to the toughest possible testing protocols to ensure the highest quality and long-lasting performance.

Finishes and Coatings

All Wheatland black steel fire sprinkler pipe up to 6" receives a proprietary mill coating to ensure a clean, corrosion-resistant surface that outperforms and outlasts standard lacquer coatings. This coating allows the pipe to be easily painted, without special preparation. Schedule 10 and Schedule 40 can be ordered in black, or with hot-dip galvanizing, to meet FM/UL requirements for dry systems that meet the zinc coating specifications of ASTM A795 or A53. All Wheatland galvanized material is also UL Listed.

Product Marking

Each length of Wheatland fire sprinkler pipe is continuously stenciled to show the manufacturer, type of pipe, grade, size and length. Barcoding is acceptable as a supplementary identification method.

SCHEDULE 10 SPECIFICATIONS

NPS	NOM OD		NOM ID		NOMINAL WALL		NOMINAL WEIGHT		UL CRR*	PIECES Lift
	in.	mm	in.	mm	in.	mm	lbs./ft.	kg/m		
1¼	1.660	42.2	1.442	36.6	.109	2.77	1.81	2.69	7.3	61
1½	1.900	48.3	1.682	42.7	.109	2.77	2.09	3.11	5.8	61
2	2.375	60.3	2.157	54.8	.109	2.77	2.64	3.93	4.7	37
2½	2.875	73.0	2.635	66.9	.120	3.05	3.53	5.26	3.5	30
3	3.500	88.9	3.260	82.8	.120	3.05	4.34	6.46	2.6	19
4	4.500	114.3	4.260	108.2	.120	3.05	5.62	8.37	1.6	19
5	5.563	141.3	5.295	134.5	.134	3.40	7.78	11.58	1.5	13
6	6.625	168.3	6.357	161.5	.134	3.40	9.30	13.85	1.0	10
8	8.625	219.1	8.249	209.5	.188	4.78	16.96	25.26	2.1	7

* Calculated using Standard UL CRR formula, UL Fire Protection Directory, Category VIZY.
* The CRR is a ratio value used to measure the ability of a pipe to withstand corrosion. Threaded Schedule 40 steel pipe is used as the benchmark (value of 1.0).

SCHEDULE 40 SPECIFICATIONS

NPS	NOM OD		NOM ID		NOMINAL WALL		NOMINAL WEIGHT		UL CRR*	PIECES Lift
	in.	mm	in.	mm	in.	mm	lbs./ft.	kg/m		
1	1.315	33.4	1.049	26.6	.133	3.38	1.68	2.50	1.00	70
1¼	1.660	42.2	1.380	35.1	.140	3.56	2.27	3.39	1.00	51
1½	1.900	48.3	1.610	40.9	.145	3.68	2.72	4.05	1.00	44
2	2.375	60.3	2.067	52.5	.154	3.91	3.66	5.45	1.00	30

* Calculated using Standard UL CRR formula, UL Fire Protection Directory, Category VIZY.
* The CRR is a ratio value used to measure the ability of a pipe to withstand corrosion. Threaded Schedule 40 steel pipe is used as the benchmark (value of 1.0).



SUBMITTAL INFORMATION

PROJECT:

CONTRACTOR:

DATE:

ENGINEER:

SPECIFICATION REFERENCE:

SYSTEM TYPE:

LOCATIONS:

COMMENTS:

BLACK

HOT-DIP GALVANIZED

WFL-0557H

ADJUSTABLE SWIVEL RING HANGERS

Office of the Fire Marshal
Fairfax County, Virginia
Record #: FSPRK-NCAL-2023-00185

FUNCTION: Designed for the suspension of non-insulated stationary pipe lines. The knurled insert nut that allows a vertical adjustment after installation, is tapped to NFPA reduced rod size standards. Fig. 141F has a layer of felt which separates the pipe from the hanger to reduce vibration and sound.

APPROVALS: Underwriters' Laboratories Listed in the U.S. (UL), Canada (CUL), and Factory Mutual Approved for sizes 3/4" to 8". Complies with Federal Specifications A-A-1192A (Type 10), and Manufacturers' Standardization Society ANSI/SP-69 and SP-58 (Type 10).

ORDERING: Specify pipe size and figure number.

Pipe Size	Rod Size A	B	Adj. C	D	E	Max. Rec. Load/lbs.	Wt. Each (in lbs.)
1/2	3/8	1 7/8	1 7/16	2 3/4	3 1/16	300	.10
3/4	3/8	1 11/16	1 1/8	2 1/2	3 1/16	300	.10
1	3/8	1 5/8	1	2 1/2	3 3/16	300	.10
1 1/4	3/8	1 15/16	1 1/16	2 13/16	3 9/16	300	.11
1 1/2	3/8	2 1/8	1 1/16	3 1/8	3 7/8	300	.11
2	3/8	2 7/16	1 1/8	3 5/16	4 3/8	300	.14
2 1/2	3/8	3 1/16	1 5/8	3 15/16	5 3/8	525	.19
3	3/8	3 1/16	1 7/8	4 9/16	6 5/16	525	.23
3 1/2	3/8	3 3/4	1 7/8	4 5/8	6 5/8	525	.25
4	3/8	4 3/16	1 7/8	5 1/16	7 5/16	650	.30
5	1/2	4 5/8	1 5/8	5 5/8	8 3/8	1000	.50
6	1/2	5 5/8	2 1/4	6 1/2	9 13/16	1000	.58
8	1/2	6 13/16	2 7/16	7 15/16	12 1/4	1000	.90

Note: If ordering Fig. 141F felt lined hangers for pipe sizes of 3 1/2" or under, order the next largest size to allow for the thickness of the felt lining.

FUNCTION: Designed for the suspension of non-insulated stationary pipe lines. The knurled insert nut, allows for vertical adjustment after installation. Fig. 151F has a layer of felt which separates the pipe from the hanger to reduce vibration and sound.

APPROVALS: Underwriters' Laboratories Listed in the U.S. (UL) and Factory Mutual Approved for all sizes. Complies with Federal Specification A-A-1192A (Type 10), and Manufacturers' Standardization Society ANSI/SP-69 and SP-58 (Type 10).

ORDERING: Specify pipe size and figure number.

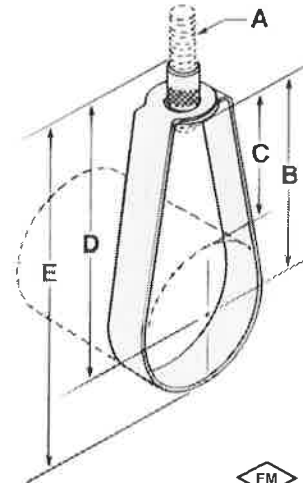
Pipe Size	Rod Size A	B	Adj. C	D	E	Max. Rec. Load/lbs.	Wt. Each (in lbs.)
2 1/2	1/2	2 3/4	1 1/4	3 11/16	5 1/8	600	.33
3	1/2	3 1/8	1 1/8	4	5 7/8	600	.35
3 1/2	1/2	3 5/8	1 1/2	4 5/16	6 5/8	600	.37
4	5/8	3 7/8	1 1/4	4 15/16	7 1/8	1000	.48
5	5/8	4 3/8	1 3/8	5 5/8	8 1/2	1000	.57
6	3/4	5 5/16	2	6 11/16	10 1/8	1250	1.06
8	3/4	6 15/16	2 5/8	8 5/16	12 7/8	1250	1.32

Note: If ordering Fig. 151F felt lined hangers for pipe sizes of 3 1/2" or under, order the next largest size to allow for the thickness of the felt lining.

Fig. 141 & 141F NFPA SWIVEL RING HANGER

Fig. 141 PRE-GALVANIZED

Fig. 141F PRE-GALVANIZED
WITH FELT LINING

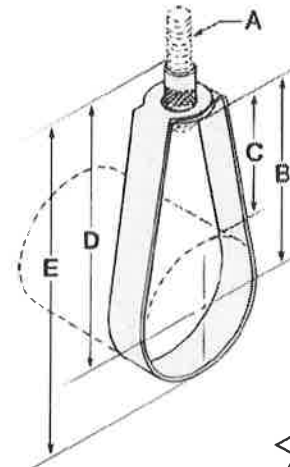


MATERIAL: Low carbon steel

Fig. 151 & 151F SWIVEL RING HANGER

Fig. 151 PRE-GALVANIZED

Fig. 151F PRE-GALVANIZED
WITH FELT LINING



MATERIAL: Low carbon steel

300 Universal Beam Clamp

3000037EG

Office of the Fire Marshal
 Fairfax County, Virginia
 Record #: [FSPRK-NCAL-2023-00185](#)



Features

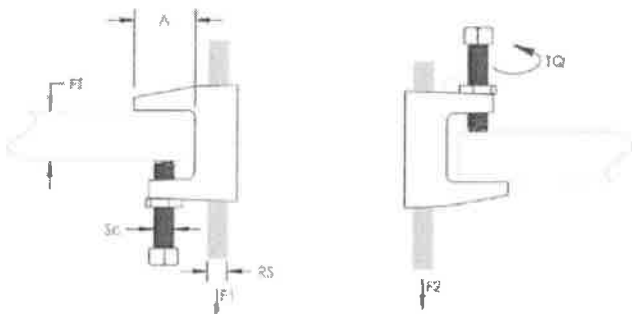
- Conforms with Federal Specification WW-H-171 (Type 23), Manufacturers Standardization Society ANSI/MSS-SP-58 (Type 19 and 23), install in accordance with ANSI/MSS-SP-69

Product Specifications

Part Number	3000037EG
Material	Steel
Finish	Electro-galvanized
Rod Size (RS)	3/8"
Flange Thickness (FT)	13/16" Max
A	1 1/8"
Screw Diameter (Sc)	3/8"
Torque (TQ)	5 ft lb
Static Load 1 (F1)	500 lb
Static Load 2 (F2)	250 lb
Standard Packaging Quantity	100 pc
UPC	78285633976
UNSPSC	31162905
ETIM	EC000464
Approvals	cULus®, FM®

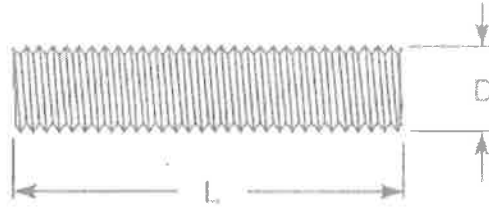
Setscrew must be tightened and torqued onto the sloped side of the I-beam.

Recognizing that torque wrenches are generally not used or available on many job sites, the setscrew should be tightened so it contacts the I-beam and then an additional 1/4 to 1/2 turn added.



Threaded Rod, Low Carbon, Zinc Plated

The information below lists the required dimensional, chemical and physical characteristics of the products in this purchase order. If the order received does not meet these requirements, it may result in a supplier corrective action request, which could jeopardize your status as an approved vendor. Unless otherwise specified, all referenced consensus standards must be adhered to in their entirety.



Diameter	Nominal Size	D (Major Diameter)	
		Max.	Min.
4-40 *	.1120	.1112	.1061
6-32 *	.1380	.1372	.1312
8-32 *	.1640	.1631	.1571
10-24 *	.1900	.1890	.1818
10-32 *	.1900	.1891	.1831
12-24 *	.2160	.2150	.2078
1/4-20	.2500	.2489	.2367
1/4-28	.2500	.2490	.2392
5/16-18	.3125	.3113	.2982
5/16-24	.3125	.3114	.3006
3/8-16	.3750	.3737	.3595
3/8-24	.3750	.3739	.3631
7/16-14	.4375	.4361	.4206
7/16-20	.4375	.4362	.4240
1/2-13	.5000	.4985	.4822
1/2-20	.5000	.4987	.4865
9/16-12	.5625	.5609	.5437
9/16-18	.5625	.5611	.5480
5/8-11	.6250	.6233	.6051
5/8-18	.6250	.6236	.6105
3/4-10	.7500	.7482	.7288
3/4-16	.7500	.7485	.7343
7/8-9	.8750	.8731	.8523
7/8-14	.8750	.8734	.8579
1-8	1.000	.9980	.9755
1-14 *	1.000	.9984	.9881
1 1/8-7	1.125	1.1228	1.0982
1 1/8-12	1.125	1.1232	1.1060
1 1/4-7	1.250	1.2478	1.2232
1 1/4-12	1.250	1.2482	1.2310
1 3/8-6	1.375	1.3726	1.3453
1 1/2-6	1.500	1.4976	1.4703
1 1/2-12	1.500	1.4981	1.4809
1 3/4-5	1.750	1.7473	1.7165
2-4.5	2.000	1.9971	1.9641

* Class 2A threads shall be used for sizes where 1A is not applicable

Length	Tolerance
3'	+/- 1/4"
6' - 12'	+/- 1/2"

Length shall be measured form end to end

Page 2 of 2	Fastenal Product Standard	Office of the Fire Marshal Fairfax County, Virginia Record #: FSPRK-NCAL-2023-00185
Date: December 1, 2010	FASTENAL	

Specification Requirements:

- Standard: ASME B18.31.3
- Material &
- Mechanical Properties: ASTM A307, Grade A
- Thread requirements: Roll threaded to ASME, B1.1 UNC & UNF, and UNS Class 1A.
- Coating: Fe/Zn 3AT Per ASTM F1941

SECTION 6 STANDARD CAST IRON PIPE FITTINGS CLASS 125, 250



The iron from which Class 125 cast iron fittings are made is held to strict formula by careful chemical analysis and control.

