

1974
ACCUMULATIVE
SUPPLEMENT
TO
VIRGINIA
UNIFORM STATEWIDE
BUILDING CODE



VIRGINIA STATE BOARD OF HOUSING
1010 JAMES MADISON BUILDING
RICHMOND, VIRGINIA 23219

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ABSTRACT

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ABSTRACT: This documents sets forth the Uniform Statewide Building Code, adopted by the State Board of Housing pursuant to Article 1, Chapter 6, Title 36 of the Code of Virginia 1950, as amended.

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Introduction

The 1972 General Assembly passed legislation creating a State Board of Housing and directed it to adopt a building code that would apply equally across Virginia. On January 29, 1973, the State Board of Housing selected a nationally recognized, performance oriented code. Using the model code of Building Officials and Code Administrators, International, Inc. (BOCA), the Board adopted the following to be the Uniform Statewide Building Code of Virginia (sometimes referred to as the "Basic Code"):

**The BOCA Basic Building Code/1970 with Accumulative Supplement 1972
BOCA Basic Mechanical Code/1971
BOCA Basic Plumbing Code 1970 with Accumulative Supplement 1972
One and Two Family Dwelling Code, 1971 Edition
National Electric Code 1971 and excerpts for One-and-Two Family Dwellings
Virginia Administrative Amendments/1973***

*The Virginia Administrative Amendments/1973 consisted of changes that were needed to conform the model code for use in Virginia. These amendments have been merged into this Accumulative Supplement.

The Virginia General Assembly also created a Board of State Building Code Review (the "Review Board") to interpret provisions of the code, to hear appeals, to grant temporary extensions to localities for use of their existing codes, and to provide technical assistance to the State Board of Housing on amendments.

The Basic Code became effective September 1, 1973, except in those localities granted extensions by the Review Board. All Virginia localities will be using the Code by September 1, 1975.

On November 26, 1973, the State Board of Housing adopted several amendments to the existing code, including the One and Two Family Dwelling Code Accumulative Supplement 1973. These amendments will become effective April 1, 1974.

All sections of the Basic Code which have been amended by the State Board of Housing are printed in this Accumulative Supplement.

How To Use This Book

The material in this Supplement has been organized into five parts, lettered A through E, as follows:

Part A -- lists all the publications that, when taken together, make up the Virginia Uniform Statewide Building Code.

Part B -- lists all the amendments to the publications given in Part A. The pages are colored to correspond to the covers of these publications. The white pages contain amendments to the BOCA Basic Building Code; the blue contain amendments to BOCA Mechanical; the gray to BOCA Plumbing; and the pink to the One and Two Family Code. Following each amendment, in parenthesis, is the month and year in which the amendment became or becomes effective.

Parts C, D, and E -- these parts contain official regulations of the State Board regarding administration of the Basic Code.

Appendix -- for your convenience, we have reprinted the legislation creating the Uniform Statewide Building Code, and the names of the members of the Review Board and the State Board of Housing, and a list of the localities granted extensions of the September 1, 1973, effective date.

Part A

Adoption of Virginia Uniform Statewide Building Code

A certain document which is on file in the Office of the State Board of Housing was adopted on January 29, 1973, as the Uniform Statewide Building Code of the Commonwealth of Virginia, hereinafter sometimes called the Basic Code.

The Basic Code is *now* comprised of the following pamphlets as if fully set out in these regulations with the additions, insertions, deletions and changes, if any, prescribed in Part B of this Supplement.

The BOCA Basic Building Code/1970

BOCA Basic Building Code Accumulative Supplement 1972

The BOCA Basic Mechanical Code/1971

BOCA Basic Plumbing Code/1970

BOCA Basic Plumbing Code Accumulative Supplement 1972

One and Two Family Dwelling Code/1971

One and Two Family Dwelling Code Accumulative Supplement 1973

National Electric Code 1971

Electrical Code for One and Two Family Dwellings

Virginia Administrative Amendments 1973 Edition (merged into this Accumulative Supplement)

Part B
Virginia Amendments
BOCA Basic Building Code

Section 100.0 Scope

100.1 Title: These regulations shall be known as the Uniform Statewide Building Code of the State of Virginia; hereinafter referred to as the Basic Code. They shall control all matters concerning the construction, alteration, addition, repair, removal, demolition, use, location and occupancy and maintenance of all buildings and structures and their service equipment as herein defined and shall apply to existing or proposed buildings and structures in the State of Virginia, or in the rules and regulations authorized for promulgation under the provisions of the Basic Code. (September, 1973)