Tapping is done on the most modern machines. All tappings are to USA Standards for iron pipe threads. Straightness and correct depth of threads is assured through continuous capable inspection, by careful trained inspectors.

Every fitting is hand sorted and inspected to eliminate defective castings.

WARD fittings are made to specifications published as American National Standards for pipe fittings.

A chamfer is cut or cast in all openings, permitting easy entrance of pipe and preventing damage to the first thread in handling and threading.

Because of the close attention paid to formula control and the use of modern precision equipment we are able to produce castings of rugged strength and the ability to make a water tight seal.

NPS	O.D. of Band (min)	Thread Length (min)	Metal Thickness (min)
1/4	0.97	0.36	0.11
3/8	1.18	0.40	0.12
1/2	1.38	0.47	0.13
3/4	1.67	0.54	0.15
1	1.99	0.62	0.17
1 1/4	2.43	0.71	0.18
1 1/2	2.72	0.74	0.20
2	3.32	0.79	0.22
2 1/2	3.90	0.96	0.24
3	4.66	1.02	0.26
3 1/2	5.24	1.07	0.28
4	5.83	1.12	0.31

TEMPERATURE-PRESSURE RATING

Temp F°	PSI	
	CLASS 125	CLASS 250
-20 TO 150	175	400
200	165	370
250	150	340
300	140	310
350	125 (Note 1)	300
400	---	250 (Note 2)

Notes:

1) Permissible for service temperature up to 360° F reflecting temperature of saturated steam at 125 psi.

2) Permissible for service temperature up to 406° F reflecting temperature of saturated steam at 250 psig.

Material:	ASTM A126 Class A Minimum
Dimensions:	ANSI/ASME B16.4 ANSI/ASME B1.20.1
Pressure Ratings:	ANSI/ASME B16.4
Coatings:	ASTM A153 ASTM B633
Additional Specifications:	UL, ULC, FM, NSF 61 and NSF 61 Annex G where applicable

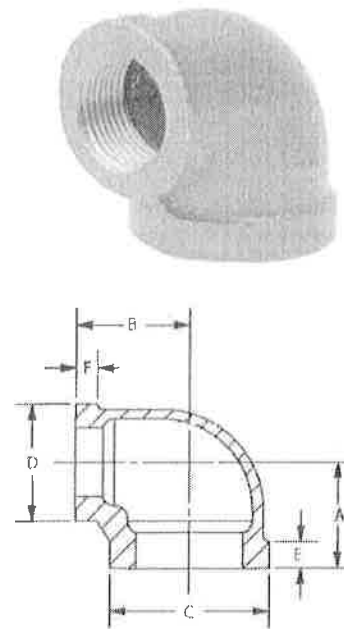
CAST IRON 90° STRAIGHT ELL CLASS 125

NPS	Center to End A	Outside Dia. of Band B (min)	Thread Length C (min)	Take Out
1/4	0.81	0.93	0.32	0.408
3/8	0.95	1.12	0.36	0.5
1/2	1.12	1.34	0.43	0.58
3/4	1.31	1.63	0.50	0.76
1	1.50	1.95	0.58	0.81
1 1/4	1.75	2.39	0.67	1.04
1 1/2	1.94	2.68	0.70	1.21
2	2.25	3.28	0.75	1.49
2 1/2	2.70	3.86	0.92	1.56
3	3.08	4.62	0.98	1.88
3 1/2	3.42	5.20	1.03	2.17
4	3.79	5.79	1.08	2.49
5	—	—	—	—
6	—	—	—	—
8	—	—	—	—



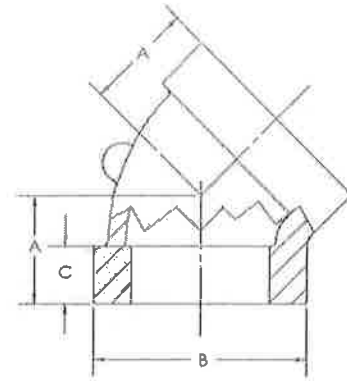
CAST IRON 90° REDUCING ELL CLASS 125

NPS	Center to End A	Center to End B	Outside Dia. of Band C (min)	Outside Dia. of Band D (min)	Length of Threads E (min)	Length of Threads F (min)	Take Out	Take Out
1/2 x 3/8	—	—	—	—	—	—	—	—
1/2 x 1/4	—	—	—	—	—	—	—	—
3/4 x 1/2	1.20	1.22	1.63	1.34	0.50	0.43	0.6	0.68
*3/4 x 3/8	1.20	1.22	1.63	1.12	0.50	0.36	0.6	0.81
1 x 3/4	1.37	1.45	1.95	1.63	0.58	0.50	0.6	0.90
1 x 1/2	1.26	1.36	1.95	1.34	0.58	0.43	0.5	0.82
1 1/4 x 1	1.58	1.67	2.39	1.95	0.67	0.58	0.8	0.98
1 1/4 x 3/4	1.45	1.62	2.39	1.63	0.67	0.50	0.7	1.07
1 1/4 x 1/2	1.34	1.53	2.39	1.34	0.67	0.43	0.6	0.99
1 1/2 x 1 1/4	1.82	1.88	2.68	2.39	0.70	0.67	1.09	1.17
1 1/2 x 1	1.65	1.80	2.68	1.95	0.70	0.58	0.92	1.11
1 1/2 x 3/4	1.52	1.75	2.68	1.63	0.70	0.50	0.79	1.20
1 1/2 x 1/2	1.41	1.66	2.68	1.34	0.70	0.43	0.79	1.21
2 x 1 1/2	2.02	2.16	3.28	2.68	0.75	0.70	1.26	1.43
2 x 1 1/4	1.90	2.10	3.28	2.39	0.75	0.67	1.14	1.39
2 x 1	1.73	2.02	3.28	1.95	0.75	0.58	0.97	1.33
2 x 3/4	1.60	1.97	3.28	1.63	0.75	0.50	0.84	1.42
2 x 1/2	1.60	1.97	3.28	1.34	0.75	0.43	0.84	1.43
2 1/2 x 2	2.39	2.60	3.86	3.28	0.92	0.75	1.25	1.84
2 1/2 x 1 1/2	2.16	2.51	3.86	2.68	0.92	0.70	1.02	1.78
2 1/2 x 1 1/4	2.04	2.45	3.86	2.39	0.92	0.67	0.90	1.74
2 1/2 x 1	1.87	2.37	3.86	1.95	0.92	0.58	0.73	1.68
*2 1/2 x 3/4	1.87	2.37	3.86	1.63	0.92	0.50	0.73	1.82
3 x 2 1/2	2.83	2.99	4.62	3.86	0.98	0.92	1.63	1.85
3 x 2	2.52	2.89	4.62	3.28	0.98	0.75	1.32	2.13
3 x 1 1/2	2.29	2.80	4.62	2.68	0.98	0.70	1.32	2.16
3 x 1 1/4	2.17	2.74	4.62	2.39	0.98	0.67	0.97	2.03
*3 x 1	2.17	2.74	4.62	1.95	0.98	0.58	0.97	2.05
3 1/2 x 3	—	—	—	—	—	—	—	—
4 x 3 1/2	3.54	3.69	5.79	5.20	1.08	1.03	2.24	2.44
4 x 3	3.30	3.60	5.79	4.62	1.08	0.98	2.00	2.40
4 x 2 1/2	3.05	3.51	5.79	3.86	1.08	0.92	2.00	2.46
4 x 2	2.74	3.41	5.79	3.28	1.08	0.75	1.44	2.65
*4 x 1 1/2	2.74	3.41	5.79	2.68	1.08	0.70	1.44	2.68
5 x 4	—	—	—	—	—	—	—	—
6 x 4	—	—	—	—	—	—	—	—
6 x 3	—	—	—	—	—	—	—	—



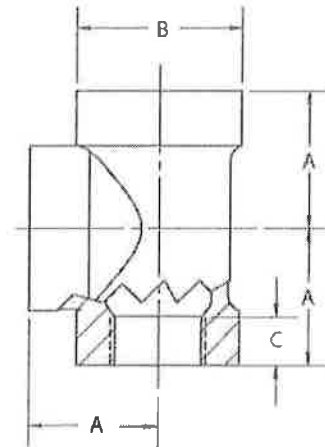
CAST IRON 45° ELL CLASS 125

NPS	Center to End A	Outside Dia. of Band B (min)	Length of Threads C (min)	Take Out
1/4	—	—	—	—
3/8	—	—	—	—
1/2	0.88	1.34	0.43	0.34
3/4	0.98	1.63	0.50	0.43
1	1.12	1.95	0.58	0.43
1 1/4	1.29	2.39	0.67	0.58
1 1/2	1.43	2.68	0.70	0.70
2	1.68	3.28	0.75	0.92
2 1/2	1.95	3.86	0.92	0.81
3	2.17	4.62	0.98	0.97
3 1/2	—	—	—	—
4	2.61	5.79	1.08	1.31
5	—	—	—	—
6	—	—	—	—

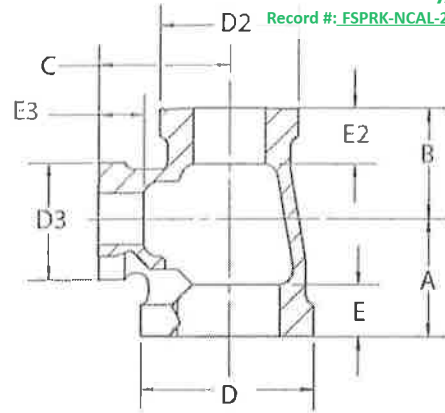


CAST IRON STRAIGHT TEE CLASS 125

NPS	Center to End A	Outside Dia. of Band B (min)	Length of Threads C (min)	Take Out
1/4	—	—	—	—
3/8	0.95	1.12	0.36	0.54
1/2	1.12	1.34	0.43	0.58
3/4	1.31	1.63	0.50	0.76
1	1.50	1.95	0.58	0.81
1 1/4	1.75	2.39	0.67	1.04
1 1/2	1.94	2.68	0.70	1.21
2	2.25	3.28	0.75	1.49
2 1/2	2.70	3.86	0.92	1.56
3	3.08	4.62	0.98	1.88
3 1/2	3.42	5.20	1.03	2.17
4	3.79	5.79	1.08	2.49
5	—	—	—	—
6	—	—	—	—



CAST IRON REDUCING TEES CLASS 125



NPS	Center to End A	Center to End B	Center to End C	Outside Dia. of Band D (min)	Outside Dia. of Band D2 (min)	Outside Dia. of Band D3 (min)	Length of Threads E (min)	Length of Threads E2 (min)	Length of Threads E3 (min)	Take Out	Take Out	Take Out
1/2 x 1/2 x 3/8	1.04	1.04	1.03	1.34	1.34	1.12	0.43	0.43	0.36	0.50	0.50	0.62
1/2 x 1/2 x 1/4	—	—	—	—	—	—	—	—	—	—	—	—
*1/2 x 3/8 x 1/2	1.12	1.12	1.12	1.34	1.12	1.34	0.43	0.36	0.43	0.58	0.71	0.58
*1/2 x 3/8 x 3/8	1.12	1.12	1.12	1.34	1.12	1.12	0.43	0.36	0.36	0.58	0.71	0.71
*3/8 x 3/8 x 1/2	1.12	1.12	1.12	1.12	1.12	1.34	0.36	0.36	0.43	0.71	0.71	0.58
3/4 x 3/4 x 1/2	1.20	1.20	1.22	1.63	1.63	1.34	0.50	0.50	0.43	0.65	0.65	0.68
3/4 x 3/4 x 3/8	1.12	1.12	1.13	1.63	1.63	1.12	0.50	0.50	0.36	0.57	0.57	0.72
3/4 x 3/4 x 1/4	—	—	—	—	—	—	—	—	—	—	—	—
3/4 x 1/2 x 3/4	1.31	1.22	1.31	1.63	1.34	1.63	0.50	0.43	0.50	0.76	0.68	0.76
3/4 x 1/2 x 1/2	1.20	1.12	1.22	1.63	1.34	1.34	0.50	0.43	0.43	0.65	0.58	0.68
1/2 x 1/2 x 3/4	1.22	1.22	1.20	1.340	1.340	1.630	0.430	0.430	0.500	0.68	0.68	0.65
1 x 1 x 3/4	1.37	1.37	1.45	1.95	1.95	1.63	0.58	0.58	0.50	0.68	0.68	0.90
1 x 1 x 1/2	1.26	1.26	1.36	1.95	1.95	1.34	0.58	0.58	0.43	0.57	0.57	0.82
1 x 1 x 3/8	1.18	1.18	1.27	1.95	1.95	1.12	0.58	0.58	0.36	0.49	0.49	0.86
1 x 1 x 1/4	—	—	—	—	—	—	—	—	—	—	—	—
1 x 3/4 x 1	1.50	1.45	1.50	1.95	1.63	1.95	0.68	0.50	0.58	0.81	0.90	0.81
1 x 3/4 x 3/4	1.37	1.31	1.45	1.95	1.63	1.63	0.58	0.50	0.50	0.68	0.76	0.90
1 x 3/4 x 1/2	1.26	1.20	1.36	1.95	1.63	1.34	0.58	0.50	0.43	0.57	0.65	0.82
1 x 1/2 x 1	1.50	1.36	1.50	1.95	1.34	1.95	0.58	0.43	0.58	0.81	0.82	0.81
1 x 1/2 x 3/4	1.37	1.22	1.45	1.95	1.34	1.63	0.58	0.43	0.50	0.68	0.68	0.90
1 x 1/2 x 1/2	—	—	—	—	—	—	—	—	—	—	—	—
1 x 3/8 x 1	1.50	1.27	1.50	1.95	1.12	1.95	0.58	0.36	0.58	0.81	0.86	0.81
*1 x 1/4 x 1	1.50	1.20	1.50	1.95	0.93	1.95	0.58	0.32	0.58	0.81	0.79	0.81
3/4 x 3/4 x 1	1.45	1.45	1.37	1.63	1.63	1.95	0.50	0.50	0.58	0.90	0.90	0.68
*3/4 x 1/2 x 1	1.45	1.45	1.37	1.63	1.34	1.95	0.50	0.43	0.58	0.90	0.91	0.68
1/2 x 1/2 x 1	—	—	—	—	—	—	—	—	—	—	—	—
1 1/4 x 1 1/4 x 1	1.58	1.58	1.67	2.39	2.39	1.95	0.67	0.67	0.58	0.87	0.87	0.98
1 1/4 x 1 1/4 x 3/4	1.45	1.45	1.62	2.39	2.39	1.63	0.67	0.67	0.50	0.74	0.74	1.07
1 1/4 x 1 1/4 x 1/2	1.34	1.34	1.53	2.39	2.39	1.34	0.67	0.67	0.43	0.63	0.63	0.99
1 1/4 x 1 1/4 x 1/8	—	—	—	—	—	—	—	—	—	—	—	—
1 1/4 x 1 x 1 1/4	1.75	1.67	1.75	2.39	1.95	2.39	0.67	0.58	0.67	1.04	0.98	1.04
1 1/4 x 1 x 1	1.58	1.50	1.67	2.39	1.95	1.95	0.67	0.58	0.58	0.87	0.81	0.98
1 1/4 x 1 x 3/4	1.45	1.37	1.62	2.39	1.95	1.63	0.67	0.58	0.50	0.74	0.68	1.07

* Manufactured to WARD specifications

FireLock® Outlet-T

STYLE 922



Office of the Fire Marshal
Fairfax County, Virginia
Record #: FSPRK-NCAL-2023-00185

SEE VICTAULIC PUBLICATION



The Style 922 Outlet-T provides a convenient method of incorporating 1/2, 3/4, and 1 1/16, 20 and 25 mm outlets for directly connecting sprinklers, drop nipples, sprigs, gauges, drains and other outlet products. Available for 1 1/4 through 76.1 mm/32 to 76.1 mm piping systems, Style 922 outlets are UL/ULC Listed, LPCB and FM Approved for branch connections and VdS Approved for direct sprinkler connection only on wet and dry systems.

The locating collar engages into the hole prepared in the pipe. When tightened, the assembly compresses the gasket onto the OD of the pipe. The Style 922 Outlet-T is UL/FM rated up to 300psi/2068 kPa and VdS rated up to 16bar at the ambient temperatures typical for fire protection systems.

Style 922 is suitable for use on standard, lightwall, Schedule 5 and other specialty pipes.* Contact Victaulic for other optional coatings.

*Consult Section 10.01 for specific listings/approvals.

MATERIAL SPECIFICATIONS

Housing: Ductile iron conforming to ASTM A-536, grade 65-45-12. Ductile iron conforming to ASTM A-395, grade 65-45-15, is available upon special request.

Gasket:

- **Grade "E" EPDM - Type A**
(Violet color code). FireLock products have been Listed by Underwriters Laboratories Inc. and Approved by Factory Mutual Research for wet and dry (oil free air) sprinkler services up to the rated working pressure using the Grade "E" Type A Gasket System.

Bolts/Nuts: Heat-treated plated carbon steel, trackhead meeting the physical and chemical requirements of ASTM A-449 and physical requirements of ASTM A-183.

Housing Coating:

- Orange enamel (North America, Latin America, Asia Pacific)
- Red enamel (Europe)

JOB/OWNER

System No. _____
Location _____

CONTRACTOR

Submitted By _____
Date _____

ENGINEER

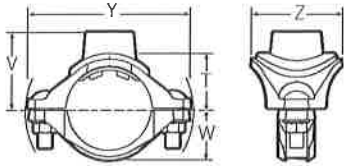
Spec Sect _____ Para _____
Approved _____
Date _____

FireLock® Outlet-T

Office of the Fire Marshal
Fairfax County, Virginia
Record #: FSPRK-NCAL-2023-00185

STYLE 922

DIMENSIONS



Nominal Size Inches/mm		Hole Diameter +0.005/+1.5 -0.000/-0.0	Dimensions – Inches/millimeters					Approx. Weight Each	
Run X Branch FPT†			T†	V	W	Y	Z	lb/2kg	
1¼ 32	X	½	1.30	1.83	1.10	3.87	2.56	1.0	
		15	30.2	33.0	46.5	27.9	98.3	65.0	0.45
		¾	1.28	1.83	1.10	3.87	2.56		1.1
		20	30.2	32.5	46.5	27.9	98.3	65.0	0.50
		1	1.52	2.18	1.10	3.87	2.56		1.2
25	30.2	38.6	55.4	27.9	98.3	65.0	0.54		
1½ 40	X	½	1.42	1.95	1.22	4.08	2.56	1.2	
		15	30.2	36.1	49.5	31.0	103.6	65.0	0.54
		¾	1.40	1.95	1.22	4.08	2.56		1.2
		20	30.2	35.6	49.5	31.0	103.6	65.0	0.54
		1	1.64	2.30	1.22	4.08	2.56		1.3
25	30.2	41.7	58.4	31.0	103.6	65.0	0.59		
2 50	X	½	1.66	2.19	1.46	4.60	2.56	1.3	
		15	30.2	42.2	55.6	37.1	116.8	65.0	0.59
		¾	1.64	2.19	1.46	4.60	2.56		1.4
		20	30.2	41.7	55.6	37.1	116.8	65.0	0.64
		1	1.88	2.54	1.46	4.60	2.56		1.5
25	30.2	47.8	64.5	37.1	116.8	65.0	0.68		
2½ 65	X	½	1.91	2.44	1.71	5.40	2.56	1.6	
		15	30.2	48.5	62.0	43.4	137.2	65.0	0.73
		¾	1.89	2.44	1.71	5.40	2.56		1.6
		20	30.2	48.0	62.0	43.4	137.2	65.0	0.73
		1	2.13	2.79	1.71	5.40	2.56		1.6
25	30.2	54.1	70.9	43.4	137.2	65.0	0.73		
76.1 mm	X	½	1.91	2.44	1.71	5.50	2.56	1.6	
		15	30.2	48.5	62.0	43.4	139.7	65.0	0.73
		¾	1.89	2.44	1.71	5.50	2.56		1.6
		20	30.2	48.0	62.0	43.4	139.7	65.0	0.73
		1	2.13	2.79	1.71	5.50	2.56		1.7
25	30.2	54.1	70.9	43.4	139.7	65.0	0.80		

† Victaulic female threaded products are designed to accommodate standard NPT or BSPT (optional) male pipe threads only. Use of male threaded products with special features, such as probes, dry pendent sprinklers, etc., should be verified as suitable for use with this Victaulic product. Failure to verify suitability in advance may result in assembly problems or leakage.

*Center of run to engaged pipe end for NPT threads (dimensions are approximate).

FireLock® Outlet-T

STYLE 922

Office of the Fire Marshal
Fairfax County, Virginia
Record #: FSPRK-NCAL-2023-00185

PERFORMANCE

Run Size x Outlet Size				Equivalent Length of 1 inch Schedule 40 Steel Pipe (per UL 213, Section 16) (C=120)*, FT	
Inches/mm				Feet/meters	
1¼	X	1	25	8.5	2.6
32					
1½	X	1	25	8.5	2.6
40					
2	X	1	25	8.5	2.6
50					
2½	X	1	25	8.5	2.6
65					
76.1 mm	X	1	25	8.5	2.6

* Hazen-Williams coefficient of friction is 120

FireLock® Outlet-T

STYLE 922

Office of the Fire Marshal
Fairfax County, Virginia
Record #: [FSPRK-NCAL-2023-00185](#)

INSTALLATION

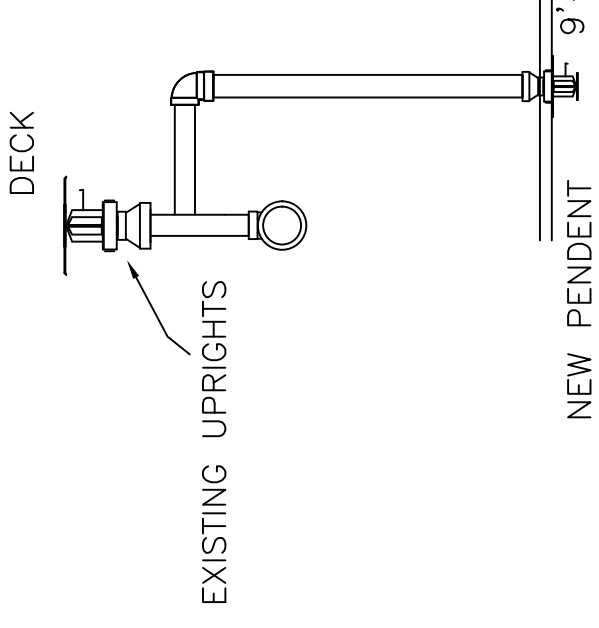
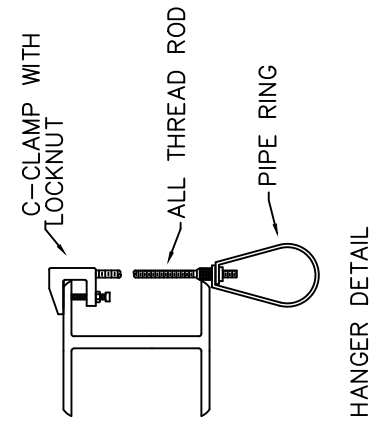
Reference should always be made to the I-100 Victaulic Field Installation Handbook for the product you are installing. Handbooks are included with each shipment of Victaulic products for complete installation and assembly data, and are available in PDF format on our website at www.victaulic.com.

WARRANTY

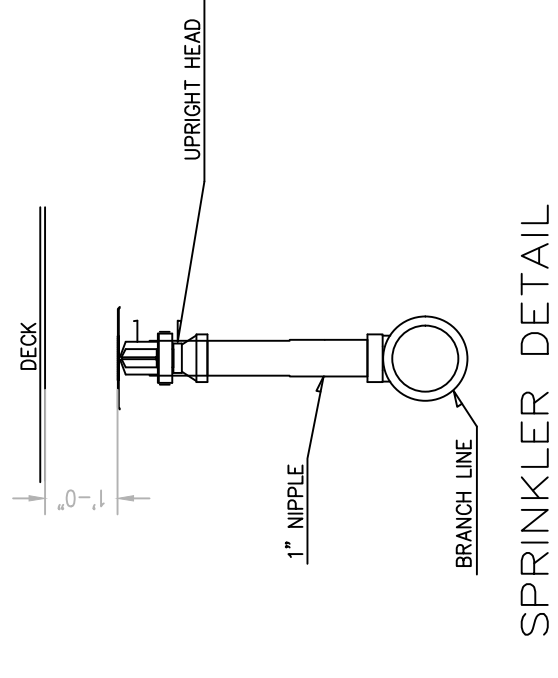
Refer to the Warranty section of the current Price List or contact Victaulic for details.