Section 101.0 Matter Covered

The provisions of the Basic Code shall apply to all buildings and structures and their appurtenant constructions, including vaults, area and street projections, and accessory additions; and shall apply with equal force to municipal, county, state and private buildings; except where such buildings are otherwise specifically provided for by statute, or where such buildings are subject to local city or county codes as approved by the Board of State Building Code Review as established in Chapter 6 of Title 36, Code of Virginia, 1950 as amended. Such approved local codes are for a period not to exceed two years from the effective day of the Uniform Statewide Building Code, see Section 105.1. (September, 1973)

Section 105.0 Change in Existing Use

105.1 Continuation of Existing Use: The legal use and occupancy of any structure existing on September 1, 1973 or until such date not to extend beyond September 1, 1975 as approved by the Review Board or for which it had been heretofore approved, may be continued without change, except as may be specifically covered in the Basic Code or as may be deemed necessary by the building official for the general safety and welfare of the occupants and the public. (September, 1973)

Section 107.0 Department of Building Inspection

107.1 Local Government Officer to Administer Code-Building Official: As of September 1, 1973, the administration and enforcement of the Building Code shall be the responsibility of the local governing body's building official. Whenever a local governing body has no such an official, they shall enter into an agreement with another local governing body able to furnish such an official, or with some other agency as provided in Section 128.0 of the Basic Code, or a State agency approved by the State Board of Housing. (September, 1973)

Section 109.0 Rules and Regulations

109.1 Rule Making Authority: The State Board of Housing shall have power as may be necessary in the interest of public safety, health and general welfare, to adopt and promulgate rules and regulations to interpret and implement the provisions of the Basic Code to secure the intent thereof and to designate requirements applicable because of local climatic or other conditions, but no such rules shall have the effect of waiving working stresses or fire-resistive requirements specifically provided in the Basic Code or violating accepted engineering practice involving public safety. (September, 1973)

109.3 Promulgation of Rules: The State Board of Housing may modify, amend or repeal any code provision from time to time as the public interest requires, but before any code provisions are adopted, the State Board of Housing shall hold at least one public hearing after at least 60 days notice thereof has been given by publication in at least four newspapers of general circulation published in the State. In addition to notice by publication the State Board shall notify in writing the governing official of every municipality in the State of the hearing. At any such hearing all persons desiring to do so shall be afforded an opportunity to present their views.

No such modification or amendment shall be effective earlier than 60 days from the adoption thereof. (April, 1974)

Section 113.0 Application for Permit

113.3 By Whom Application is Made: Application for a permit shall be made by the owner or lessee of the building or structure, or agent of either or by the licensed engineer or architect employed in connection with the proposed work. If the application is made by a person other than the owner in fee, it shall be accompanied by a duly verified affidavit of the owner or the qualified person making the application that the proposed work is authorized by the owner in fee and that the applicant is authorized to make such application, when required by the building official. The full names and addresses of the owner, lessee, applicant and of the responsible officers, if the owner or lessee is a corporate body, shall be stated in the application. (April, 1974)

Section 118.0 Fees

118.2 New Construction and Alterations: The fee for a building permit shall be as prescribed in the local ordinances, and the building official is authorized to establish by approval rules a schedule of unit rates for buildings and structures of all use groups and types of construction as classified and defined as article 2. (September, 1973)

118.3 Moving of Buildings: The fee for a building permit for the removal of a building or structure from one lot to another or to a new location on the same lot shall be at the rate established by local ordinances. (April, 1974)

118.4 Demolition: The fee for a permit for the demolition of a building or structure shall be at the rate established by local ordinances. (September, 1973)

Section 120.0 Certificate of Use and Occupancy

120.7 (added) Zoning and Other Laws: No certificate of occupancy shall be issued if in violation of zoning or other local ordinances. (September, 1973)

Section 122.0 Violations

122.2 Prosecution of Violation: If the notice of violation is not complied with promptly, the building official shall request the legal counsel of the municipality to institute the appropriate legal proceedings to restrain, correct or abate such violation or to require the removal or termination of the unlawful use of the building or structure in violation of the provisions of the Basic Code or of the order or direction made pursuant thereto. (September, 1973)