NOTE

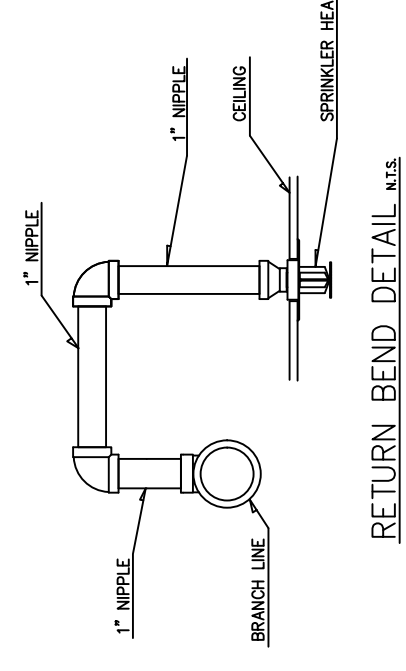
This product shall be manufactured by Victaulic or to Victaulic specifications. All products to be installed in accordance with current Victaulic installation/assembly instructions. Victaulic reserves the right to change product specifications, designs and standard equipment without notice and without incurring obligations.



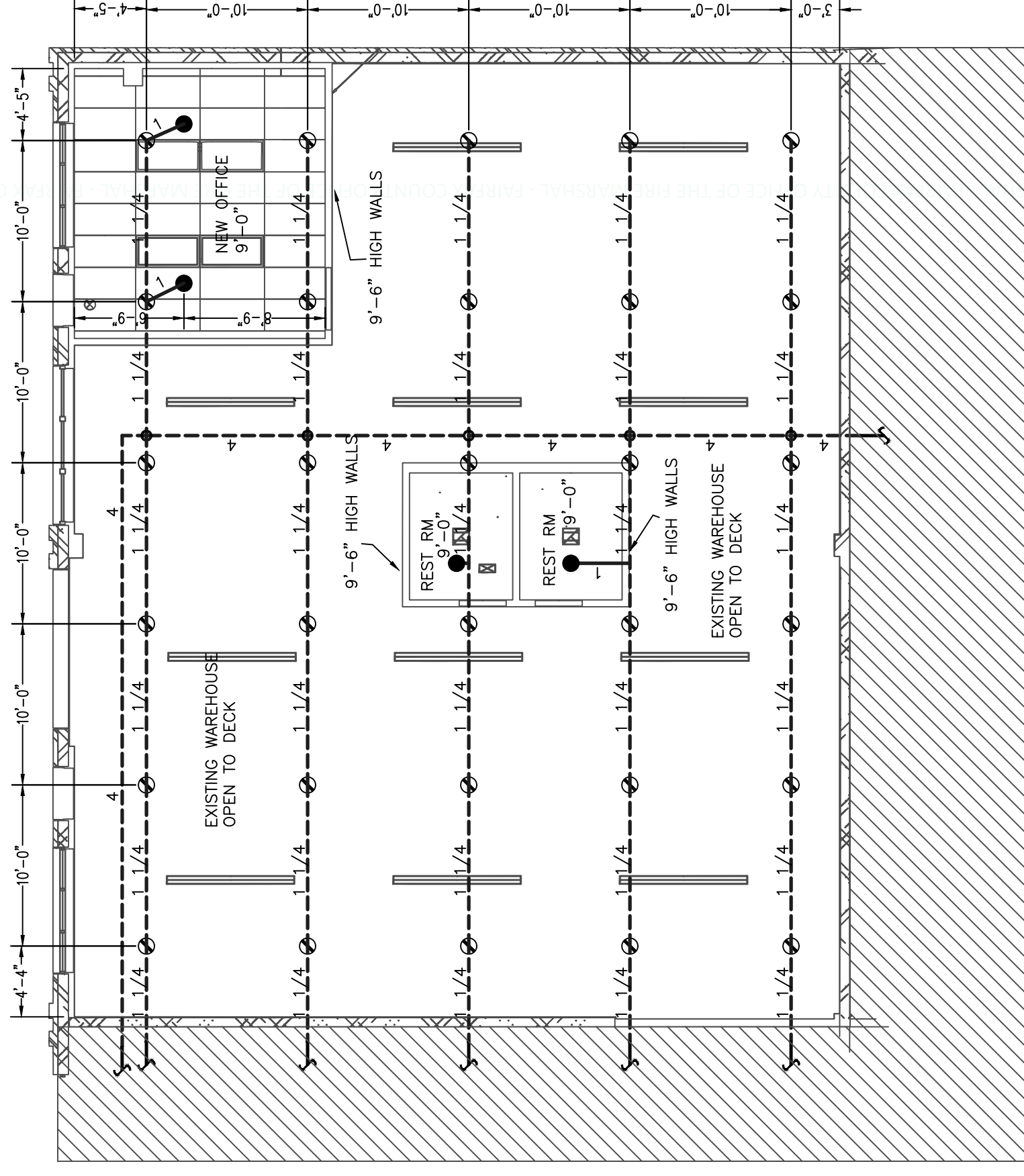
UP/DN DETAIL
NOT TO SCALE



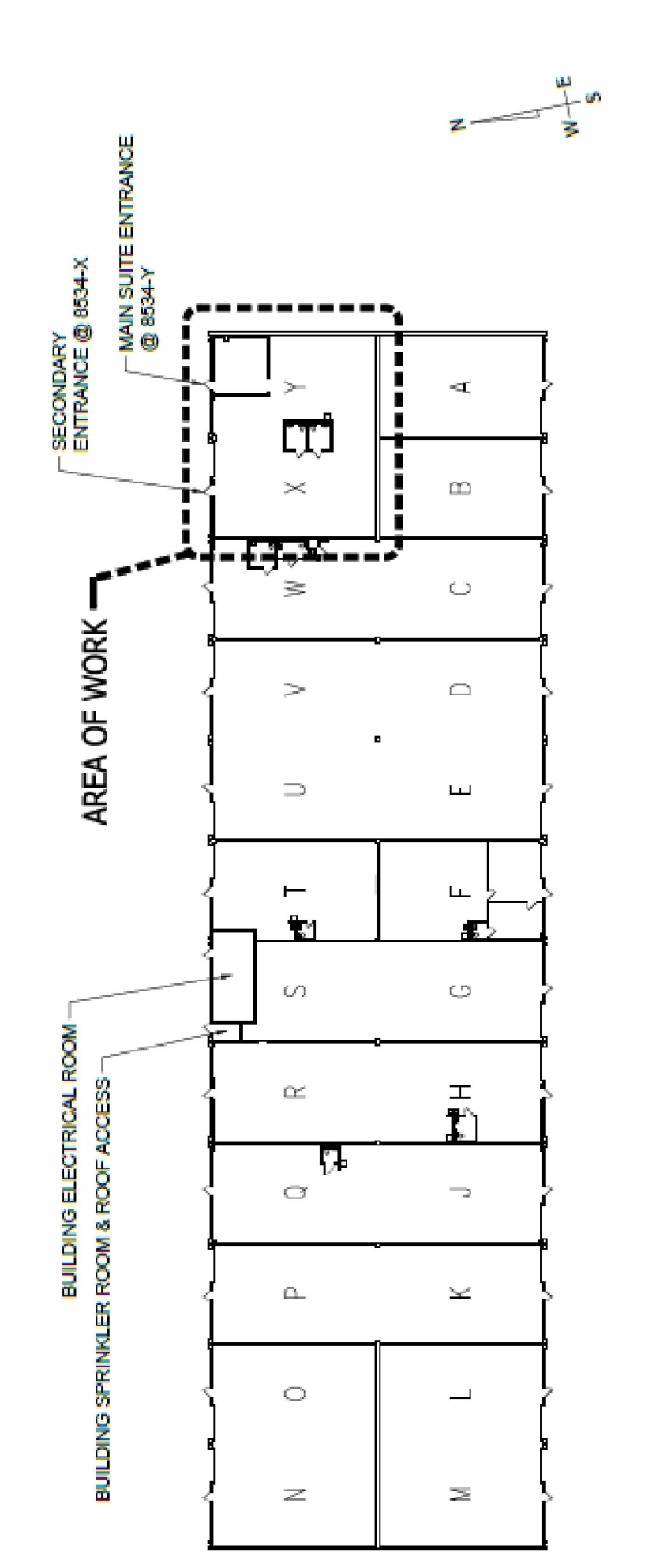
SPRINKLER DETAIL



RETURN BEND DETAIL



GROUND FLOOR— SUITE X/Y
SCALE: 1/8" = 1'-0"



BUILDING ELECTRICAL ROOM & ROOF ACCESS

BUILDING SPRINKLER ROOM

AREA OF WORK

SECONDARY ENTRANCE @ 8534-X @ 8534-Y

MAIN SUITE ENTRANCE



EXISTING PIPE
NEW PIPE

GENERAL SPRINKLER NOTES

1. ALL MATERIALS AND INSTALLATION SHALL CONFORM TO NFPA #13 (NFPA-2013 EDITION).
2. ALL SPRINKLER PIPING SHALL BE BLACK STEEL 1/2" SCH 40/2 1/2" SCH 10. (U.N.O.)
3. SEE SCHEDULES FOR TYPE OF FULLY SPRINKLERED. (U.N.O.)
4. SPRINKLER HEADS SHALL BE THE TYPE OF HEAD INSTALLED.
5. SPRINKLER HEADS ARE/ARE NOT CENTER OF TILE.

SCOPE OF WORK
ADDING AND RELOCATING EXIST.
HEADS PER NFPA 2013.

FULLY SPRINKLERED BY OTHERS
EXISTING AREA TO REMAIN
NOT IN CONTRACT

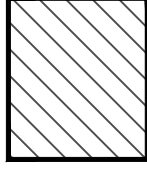


Table 8.6.5.1.2 Positioning of Sprinklers to Avoid Obstructions to Discharge (Standard Spray of Upright/Pendent Sprinklers (SSN/SSP))

Distance of Sprinkler to Obstruction (A)	Minimum Allowable Distance of Sprinkler above Bottom of Obstruction (ft. in.) (B)
Less than 1'	0'
1'-0" to 1'-6"	3/4"
1'-6" to less than 2'	1'-0"
2' to less than 2'-6"	3/4"
2'-6" to less than 3'	7/8"
3' to less than 3'-6"	1'-0"
3'-6" to less than 4'	1'-0"
4' to less than 4'-6"	1'-2"
4'-6" to less than 5'	1'-4"
5' to less than 5'-6"	1'-6"
5'-6" to less than 6'	1'-8"
6' to less than 6'-6"	2'-0"
6'-6" to less than 7'-6"	2'-4"
7' to less than 7'-6"	2'-8"

Plans APPROVED by Fire Marshal

No inspection without approved, color-print plans on-site.

Approval of this plan does not constitute a warranty of performance or compliance with any of the provisions in the adopted codes, standards, or manufacturer's installation requirements.