122.3 Violation Penalties: Any person who shall violate a provision of the Basic Code or shall fail to comply with any of the requirements thereof or who shall erect, construct, alter or repair a building or structure in violation of an approved plan or directive of the building official, or of a permit or certificate issued under the provisions of the Basic Code, shall be guilty of a misdemeanor, punishable by a fine of not more than five hundred dollars (\$500.00). Each day that a violation continues shall be deemed a separate offense. (September, 1973)

122.4 Abatement of Violation: The imposition of the penalties herein prescribed shall not preclude the legal officer of the municipality from instituting appropriate action to prevent unlawful construction or to restrain, correct or abate a violation, or to prevent illegal occupancy of a building, structure or premises or to stop an illegal act, conduct, business or use of a building or structure in or about any premises. (September, 1973)

Section 123.0 Stop Work Order

123.1 Notice to Owner: Upon notice from the building official that work on any building or structure is being prosecuted contrary to the provisions of the Basic Code to the extent that such building practices are being conducted in an unsafe and dangerous manner, such work shall be immediately stopped. The stop work order shall be in writing and shall be given to the owner of the property involved, or to the owner's agent, or to the person doing the work; and shall state the conditions under which work may be resumed. (September, 1973)

123.2 Unlawful Continuance: Any person who shall continue any work in or about the building after having been served with a stop order, except such work as he is directed to perform to remove a violation or unsafe conditions, shall be liable to a fine of not more than five hundred dollars (\$500.00). (September, 1973)

Section 124.0 Unsafe Buildings

124.6 Disregard of Unsafe Notice: Upon refusal or neglect of the person served with an unsafe notice to comply with the requirements of the order to abate the unsafe condition, the proper legal official of the municipality shall be advised of all the facts and he shall institute the appropriate action to compel compliance. (September, 1973)

Section 125.0 Emergency Measures

125.5 Costs of Emergency Repairs or Demolition: Costs incurred in the performance of emergency work or demolition shall be paid from the municipal treasury on certificate of the building official, and the legal authority of the municipality shall institute appropriate action against the owner of the premises where the unsafe building or structure was located for the recovery of such costs. (April, 1974)

Section 126.0 Board of Survey

This entire Section has been deleted. (April, 1974)

Section 127.0 Board of Appeals

127.52 Resolutions of Board: Every action of the board shall be by resolution and certified copies shall be furnished to the appellant and to the building official, and the building official shall transmit a copy thereof to the Review Board. (September, 1973)

127.6 Review Board (Board of State Building Code Review): Any person aggrieved by a decision of the board of appeals, whether or not a previous party to the decision, or any municipal officer or official board of the municipality, may apply to the Review Board. Such application for review must be made by certified mail within fifteen (15) days after the filing of the board of appeals' decision in the office of the building official. The Review Board shall render the final decision on an appeal. (September, 1973)

127.7 Court Review: An appeal from the Review Board shall be in accordance with the provisions of Section 9-6.13 of the Code of Virginia, and an appeal shall lie to the Supreme Court as provided in Section 9-6.14 of such Code. (September, 1973)

Section 200.0 Scope

The provisions of this article shall control the classification of all buildings as to use group and type of construction, and the definition of all terms relating thereto in the State of Virginia. (September, 1973)

200.2 Application of Other Laws: Nothing herein contained shall be deemed to nullify any provisions of a local governmental body's zoning laws or any other statute of the State of Virginia pertaining to the location, use or type of construction of buildings, except as may be specifically required by the provisions of the Basic Code. (September, 1973)

Section 201.0 General Definitions

201.2 Building: a combination of any materials, whether portable or fixed, having a roof to form a structure for the use or occupancy by persons, or property. The word "building" shall be construed as though followed by the words "or part or parts thereof" unless the context clearly requires a different meaning. (September, 1973)

Municipality: the government unit whether state, city, town, or county government. (September, 1973)

Owner: the owner or owners of the freehold of the premises or lesser estate therein, a mortgagee or vendee in possession, assignee of rents, receiver, executor, trustee, lessee or other person, firm or corporation in control of a building. (September, 1973)

Section 210.0 Use Group L, Residential Buildings

210.4 Use Group L-4 Structures: Use Group L-4 Structures shall include all detached one or two family dwellings not more than three stories in height, and their accessory structures as defined in the Appendix B standard "One and Two Family Dwelling Code Under the Nationally Recognized Model Codes, 1971 Edition." All such structures may be designed in accordance with the latter standard or in accordance with the Basic Code requirements of an L-3 Structure's Use Group. (September, 1973)