Date: 2/9/2023
Reviewed by: Benjamin Williams
Record #: ESPRINK-NCAL-2023-00185

SPRINKLER HEAD INFORMATION

SYMBOL	MANUFACTURER	MODEL #	K FACTOR	RESPONSE	TEMP	ORF.	ESCU.	QTY	
○	RELIABLE	F1-BAL325	5.6	STANDARD RESPONSE	165	1/2	BRASS	4	
●	RELIABLE	F1R-BAL1414	5.6	QUICK RESPONSE	155	1/2	CHR.	4	
								TOTAL SPRINKLERS THIS FLOOR=	4



9352 Mike Garcia Drive
Manassas, VA. 20109
(703) 890-8400

PROJECT:

CRUNCHY TOBACCO	2/29/23
8534 TERMINAL ROAD	JOB #:
LORTON VIRGINIA 22079	DRWN BY: MM
GROUND FLOOR - SUITE X/Y	GG: GARRETT
SCALE: 1/8" = 1'-0"	DATE
	REVISIONS
	SHEET #
	1 OF 1





CONTRACT NO. _____
CUSTOMER'S P.O. NO. _____
CUSTOMER'S NAME TERMINAL RD. WAREHOUSE
ADDRESS BLD # 4 FAIRFAX VA

SYSTEM NO. BLD # 4
SHEET NO. 1 OF 10
DRAWING NO. 1, 2, 3

DESCRIPTION OF HAZARD ORDINARY GROUP III
AUTHORITY HAVING JURISDICTION FAIRFAX COUNTY
CALCULATIONS BY T.C. ANDERSON AT _____ DATE Nov. 8, 1986

BASIC DESIGN DATA
DENSITY G.P.M./FT.² 0.21
AREA OF WATER APPLICATION FT.² 2000
TOTAL HOSE WATER ALLOWANCE G.P.M. 500
OTHER WATER ALLOWANCE G.P.M. _____
REMARKS _____

FLOW TEST DATA
STATIC P.S.I. 97 **OFFICE OF FIRE MARSHAL**
RESIDUAL P.S.I. 76
G.P.M. FLOWING 1370
TEST GAUGE LOCATION & ELEV. 83 4405 0/1
FLOW HYDRANT LOCATION _____
REMARKS LOW HYDRAULIC GRADIENT 300

FIRE PUMP DATA
RATED G.P.M. N/A
RATED P.S.I. _____
ELEVATION _____
TYPE OF PUMP _____
REMARKS _____

ELEVATED TANK DATA
DISCHARGE PIPE SIZE _____ TANK CAPACITY _____
TANK BOTTOM ELEV. _____ HIGH WATER ELEV. _____

OTHER DATA
UNDERGROUND PIPE - LINED UNLINED _____ OTHER _____
BUILDING HEIGHT 20.

CALCULATION SUMMARY
G.P.M. REQ'D _____ CALCULATED AREA #1 CALL AREA #2
P.S.I. REQ'D _____ 968 965.4
LOCATION JUNCTION EXIS 8" UNDERGROUND
REMARKS 78 PSI AVAILABLE @ LOW GRADIENT

ABBREVIATIONS

- | | | |
|------------------------|-----------------------------|--------------------------------|
| AL.V. - ALARM VALVE | G.P.M. - GALLONS PER MINUTE | P.S.I. - POUNDS PER SQUARE IN. |
| C - CROSS | GV - GATE VALVE | FT - TOTAL PRESSURE IN |
| CV - SWING CHECK VALVE | LT.E. - LONG TURN ELBOW | P.S.I. |
| DEL.V. - DELUGE VALVE | PE - PRESSURE LOSS DUE | o - FLOW INCREMENT |
| DPV - DRY-PIPE VALVE | TO ELEVATION | Q - SUMMATION OF FLOW |
| E - 90° ELBOW | PF - PRESSURE LOSS DUE | ST - STRAINER |

REQUEST FOR INTERPRETATION

TO: OFFICE OF THE STATE BUILDING CODE TECHNICAL REVIEW BOARD
VIRGINIA DEPT. OF HOUSING AND COMMUNITY DEVELOPMENT
Main Street Centre
600 E. Main Street, Suite 300
Richmond, Virginia 23219-1321
Tel: (804) 371-7150 Fax: (804) 371-7092
Email: sbco@dhcd.virginia.gov

From: Richard Gordon

Phone Number : 804-365-6040

Email Address: rtgordon@hanovercounty.gov

Applicable Code: 2021 USBC

Code Section(s): Code of Virginia §36-99(B)(1-3)

Submitted by (signature):  Date: February 22, 2024

QUESTION(S):

Is the Building Official responsible for enforcing §36-99(B)(1-3)?

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§ 36-99. Provisions of Code; modifications

A. The Building Code shall prescribe building regulations to be complied with in the construction and rehabilitation of buildings and structures, and the equipment therein as defined in § 36-97, and shall prescribe regulations to ensure that such buildings and structures are properly maintained, and shall also prescribe procedures for the administration and enforcement of such regulations, including procedures to be used by the local building department in the evaluation and granting of modifications for any provision of the Building Code, provided the spirit and functional intent of the Building Code are observed and public health, welfare and safety are assured. The provisions of the Building Code and modifications thereof shall be such as to protect the health, safety and welfare of the residents of the Commonwealth, provided that buildings and structures should be permitted to be constructed, rehabilitated and maintained at the least possible cost consistent with recognized standards of health, safety, energy conservation and water conservation, including provisions necessary to prevent overcrowding, rodent or insect infestation, and garbage accumulation; and barrier-free provisions for individuals with physical disabilities and aged individuals. Such regulations shall be reasonable and appropriate to the objectives of this chapter.

B. In formulating the Code provisions, the Board shall have due regard for generally accepted standards as recommended by nationally recognized organizations, including, but not limited to, the standards of the International Code Council and the National Fire Protection Association. Notwithstanding the provisions of this section, farm buildings and structures shall be exempt from the provisions of the Building Code, except for a building or a portion of a building located on a farm that is operated as a restaurant as defined in § 35.1-1 and licensed as such by the Board of Health pursuant to Chapter 2 (§ 35.1-11 et seq.) of Title 35.1. 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. However, any farm building or structure (i) where the public is invited to enter for an agritourism activity, as that term is defined in § 3.2-6400, for recreational, entertainment, or educational purposes and (ii) that is used for display, sampling, or sale of agricultural, horticultural, floricultural, or silvicultural products produced on the farm or the sale of agricultural-related or silvicultural-related items incidental to the agricultural operation shall have:

1. Portable fire extinguishers for the purpose of fire suppression;
2. A simple written plan in case of an emergency, but such plan shall not be construed to be interpreted as a fire evacuation plan under the Uniform Statewide Building Code or any other local requirements; and
3. A sign posted in a conspicuous place upon entry to the farm building or structure that states that "This building is EXEMPT from the Uniform Statewide Building Code. Be alert to exits in the event of a fire or other emergencies." Such sign shall be placed in a clearly visible location near the entrance to such farm building or structure. The notice shall consist of a sign no smaller than 24 inches by 36 inches with clearly legible black letters, with each letter to be a minimum of one

inch in height.

C. Where practical, the Code provisions shall be stated in terms of required level of performance, so as to facilitate the prompt acceptance of new building materials and methods. When generally recognized standards of performance are not available, such provisions shall provide for acceptance of materials and methods whose performance has been found by the local building department, on the basis of reliable test and evaluation data, presented by the proponent, to be substantially equal in safety to those specified.

D. The Board, upon a finding that sufficient allegations exist regarding failures noted in several localities of performance standards by either building materials, methods, or design, may conduct hearings on such allegations if it determines that such alleged failures, if proven, would have an adverse impact on the health, safety, or welfare of the citizens of the Commonwealth. After at least 21 days' written notice, the Board shall convene a hearing to consider such allegations. Such notice shall be given to the known manufacturers of the subject building material and as many other interested parties, industry representatives, and trade groups as can reasonably be identified. Following the hearing, the Board, upon finding that (i) the current technical or administrative Code provisions allow use of or result in defective or deficient building materials, methods, or designs, and (ii) immediate action is necessary to protect the health, safety, and welfare of the citizens of the Commonwealth, may issue amended regulations establishing interim performance standards and Code provisions for the installation, application, and use of such building materials, methods or designs in the Commonwealth. Such amended regulations shall become effective upon their publication in the Virginia Register of Regulations. Any amendments to regulations adopted pursuant to this subsection shall become effective upon their publication in the Virginia Register of Regulations and shall be effective for a period of 24 months or until adopted, modified, or repealed by the Board.

1972, c. 829; 1974, c. 433; 1975, c. 394; 1977, cc. 423, 613; 1978, c. 581; 1981, c. 2; 1982, c. 267; 1998, c. 755; 2000, c. 751; 2002, c. 555; 2003, cc. 436, 650, 901; 2023, cc. 148, 149, 644.

The chapters of the acts of assembly referenced in the historical citation at the end of this section(s) may not constitute a comprehensive list of such chapters and may exclude chapters whose provisions have expired.



Glenn Youngkin
Governor

Caren Merrick
Secretary of
Commerce and Trade

COMMONWEALTH of VIRGINIA

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

Bryan W. Horn
Director

October 2023

Memorandum

To: Board of Housing and Community Development Members

From: Agritourism Event Structure Technical Advisory Committee

RE: Findings and Recommendations

Background

[SB1305](#) (2023), as approved by the General Assembly and signed by the Governor, directed the Agritourism Event Structure Technical Advisory Committee (the Committee) to continue its efforts first established by [SB400](#) (2022). The legislation implemented three new requirements for farm buildings and structures that are open to the general public for agritourism activities ([§ 36-99.B.](#)). Additionally, the new legislation required the Committee to meet at least four times during 2023 to continue considering the following issues of concern regarding fire safety and the welfare of the general public at agritourism facilities:

- (i) *minimum safety standards for any building or structure utilizing the agritourism exemption, including the need to provide fire suppression, proper ingress and egress from buildings in case of emergency, and requirements relating to access roads;*
- (ii) *issues relating to standards that appropriately address facilities of all sizes and types; and*
- (iii) *the potential need for an administrative organization for inspection, enforcement, and evaluation of any new laws or regulations.*

In addition to the requirements imposed by SB1305, the Board of Housing and Community Development (the Board) directed the Committee to also consider certain terms and definitions that need additional clarity. Furthermore, SB1305 directed the Committee to report its findings and recommendations to the Board by November 1, 2023. The Committee met four times during 2023 and a summary of each meeting is attached.



Minimum Safety Standards

As previously stated, SB1305 implemented three new requirements for farm buildings and structures that are open to the general public for agritourism activities (§ 36-99.B.). The new requirements went into effect July 1, 2023, and are as follows:

1. *Portable fire extinguishers for the purpose of fire suppression;*
2. *A simple written plan in case of an emergency, but shall not be construed to be interpreted as a fire evacuation plan under the Uniform Statewide Building Code or any local requirements; and*
3. *A sign posted in a conspicuous place upon entry to the farm building or structure that states that "This building is EXEMPT from the Uniform Statewide Building Code. Be alert to exits in the event of a fire or other emergencies." Such sign shall be placed in a clearly visible location near the entrance to such farm building or structure. The notice shall consist of a sign no smaller than 24 inches by 36 inches with clearly legible black letters, with each letter to be a minimum of one inch in height.*

Committee members reported that affected facilities attempting to comply with the new requirements do not know how to do so because the requirement to have a portable fire extinguisher and have a simple written emergency plan do not provide enough detail as currently stated in State Code. The Committee agreed the third new requirement regarding the posting of a sign stating the facility's exemption from the Uniform Statewide Building Code (USBC) is currently detailed and specific enough for a facility to comply.

Considering the July 1, 2023, effective date, committee members expressed concern regarding the lack of specificity in complying with the new requirements imposed by §36-99.B and discussed best practices for compliance with the new requirements. In doing so, the Committee and stakeholders developed best practices in the form of non-binding guidance for facilities seeking to comply with the new requirements. The best practices are offered as a resource in the absence of other federal, state, or local requirements imposed on facilities subject to §36-99.B and pertaining to portable fire extinguishers and simple written emergency plans. The detailed best practices may be found in the accompanying memo to the Board.

Facilities of all Sizes and Types

The Committee discussed the need for different tiers of safety requirements dependent upon the size and capacity of a facility. When considering minimum safety requirements, the Committee noted that the safety requirements for a smaller operation may vary drastically from that of a larger operation and could potentially place a greater burden upon a smaller operation. Additionally, the Committee noted that minimum safety standards deemed necessary may vary regionally based on the environment and resources available. Committee members also discussed how the minimum safety standards deemed necessary may vary for a facility's regular weekday operations, weekend operations, or for a special event.

Another aspect of the issue discussed was the fact that there is not currently a mechanism for determining the occupancy limits for these affected facilities. As these facilities are exempt from



the Uniform Statewide Building Code (USBC), there is not currently a process by which a facility could receive a certificate of occupancy from a local building official. Some committee members shared examples of localities requiring these facilities to obtain a special or temporary permit in certain situations. It was noted that these permits are often based on the type of activity to occur or the expected attendance of an event.

Administrative Organization for Inspection, Enforcement, and Evaluation

Currently, farm buildings and structures (as defined by [§36-97](#)) are exempt from complying with the Uniform Statewide Building Code (USBC). As such, the administrative apparatus associated with the enforcement of the USBC would not apply to farm buildings and structures that are open to the general public for agritourism activities (as defined by [§3.2-6400](#)).

The Committee discussed that there is currently no identified administrative organization to inspect and enforce the new requirements imposed by [§36-99.B](#), as well as any new laws or regulations that may affect farm buildings and structures that are open to the general public for agritourism activities. The Committee discussed different enforcement mechanisms, including the Statewide Fire Prevention Code (SFPC) which includes fire safety provisions associated with ongoing operations and maintenance of facilities. Additionally, the SFPC includes administrative provisions related to inspection and enforcement, including an appeal process. Methods for including the new requirements imposed by [SB1305](#) (§36-99.B, 1-3) within the administrative apparatus of the SFPC were offered, however, all options would require legislative and/or regulatory action.