Section 300.0 Scope

The provisions of this article shall control the division of the local municipality into fire districts as determined by the governing body of each locality within the State

of Virginia and the general limitations of height and area of all buildings hereafter erected, and extensions to existing buildings hereafter altered or enlarged as affected by the fire and life hazard incident to type of construction, use group, density of development, exterior exposure and accessibility of buildings and structures to fire fighting facilities and equipment. (September, 1973)

Section 301.0 Fire District Subdivision

301.1 Fire District No. 1: Fire District No. 1 shall comprise the areas housing highly congested business, commercial, manufacturing and industrial uses or in which such uses are developing. The limits of such areas are to be as determined by the local municipality. (September, 1973)

301.2 Fire District No. 2: Fire District No. 2 shall comprise the areas housing residential uses (Use Groups L-1 and L-2), together with retail stores, business and amusement centers, or in which such uses are developing; and the limits of such areas are to be as determined by the local municipality. (September, 1973)

Section 318.0 Special Historic Buildings and Districts

The provisions of the Basic Code, relating to the construction, repair, alteration, enlargement, restoration and moving of buildings or structures shall not be mandatory for existing buildings or structures identified and classified by the State and/or local government authority as Historic Buildings subject to approval of the Review Board when such buildings are judged by the building official to be safe and in the public's interest of health, safety and welfare regarding any proposed construction, alteration, repair, enlargement, relocation, and location within fire districts. All such approvals must be based on the applicant's complete submission of professional architectural and engineering plans and specifications bearing the professional seal of the designer. (September, 1973)

Section 425.0 Mobile Dwelling Units

Travel trailers and mobile homes, as defined in Section 401, and similar units designed to be transported from one location to another and not mounted on a permanent foundation, shall comply with the applicable standards listed in Appendix B and the following. Whenever any such unit shall be placed upon a permanent foundation or on foundation piers the unit shall be made to comply with all of the requirements of the Basic Code for single-family dwellings.

Special attention is directed to the State of Virginia Industrialized Building Unit and Mobile Home Safety Laws, Chapter 305 of the Acts of the General Assembly of 1970, which prescribed that the State Corporation Commission shall adopt regulations governing the fabrication of such structures. Said regulations shall override the requirements of the Basic Code if there be any variance (see section 1900.4). (September, 1973)

Section 500.0 Scope

500.3 Other Standards: Compliance with the applicable provisions of the standards listed in Appendix B shall be deemed to meet the requirements of this article, unless otherwise specifically provided herein. As noted in section 210.4, Use Group

L-4, detached single or two family dwellings, may be designed in accordance with the Appendix B Standard, "One and Two Family Dwelling Code Under The Nationally Recognized Model Codes/1971 Edition" or such structures may be designed in accordance with the Basic Code requirements for a Use Group L-3 structure. (September, 1973)

Section 600.0 Scope

600.3 Other Standards: Compliance with the applicable provisions of the standards listed in Appendix B shall be deemed to meet the requirements of this article, unless otherwise specifically provided herein. As noted in section 210.4, Use Group L-4, detached single or two family dwellings, may be designed in accordance with the Appendix B standard, "One and Two Family Dwelling Code Under The Nationally Recognized Model Codes/1971 Edition" or such structures may be designed in accordance with the Basic Code requirements for a Use Group L-3 structure. (September, 1973)

Section 700.0 Scope

The provisions of this article shall control the structural design of all buildings and structures and their foundations hereafter erected to insure adequate strength of all parts thereof for the safe support of all superimposed live and special loads to which they may be subjected in addition to their own dead load, without exceeding the allowable stresses prescribed in the Basic Code or in accepted engineering practice.

An exception to these requirements shall be Use Group L-4 Structures, detached single or two-family dwellings, which may be designed in accordance with this article and considered as an L-3 Use Group Structure or in accordance with the Appendix B standard, "One and Two Family Dwelling Code Under The Nationally Recognized Model Codes/1971 Edition." (September, 1973)

Section 800.0 Scope

800.6 (added) Optional Procedure for Use Group L-4 Structures: As an option to the provisions of this article, Use Group L-4 Structures of Section 210.4 may be in accordance with the Appendix B standard, "One and Two Family Dwelling Code Under The Nationally Recognized Model Codes/1971 Edition." (September, 1973)

Article 8 - Part B Steel, Masonry, Concrete, Gypsum and Concrete Construction

(add a note under the title of this article as follows:)