No consensus was reached as to the most effective administrative apparatus for inspecting, enforcing, and evaluating the new requirements imposed by §36-99.B. Additional discussion would be required.

Other Topics Discussed

Terms and Definitions- As directed by the Board at its May 8, 2023, meeting, the Committee considered the issue of certain terms and definitions, specifically the term “primarily” as used in the definition of “farm building and structure” in [§36-97](#) of the Virginia State Code. The Committee discussed how the uncertainty in this term has led to varying application across localities of the farm building and structure exemption from the Uniform Statewide Building Code (USBC). The inconsistent interpretations have subsequently created uncertainty in the application of the new requirements imposed by [§36-99.B.](#), because the new requirements only apply to certain types of farm buildings and structures that are exempt from the USBC.

Legislative Language- Committee members noted that there is only a farm building and structure exemption from the USBC, not an agritourism exemption as stated in the second enactment clause of SB1305.

Applicability- The Committee discussed the fact that enforcement of the USBC only applies to



the construction of new facilities, not preexisting facilities. As such, if the requirements imposed by §36-99.B. were to be administered in a manner similar to the USBC, the new requirements would only apply to the construction of new facilities. However, as previously stated, farm buildings and structures (as defined by §36-97) are exempt from complying with the USBC.

Recommendations to the Board

The Committee recommends publishing to the Department of Housing and Community Development (DHCD) website the accompanying memo of offered best practices in the form of non-binding guidance for facilities seeking to comply with the new requirements for farm buildings and structures that are open to the general public for agritourism activities ([§ 36-99.B.](#)). Committee members have agreed to provide notice to relevant stakeholders regarding the publishing of this best practices memo. The Committee recommends the Board takes no additional action.





Glenn Youngkin
Governor

Caren Merrick
Secretary of
Commerce and Trade

COMMONWEALTH of VIRGINIA

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

Bryan W. Horn
Director

October 2023

Memorandum

To: Board of Housing and Community Development Members

From: Agritourism Event Structure Technical Advisory Committee

RE: Best Practices for New Safety Measures

Background

[SB1305](#) (2023), as approved by the General Assembly and signed by the Governor, directed the Agritourism Event Structure Technical Advisory Committee to continue its efforts first established by [SB400](#) (2022). The legislation requires the Committee to meet at least four times during 2023 to continue considering issues of concern regarding fire safety and the welfare of the general public at agritourism facilities. Additionally, the new legislation implemented three new requirements for farm buildings and structures that are open to the general public for agritourism activities ([§ 36-99.B.](#)). The new requirements went into effect July 1, 2023, and are as follows:

1. *Portable fire extinguishers for the purpose of fire suppression;*
2. *A simple written plan in case of an emergency, but shall not be construed to be interpreted as a fire evacuation plan under the Uniform Statewide Building Code or any local requirements; and*
3. *A sign posted in a conspicuous place upon entry to the farm building or structure that states that "This building is EXEMPT from the Uniform Statewide Building Code. Be alert to exits in the event of a fire or other emergencies." Such sign shall be placed in a clearly visible location near the entrance to such farm building or structure. The notice shall consist of a sign no smaller than 24 inches by 36 inches with clearly legible black letters, with each letter to be a minimum of one inch in height.*

During the Committee's meeting on June 14, 2023, committee members reported that affected facilities attempting to comply with the new requirements do not know how to do so because the requirement to have a portable fire extinguisher and have a simple written emergency plan do not provide enough detail as currently stated in State Code. The Committee agreed the third new requirement regarding the posting of a sign stating the facility's exemption from the Uniform



Statewide Building Code (USBC) is currently detailed and specific enough for a facility to comply. Considering the impending July 1 effective date, committee members expressed concern regarding the lack of specificity in complying with the new requirements and began discussing best practices for compliance with the new requirements.

The following best practices were developed by the Committee and stakeholders to provide non-binding guidance for facilities seeking to comply with the new requirements imposed by §36-99.B. While the committee has generally agreed on the contents of the best practices, it has not taken formal action to adopt or endorse the best practices. These recommended best practices are offered in the absence of other federal, state, or local requirements imposed on facilities subject to §36-99.B and pertaining to portable fire extinguishers and simple written emergency plans.

Best Practices

In the absence of federal, state, or local requirements pertaining to the measures specified in §36-99.B.1 and 36-99.B.2 of the Code of Virginia, the Agritourism Event Structure Technical Advisory Committee (the Committee) offers the following best practices for fulfilling the requirements related to portable fire extinguishers and a simple written emergency plan as stated in §36-99.B.1. and 36-99.B.2. These best practices are non-binding in nature and are to be used as guidance to ensure fire safety and the welfare of the general public at agritourism facilities.

36-99.B.1. Portable fire extinguishers for the purpose of fire suppression

The Committee suggests several resources for facilities to reference in order to comply with the requirement to have “portable fire extinguishers for the purpose of fire suppression.” Compliance with this requirement may include the following elements:

Fire Extinguishers For Class A Fire Hazards

	Ordinary (Moderate) Hazard Occupancy
Minimum-rated single extinguisher	2-A
Maximum floor area per unit of A	1,500 sqft.
Maximum floor area for extinguisher	11,250 sqft.
Maximum distance of travel to extinguisher	75 ft.

Conspicuous Location- Portable fire extinguishers may be located in conspicuous locations where they will have ready access and be immediately available for use. These locations may be along normal paths of travel, unless the hazard posed indicates the need for placement away from normal paths of travel.

Unobstructed and Unobscured- Portable fire extinguishers may not be obstructed or obscured from view. In rooms or areas in which visual obstruction cannot be completely avoided, means may be provided to indicate the locations of extinguishers.



Hangers and Brackets- Hand-held portable fire extinguishers, not housed in cabinets, may be installed on the hangers or brackets supplied. Hangers or brackets may be securely anchored to the mounting surface in accordance with the manufacturer's installation instructions.

Cabinets- Cabinets used to house portable fire extinguishers may not be locked.

Extinguisher Installation- Portable fire extinguishers having a gross weight not exceeding 40 pounds (18 kg) may be installed so that their tops are not more than 5 feet (1524 mm) above the floor. Hand-held portable fire extinguishers having a gross weight exceeding 40 pounds (18 kg) may be installed so that their tops are not more than 3.5 feet (1067 mm) above the floor. The clearance between the floor and the bottom of installed hand-held portable fire extinguishers may be not less than 4 inches (102 mm).

Wheeled Units- Wheeled fire extinguishers may be conspicuously located in a designated location.

Maintenance- Portable fire extinguishers should be inspected at least annually and maintained in compliance with the manufacturer's recommendations.

36-99.B.2 A simple written plan in case of an emergency, but shall not be construed to be interpreted as a fire evacuation plan under the Uniform Statewide Building Code or any local requirements

The Committee suggests several resources as best practices for complying with “a simple written plan in case of an emergency.” The plan may include the following elements:

Virginia Farm Emergency Plan- published by the Virginia Cooperative Extension ([here](#))

- Contact information for the following:
 - Facility’s ownership and/or management
 - Emergency services
 - Specific phone numbers for the operation of the facility
 - Farm operations primary and secondary contacts
- Directions to the facility from all major highways/roads, including a map of the property with major landmarks highlighted
- Facility site information including:
 - Physical address
 - GPS coordinates
 - Chemical storage address
 - E911 Addresses
- Frequent walkthroughs and operational checks
- Records updated annually
- Employee information including:
 - CPR and First Aid training certifications
 - Medical requirements



Fire Evacuation Plans- fire evacuation plans may include the following:

- Emergency egress or escape routes and whether evacuation of the building is to be complete by selected floors or areas only or with a defend-in-place response.
- Procedures for employees who must remain to operate critical equipment before evacuating.
- Procedures for the use of elevators to evacuate the building where occupant evacuation elevators are provided.
- Procedures for assisted rescue for persons unable to use the general means of egress unassisted.
- Procedures for accounting for employees and occupants after evacuation has been completed.
- Identification and assignment of personnel responsible for rescue or emergency medical aid.
- The preferred and any alternative means of notifying occupants of a fire or emergency.
- The preferred and any alternative means of reporting fires and other emergencies to the fire department or designated emergency response organization.
- Identification and assignment of personnel who can be contacted for further information or explanation of duties under the plan.
- A description of the emergency voice/alarm communication system alert tone and preprogrammed voice messages, where provided.

Fire Safety Plans- fire safety plans may include the following:

- The procedure for reporting a fire or other emergency.
- The life safety strategy including the following:
 - Procedures for notifying occupants, including areas with a private mode alarm system.
 - Procedures for occupants under a defend-in-place response.
 - Procedures for evacuating occupants, including those who need evacuation assistance.
- Site plans indicating the following:
 - The occupancy assembly point.
 - The locations of fire hydrants.
 - The normal routes of fire department vehicle access.
- Floor plans identifying the locations of the following:
 - Exits.
 - Primary evacuation routes.
 - Secondary evacuation routes.
 - Accessible egress routes.
 - Areas of refuge.
 - Exterior areas for assisted rescue.
 - Refuge areas associated with smoke barriers and horizontal exits.
 - Manual fire alarm boxes.



- Portable fire extinguishers.
 - Occupant-use hose stations.
 - Fire alarm annunciators and controls.
- A list of major fire hazards associated with the normal use and occupancy of the premises, including maintenance and housekeeping procedures.
- Identification and assignment of personnel responsible for maintenance of systems and equipment installed to prevent or control fires.
- Identification and assignment of personnel responsible for maintenance, housekeeping and controlling fuel hazard sources.





Virginia Farm Emergency Plan

Authored by Livvy Priesser, Unit Coordinator and Extension Agent, Agriculture and Natural Resources, Isle of Wight County, Virginia Cooperative Extension

What is a Farm Emergency Plan and why should you create one?

The purpose of a Farm Emergency Plan is to help agricultural operations proactively prepare for management of unexpected hazardous situations. A thorough and current Farm Emergency Plan can help minimize first responder response times and assist with site location accuracy during an emergency. Farm Emergency Plans should be utilized as well communicated training tools for operational employees, family members, etc. If done properly, a Farm Emergency Plan could be one of the most effective and invaluable tools to have around.

The Bureau of Labor Statistics found that agriculture activities are among the 34 deadliest jobs in the United States. Farming is a hazardous job and in 2019, Virginia reported three fatalities throughout the state due to farm incidents according to Virginia Farm Bureau. Our program team has put together resources to help encourage farm safety and wellness for all farm families by compiling a Farm Emergency Plan to help farmers ensure they are prepared in the event of an on-farm emergency.

Where should you store your plan?

Once you have thoroughly completed a Farm Emergency Plan, it is important that all necessary parties are provided convenient access. The plan should be stored in multiple locations and be available in various formats if possible. Suggested places include in the tractor(s), combine(s), truck(s), pesticide storage shed, office, and/or any other central location where employees congregate. Laminating or keeping the plan in a binder/folder will help with the durability of the plan. It is important to share this information with employees, family members, and local first responders (police, EMS, and fire). If the operation is multilingual, all should be covered in the plan. Lastly, the plan should be updated annually and reviewed with new employees.

Who should have access to it?

All farm employees and family members should have access to this plan. This plan should be kept in several different locations for easy access. We also suggest sharing this plan with your local first responders as well.

The following is a template:

Farm Name: _____

Date Completed: _____

About the Farm

Farm Employers	Name	Phone Number	Email
Owner/Manager			
Vice President/Manager			
Other Workers			

If you have an emergency, call 911. If 911 does not work, please contact:

Departments	Contact Numbers
Local Fire Department	
Local Emergency Medical Services	
Sheriff	
Animal Control	
Virginia State Police	(800) 674-2000
Local Hospital	
Local or Family Doctor	
Veterinarian (Small and Large Animal)	
Local VDACS Pesticide Investigator	
Virginia Agriculture and Consumer Services (VDACS)	(804) 786-3501
VDACS Pesticide Division	(804) 786-3798
Virginia Poison Control	(800) 222-1222
National Response Center	(800) 424- 8802
National Suicide Prevention Line	(800) 273-8255

Directions to the farm from all major highways/roads

Include a map of your farm with fields or land worked highlighting major landmarks. Inc.

Specific Numbers for your operation

Departments	Contact Numbers
Fire Department/Chief	
EMS/EMS Coordinator	
Gas Company	
Electric Company	
Farm Mechanic	
Chemical Dealer	
Equipment Dealer	
Local Virginia Cooperative Extension Agent	
Loan Officer	
Insurance Agent	
Farm Service Agency	
Family Doctor	
Family Therapist	
Other	
Other	

Farm Operation - Primary Contact Information

Name	
Address	
Daytime Phone Number	
Nighttime Phone Number	
Email	
Other?	

Farm Operation- Secondary Contact Information

Name	
Address	
Daytime Phone Number	
Nighttime Phone Number	
Email	
Other?	

Farm Site

Farm Physical Address	
Farm GPS Coordinates	
Chemical Storage Address	
Other	

What else should I know or include in my emergency plan?

- **Operation Layout**

Please include a map or layout of the operation in the plan. Include all land owned, rented, or worked with all the main highways marked. If you operate a U-pick or agritourism operation, it would be helpful to share these layouts with local first responders (fire, EMS, and police). Please mark all major landmarks on the map such as ponds, chemical storage, septic/wastewater, powerlines, grain bins/silos, first aid kits, fire extinguishers, and any other needed emergency documentation.

- **E911 Addresses**

Include all E911 addresses of your farm and rented land within your plan.

- **Walkthroughs**

It is always good to do frequent operational checks and document if/when deficiencies are addressed.

- **Updating Records**

Make sure the plan is updated annually! Update all numbers to reflect any changes in businesses, veterinarians, etc. Also, update locations of farm land or rented land to reflect safe entrances, etc.

- **CPR and First Aid**

If any employee is trained in CPR or first aid, please add that to your plan.

- **Medical Requirements**

If any employee has specific medical requirements, please address that as well (latex, asthma, food or medicine allergies, etc.).

- **Customize**

This farm emergency plan is very basic, so please customize to your operation and your needs.

For questions about how to use or update your farm emergency plan, please contact Livvy Preisser at livvy16@vt.edu or 757-365-6261.

Funding provided by the “Reducing Human & Financial Risk for Beginning, Military Veteran, & Historically Underserved Farmers through Farm Stress, Wellness, & Safety Education” project of the Southern Extension Risk Management Education Center in partnership with the Virginia Beginning Farmer and Rancher Coalition and AgrAbility Virginia Program.



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October 23, 2023

Re: Agritourism Event Structure Technical Advisory Committee Best Practices Memo and Final Report

Dear Board of Housing and Community Development Members,

The Virginia Agribusiness Council (VAC) is a non-profit member organization committed to representing the agriculture and forest industries in the Commonwealth with a unified voice through effective government relations. Our membership spans family and commercial farms, agribusiness companies, agriculture lenders, industry associations, and multiple other industry participants. VAC has long supported agritourism activities on farms and forest land for the purpose of economic development, recreation, entertainment, and education.

Agritourism is a \$2.2 billion business in Virginia. Whether it's U-Pick operations for berries or apples, a cut-your-own Christmas tree farm, or hosting events in a farm winery, agritourism gives producers an opportunity to generate additional income and an avenue for direct marketing to consumers.

As stakeholders in the Commonwealth's agritourism industry, VAC has participated in the Agritourism Event Structure Technical Advisory Committee (AgTAC) initially established by SB 400 and continued with SB 1305. We are pleased to support and give our approval of the Best Practices Memo and 2023 Final Report. These documents accurately represent the AgTAC's discussions and how the Committee fulfilled the directive from the Virginia General Assembly. We appreciate the Board's assistance in communicating this information to agritourism event operators and the public via the Department of Housing and Community Development's website.

VAC has made plans to provide education and outreach to VAC members and the agritourism community in the following ways:

- Provide an update to VAC members during the 2024 State Policy Meeting which will be held November 9th, 2023;
- Utilize the in-person Annual Meeting on November 20th, 2023 to provide an update to attendees on the outcome of the AgTAC and next steps;
- Link to the Best Practices Memo and 2023 Report on our website and provide content on VAC's social media platforms; and
- Create signage that meets the specifications of section §36-99 of the Code of Virginia.

We appreciate the work of the AgTAC members, the Department of Housing and Community Development staff, and the Office of the Attorney General. We are grateful to the Board of Housing and Community Development for your partnership.

Sincerely,



Cliff Williamson, Executive Director
Virginia Agribusiness Council



COMMONWEALTH of VIRGINIA

Virginia Fire Services Board

Virginia Fire Services Board
c/o Virginia Department of Fire Programs
1005 Technology Park Drive
Glen Allen, VA 23059-4500
Phone: 804/ 371-0220
Fax: 804/ 371-3408

Keith Johnson
CHAIRMAN
VA FIRE CHIEFS ASSOCIATION

Abbey Johnston
VICE-CHAIRMAN,
VA STATE FIREFIGHTERS
ASSOC.

Walter T. Bailey
VA FIRE SERVICES COUNCIL

Bettie Reeves-Nobles
GENERAL PUBLIC

Scott Garber
LOCAL FIRE MARSHAL

Ernie Little
VA FIRE PREVENTION
ASSOCIATION

Dennis D. Linaburg
VA CHPT INTERNATIONAL
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Jess Rodzinka
VA PROFESSIONAL
FIREFIGHTERS' ASSOCIATION

Jerome Williams
CERTIFIED FIRE SERVICE
INSTRUCTOR

Steven Sites
VA MUNICIPAL LEAGUE

James A. Calvert
INDUSTRY – SARA TITLE III &
OSHA

Ben Reedy
INSURANCE INDUSTRY

Donald L. Hart
ASSOCIATION OF COUNTIES

Joh Miller
VA DEPART OF FORESTRY

JM Snell II
VA BOARD OF HOUSING AND
COMMUNITY DEVELOPMENT

November 3, 2023

Board of Housing and Community Development
Chairman Louie Berbert
600 East Main Street, Suite 300
Richmond, VA 23219

Dear Chairman Berbert:

I write to you as the Chair of the Virginia Fire Services Board and Board member of the Board of Housing and Community Development (BHCD). At the October 16, 2023, meeting of the Board of Housing and Community Development, Department of Housing and Community Development (DHCD) staff provided an oral report to the Board of the findings and recommendations of the Agritourism Event Structure Technical Advisory Committee (AgTAC). The report consisted of an overview of the information contained in the *2023 Findings and Recommendations* and *Best Practices for New Safety Measures*. On October 19, 2023, BHCD members received the *2023 Findings and Recommendations* and *Best Practices for New Safety Measures* (memorandums attached) that was developed by the AgTAC.

As the Chair of the Virginia Fire Services Board, I write to provide profound disappointment and concern with the October 2023 Findings and Recommendations of the AgTAC regarding the outcome of legislation which mandated the BHCD to promulgate regulations related to agritourism event buildings and provide guidance to the board of housing for topics on fire safety and the welfare of the general public.

As the BHCD, DHCD, and our state legislators are aware, currently farm buildings and structures (as defined by §36-97) are exempt from complying with the Uniform Statewide Building Code (USBC). As such, the administrative apparatus associated with the enforcement of the USBC would not apply to farm buildings and structures that are open to the general public for agritourism activities. We also know that SB1305 (2023) and SB400 (2022) as signed by the Governor, directed the establishment and reenactment of the AgTAC. These were just the latest efforts in a long and arduous multi-year process to investigate and improve on the lack of or exclusion of safety regulations in agritourism buildings that are open to the public for reasons of public assembly.

Beginning in 2018, the *Virginia Agritourism & Building Codes: Stakeholder Group* convened on multiple occasions where they “agreed that Virginia’s agritourism industry incorporates multiple types of operations and there are some differences in how building codes are enforced throughout the Commonwealth. They published that the ultimate goal is to ensure a safe environment for everyone and to engage all agritourism operations in this review”.

In the 2018 review issued by the *Virginia Agritourism & Building Codes*, prepared by Martha A. Walker, Ph.D and Megan M. Seibel, Ph.D. of the Virginia Tech / Virginia Cooperative Extension, in Collaboration with the Agritourism & Building Codes Stakeholder Group, the group suggested building safety attributes that were identified based on the comments gathered during the review process and from the experiences of agritourism entrepreneurs and building officials. Suggestions included:

- *An automatic fire alarm system throughout the structure with pull stations located at the emergency exits. This system is not required to have off site monitoring capabilities.*
- *Emergency lights at exits and provide emergency lighting.*
- *Panic hardware on all hinged exit doors.*
- *At least one accessible* restroom with hand washing facilities.*
- *Some type of potable water for patron use.*
- *An accessible route for emergency vehicles to access the structure.*
- *Portable fire extinguishers as defined by the Virginia Uniform Statewide Building Code.*
- *Occupancy load of more than 49 people but no more than 300 persons.*

While the suggestions above were not acted upon, the latest 2023 legislative action (SB1305) required the AgTAC to meet at least four times during 2023 to continue considering the issues of concerns regarding fire safety and the welfare of the general public at agritourism facilities. It is disappointing and deeply concerning that the AgTAC recommended publishing to the DHCD website, a memorandum offering best practices in the form of non-binding guidance for facilities seeking to comply with the new requirements for farm buildings and structures that are open to the general public for agritourism activities. Perhaps most disturbing and fully against the concerns raised by the fire service in that “the Committee recommends the Board takes no additional action”.

This memorandum regarding *Best Practices for New Safety Measures* provides inadequate and somewhat dismissive fire safety requirements for farm buildings and structures that are open to the general public for agritourism activities. The new requirements include:

- *Portable fire extinguishers for the purpose of fire suppression.*
- *A simple written plan in case of an emergency but shall not be construed to be interpreted as a fire evacuation plan under the Uniform Statewide Building Code or any local requirements.*

- *A sign posted in a conspicuous place upon entry to the farm building or structure that states that "This building is EXEMPT from the Uniform Statewide Building Code. Be alert to exits in the event of a fire or other emergencies." Such sign shall be placed in a clearly visible location near the entrance to such farm building or structure. The notice shall consist of a sign no smaller than 24 inches by 36 inches with clearly legible black letters, with each letter to be a minimum of one inch in height.*

I challenge anyone with the foremost interest of life safety for the public and first responders to explain how the presence of a sign that states "This building is EXEMPT from the Uniform Statewide Building Code. Be alert to exits in the event of a fire or other emergencies" will enhance life safety and keep anyone safe.

My request is simple, reconvene the AgTAC indefinitely until meaningful and enforceable fire and life safety requirements can be enacted in agritourism structures that are open to the public before serious injuries and/or death occur to the citizens and visitors to agritourism structures in the Commonwealth of Virginia.

I look forward to the opportunity for members of the Virginia Fire Services Board to meet to discuss any questions you have regarding the concerns raised in this letter. Please place life safety as a priority in the Commonwealth of Virginia.

Sincerely,



Keith H. Johnson
Virginia Fire Services Board, Chairman

Attachments: Memorandum – Findings and Recommendations (October 2023)
Memorandum – Best Practices for New Safety Measures (October 2023)

cc: Sonny Daniels, Assistant Secretary of Public Safety and Homeland Security
Brad Creasy, Executive Director, Department of Fire Programs
Bryan Horn, Director, Department of Housing and Community Development
Spencer Willett, Government Affairs Manager, Department of Fire Programs
Virginia Fire Services Board Members
Chris Barry, Fire Marshal, Loudoun County Fire and Rescue, VFSB Representative

Meeting Summary
Agritourism Event Structure Technical Advisory Committee
June 14, 2023
10:00 am
Virginia Housing Center
Glen Allen, VA

Committee Members Present

- Chris Barry, VA Fire Services Board
- Joe Lerch, VA Association of Counties
- Shawn Maddox, VA Fire Prevention Association
- Martha Moore, VA Farm Bureau
- Jimmy Moss, VA Building Code Officials Association

Other Attendees

- Justin Bell, Office of the Attorney General
- Jeff Brown, Dept. of Housing and Community Development
- Brad Copenhaver, VA Agribusiness Council (Representative)
- Cindy Davis, Dept. of Housing and Community Development
- Sean Farrell, Board of Housing and Community Development
- Kyle Flanders, Dept. of Housing and Community Development
- Katelyn Jordan, VA Farm Bureau (Representative)
- Anne Leigh Kerr, VA Wineries Association
- Chase Sawyer, Dept. of Housing and Community Development
- Brett Vassey, VA Craft Brewers Guild (Representative)

Key Takeaways

- Stakeholders would like additional guidance regarding how to comply with the three new requirements imposed by SB1305 (§36-99.B, 1-3)
- There remains uncertainty in which agricultural buildings and structures must comply with the new safety requirements
- It is unclear the enforcement mechanism for the new requirements; they will be effective starting July 1, 2023

Note: Please note the summary and notes included do not include a specific endorsement or opinion of the committee or any one committee member.

Summary

Department of Housing and Community Development (DHCD) staff provided an overview of [SB1305](#), legislation that continues the 2022 efforts of the Agritourism Event Structure Technical Advisory Committee as established by [SB400](#) (2022). The new legislation implemented three minimum safety requirements for farm buildings and structures that are open to the general public for agritourism activities. The legislation also requires the Committee to meet at least four times during 2023 to continue considering issues of concern regarding fire safety and the welfare of the general public at agritourism facilities. The Committee is to report its findings and

recommendations to the Board of Housing and Community Development (the Board) by November 1, 2023.

As directed by the Board at its May 8, 2023, meeting, the Committee first considered the issue of unclear terms and definitions, specifically the term “primarily” as used in the definition of “farm building and structure” in [§ 36-97](#) of the Virginia State Code. The Committee discussed how the uncertainty in this term has led to inconsistent application of the exemption across localities. Furthermore, the Committee discussed uncertainty in the legislative language and noted it is difficult to discern which facilities must comply with the new minimum safety requirements. Additionally, several committee members emphasized the fact that there is only a farm building and structure exemption from the Uniform Statewide Building Code (USBC), not an agritourism exemption as stated in the second enactment clause of SB1305.

The Committee discussed some issues that exist with the three new minimum safety requirements that were created by SB1305, chiefly the lack of specificity in complying with the requirements. Committee members reported that affected entities attempting to comply with the requirements do not know how to do so because the requirement to have a portable fire extinguisher and have a simple written emergency plan do not provide enough detail. Additionally, there were questions as to what entity/organization will be enforcing these new minimum safety requirements and what are the consequences to a facility for noncompliance.

Additional questions regarding the enforcement of the new minimum safety standards were discussed. Currently, State Code does not indicate who is authorized to enforce these requirements. It was noted that USBC requirements are typically construction related requirements that are not inspected on an ongoing basis. It was suggested that local fire services may be a better option for enforcement rather than local building officials given the ongoing nature of the requirements. It was suggested that if fire services were to enforce these requirements, the requirements should be moved to a more appropriate State Code section.

With the understanding the new minimum safety requirements are effective as of July 1, 2023, the Committee agreed that its next meeting should focus on identifying specific methods by which a facility could comply with these requirements. It was suggested that the Committee could start by reviewing relevant sections of the Statewide Fire Prevention Code (SFPC).

Future Considerations

- Methods for compliance with new minimum safety requirements
- Additional minimum safety requirements
- Safety standards for facilities of all sizes and types
- Mechanisms for inspection and enforcement
- Application of the farm buildings and structures exemption

Meeting Summary
Agritourism Event Structure Technical Advisory Committee
July 25, 2023
10:00 am
Virtual Meeting

Committee Members Present

- Chris Barry, VA Fire Services Board
- Heidi Hertz, VA Agribusiness Council
- Jimmy Moss, VA Building Code Officials Association
- Janell Zurschmeide, Craft Beverage Manufacturer

Other Attendees

- Justin Bell, Office of the Attorney General
- Jeff Brown, Dept. of Housing and Community Development
- Cindy Davis, Dept. of Housing and Community Development
- Sean Farrell, Board of Housing and Community Development
- Kyle Flanders, Dept. of Housing and Community Development
- George Hodson, VA Wineries Association (Representative)
- Katelyn Jordan, VA Farm Bureau (Representative)
- Chase Sawyer, Dept. of Housing and Community Development
- Marybeth Williams, VA Wineries Association (Representative)

Key Takeaways

- Stakeholders generally agreed upon proposed best practices for compliance with the new safety requirements imposed by SB1305 (§36-99.B, 1-3) that became effective July 1, 2023
- The Committee’s proposed best practices are non-binding in nature, and the enforcement mechanism for the new safety requirements is still unclear

Note: Please note the summary and notes included do not include a specific endorsement or opinion of the committee or any one committee member.

Summary

Department of Housing and Community Development (DHCD) staff provided a summary of the Committee’s previous meeting on June 14, 2023, and acknowledged this meeting would continue the discussion regarding compliance with the new safety requirements imposed by [SB1305 \(§36-99.B, 1-3\)](#) that became effective July 1, 2023. DHCD staff outlined the process by which the Committee is able to report its findings and recommendations to the Board of Housing and Community Development (the Board), as required by SB1305, in the form of agreed upon non-binding best practices.

The Committee’s discussion mainly focused on the first and second new safety requirements regarding portable fire extinguishers and a simple written emergency plan. The Committee agreed the third new safety requirement regarding the posting of a sign stating the facility’s exemption from the Uniform Statewide Building Code (USBC) is currently detailed and specific

enough for a facility to comply. Following the Committee's request at its June 14 meeting, relevant sections of the Statewide Fire Prevention Code (SFPC) were distributed for consideration as a compliance standard for the portable fire extinguisher and simple written emergency plan requirements.

Committee members stated that although facilities may be exempt from the USBC, there are other entities that may regulate a facility's operations, such as the Virginia Department of Health (VDH), Virginia Department of Agriculture and Consumer Services (VDACS), US Occupational Safety and Health Administration (OSHA), or other locality requirements. Some committee members shared examples of localities requiring a special or temporary permit for certain activities occurring in these facilities. It was discussed that some of the requirements imposed by these other entities may already contain provisions associated with portable fire extinguishers and a simple written emergency plan. Committee members expressed difficulty with sometimes having to comply with conflicting requirements imposed by different entities.

The Committee reviewed a guidance document published by the Virginia Cooperative Extension (VCE) titled [Virginia Farm Emergency Plan](#). The document provides a general outline of suggested safety measures agricultural operations can take to prepare for emergency situations. The Committee agreed that this document, in addition to subsections [404.2.1](#) (fire evacuation plans) and [404.2.2](#) (fire safety plans) of the SFPC, creates a reasonable baseline for items to include in a simple written emergency plan to address a facility's regular operations.

The Committee reviewed Section 906 (Portable Fire Extinguishers) of the SFPC. The Committee agreed that [Table 906.3\(1\)](#) (Fire Extinguishers for Class A Fire Hazards), in addition to subsections [906.5](#) (conspicuous location), [906.6](#) (unobstructed and unobscured), [906.7](#) (hangers and brackets), [906.8](#) (cabinets), [906.9](#) (extinguisher installation), and [906.10](#) (wheeled units), provide reasonable standards related to portable fire extinguishers.

Prior to the Committee's next meeting, DHCD staff will prepare for the Committee's review a report to the Board outlining non-binding best practices for compliance with §36-99.B, 1-3. These non-binding best practices would be encouraged in the absence of other federal, state, or local requirements imposed on a facility subject to §36-99.B and pertaining to portable fire extinguishers and simple written emergency plans.

Future Considerations

- Application of the farm buildings and structures exemption
- Mechanisms for inspection and enforcement
- Safety standards for facilities of all sizes and types
- Additional minimum safety requirements

Meeting Summary
Agritourism Event Structure Technical Advisory Committee
August 9, 2023
10:00 am
Virginia Housing Center
Glen Allen, VA

Committee Members Present

- Chris Barry, VA Fire Services Board
- Skip Causey, VA Wineries Association
- Heidi Hertz, VA Agribusiness Council
- Joe Lerch, VA Association of Counties
- Shawn Maddox, VA Fire Prevention Association
- Jimmy Moss, VA Building Code Officials Association

Other Attendees

- Chase Barnett, VA Craft Brewers Guild (Representative)
- Justin Bell, Office of the Attorney General
- Cindy Davis, Dept. of Housing and Community Development
- Sean Farrell, Board of Housing and Community Development
- Kyle Flanders, Dept. of Housing and Community Development
- Katelyn Jordan, VA Farm Bureau (Representative)
- Anne Leigh Kerr, VA Wineries Association
- Trisha Lindsey, Dept. of Housing and Community Development
- Chase Sawyer, Dept. of Housing and Community Development

Key Takeaways

- Stakeholders reviewed and agreed upon offered best practices for compliance with the new safety requirements imposed by SB1305 (§36-99.B, 1-3)
- Administrative provisions to inspect and enforce the new minimum safety requirements were discussed, however, all options would require legislative and/or regulatory action

Note: Please note the summary and notes included do not include a specific endorsement or opinion of the committee or any one committee member.

Summary

Department of Housing and Community Development (DHCD) staff provided a summary of the Committee's previous 2023 meetings (June 14 and July 25) and presented a draft of the Committee's offered best practices for the new safety requirements imposed by [SB1305 \(§36-99.B, 1-3\)](#) that became effective July 1, 2023. The draft document was based on stakeholder input during the July 25, 2023, meeting. Following discussion, Committee members offered revisions to the draft document in the form of clarifying language. As noted in the draft document, the Committee's offered best practices are non-binding in nature and are to be used as suggested resources for affected facilities.

In addition to reviewing the best practices draft document, the Committee discussed the need for an administrative organization to inspect and enforce the new minimum safety requirements imposed by [§36-99.B](#), as well as any new laws or regulations that may affect farm buildings and structures that are open to the general public for agritourism activities. Currently, farm buildings and structures (as defined by [§36-97](#)) are exempt from complying with the Uniform Statewide Building Code (USBC). As such, the administrative apparatus associated with the enforcement of the USBC would not apply to farm buildings and structures that are open to the general public for agritourism activities (as defined by [§3.2-6400](#)).

Furthermore, it was noted that enforcement of the USBC would only apply to the construction of new facilities and not preexisting facilities. It was suggested that an alternative enforcement mechanism could be the Statewide Fire Prevention Code (SFPC) which includes fire safety provisions associated with ongoing operations and maintenance of facilities. Additionally, the SFPC includes administrative provisions related to inspection and enforcement, including an appeal process. Methods for including the new safety requirements imposed by SB1305 (§36-99.B, 1-3) within the administrative apparatus of the SFPC were offered, however, all options would require legislative and/or regulatory action. No consensus was reached as to whether the SFPC would be the best enforcement mechanism.

Future Considerations

- Additional discussion regarding previously considered issues:
 - Mechanisms for inspection and enforcement
 - Safety standards for facilities of all sizes and types
 - Additional minimum safety requirements
 - Application of the farm buildings and structures exemption
- Final review of best practices memo
- Review of findings and recommendations memo to Board

Meeting Summary
Agritourism Event Structure Technical Advisory Committee
October 4, 2023
10:00 am
Virginia Housing Center
Glen Allen, VA

Committee Members Present

- Chris Barry, VA Fire Services Board
- Skip Causey, VA Wineries Association
- Heidi Hertz, VA Agribusiness Council
- Joe Lerch, VA Association of Counties
- Janell Zurschmeide, Craft Beverage Manufacturer

Other Attendees

- Justin Bell, Office of the Attorney General
- Anthony Creech, VA Department of Health
- Cindy Davis, Dept. of Housing and Community Development
- Nancy Diersen, VA Department of Health
- Sean Farrell, Board of Housing and Community Development
- Kyle Flanders, Dept. of Housing and Community Development
- Katelyn Jordan, VA Farm Bureau (Representative)
- Anne Leigh Kerr, VA Wineries Association
- Chase Sawyer, Dept. of Housing and Community Development

Key Takeaways

- Committee members reviewed and agreed upon offered best practices for compliance with the new requirements imposed by SB1305 (§36-99.B, 1-3)
- Committee members reviewed and approved the document containing the Committee's findings and recommendations to the BHCD

Note: Please note the summary and notes included do not include a specific endorsement or opinion of the committee or any one committee member.

Summary

Department of Housing and Community Development (DHCD) staff provided a summary of the Committee's previous 2023 meetings (June 14, July 25, and August 9) and presented an updated draft of the Committee's offered best practices for the new requirements imposed by [SB1305 \(§36-99.B, 1-3\)](#). The updated draft was based on feedback from the Committee at its August 9 meeting. Following review of the draft document, the Committee suggested a minor edit. As noted in the document, the Committee's offered best practices are non-binding in nature and are to be used as suggested resources for affected facilities.

Additionally, DHCD staff presented a draft of the Committee's findings and recommendations to be presented to the Board of Housing and Community Development (BHCD) pursuant to the

second enactment clause of [SB1305](#). Following discussion, committee members offered revisions to the draft document to provide greater clarity and context to the topics discussed during the 2023 meetings. The Committee generally agreed that the document accurately reflected the findings and recommendations of the Committee. A motion was made and seconded to approve the document with the amendments agreed upon during the meeting. The motion passed unanimously. Committee members were offered the opportunity to provide additional comments on behalf of their represented organizations for inclusion in the final report to the BHCD.

Future Considerations

- The Committee recommends publishing the final 2023 documents to the DHCD website so that relevant stakeholders may be informed of the Committee’s findings and suggested best practices resources.
- There are no additional planned meetings of the Committee, but it is formed and can convene as needed.