NOTE: As an option to the requirements of this article for Use Group L-4 Structures only-as noted in Section 210.4, the Appendix B standard, "One and Two Family Dwelling Code Under The Nationally Recognized Model Codes/1971 Edition" may be used. (September, 1973)

Section 873.0 Waterproofing and Floodproofing

873.5 Floodproofing: Where a structure is located in a 100-year flood plain, the lowest floor of all future construction or substantial improvement to an existing structure (the cost of which equals or exceeds 50% of the actual cash value of the construction), must be built at or above that level, except for non-residential

structures which may be floodproofed to that level. In the absence of data on the 100 year flood, the local government shall require structures to be designed to resist or overcome anticipated flood conditions in riverine and coastal areas based upon historical data, soil maps, flood flow, flood elevations or other approved data sources. Listed below are the performance requirements that must be satisfied:

- (a) Either elevate structures and/or design same to assure protection from hydrostatic or hydrodynamic loadings from anticipated flood levels.
- (b) Design all structures to be safeguarded from collapse and/or flotation.
- (c) Provide for adequate protection of all heating and mechanical equipment of structures subject to flood damage.
- (d) Provide protection of electrical installations of structures subject to flood damage as called for in Article 15.
- (e) Provide adequate sewerage and water system protection of structures subject to flood damage as called for in the Plumbing Code Sections of Article 17.
- (f) All existing structures which are scheduled to undergo major improvements, repairs and/or rehabilitations shall, to the maximum extent practicable, provide floodproofing protection as described in this section. (October, 1973)

Section 900.0 Scope

900.1 Performance Standards: The requirements of this article shall constitute the minimum functional performance standards for fire-protection purposes; and shall not be deemed to decrease or waive any strength provisions or in any other manner decrease the requirements of the Basic Code in respect to structural safety.

The performance standards for fire protection of Use Group L-4 structures (section 210.4) only may be optionally determined from those described in the Appendix B standard, "One and Two Family Dwelling Code Under The Nationally Recognized Model Codes/1971 Edition" or as determined for Use Group L-3 structures as described in the Basic Code. (September, 1973)

Section 1000.0 Scope

1000.1 Other Standards: Unless otherwise specifically provided herein, conformity to the applicable requirements for chimney construction and gas vents contained in the Mechanical Code listed in appendix B shall be deemed to meet the requirements of the Basic Building Code.

As an optional standard for Use Group L-4 structures (section 210.4) only regarding requirements of this article and/or the Mechanical Code listed in Appendix B, the Appendix B standard, "One and Two Family Dwelling Code Under The Nationally Recognized Model Codes/1971 Edition" may be used. Otherwise such structures may be designed as Use Group L-3 structures subject to the requirements of this article and the Mechanical Code. (September, 1973)

Section 1100.0 Scope

The provisions of this article shall control the construction, inspection and maintenance of all heating, blower, exhaust systems, incinerators and refuse chutes in all buildings and structures in respect to structural strength, fire safety and operation.

1100.01 Air Pollution Control: The requirements for Air Pollution Control, Article 11 of the Mechanical Code have been deleted. Requirements in respect to air pollution control have been established by Federal and State legislation. (September, 1973)

The applicant should check with the Air Pollution Control Board before proceeding. (April, 1974)

1100.1 Accepted Engineering Practice: All such systems and equipment constructed, installed and maintained in accordance with the Mechanical Code listed in Appendix B shall be deemed to conform to the provisions of the Basic Building Code, except Article 1 and the definitions of "air pollutants" and "air pollution" of Article 2, and Article 11 of the Mechanical Code.

As an optional standard for Use Group L-4 structures (section 210.4) only regarding requirements of this article and/or the Mechanical Code listed in Appendix B, the Appendix B standard, "One and Two Family Dwelling Code Under The Nationally Recognized Model Codes/1971 Edition" may be used. Otherwise such structures may be designed as Use Group L-3 structures subject to the requirements of this article and the Mechanical Code. (September, 1973)

1100.5 Incinerators, Crematories, Fireplaces and Barbecues: Requirements are under Article 9 of the Mechanical Code. (September, 1973)

Section 1200.0 Scope

1200.2 Other Ordinance and Code: The installation methods, repair, operation or maintenance of fire protection systems shall be in accordance with the Mechanical Code listed in Appendix B.

As an optional standard for Use Group L-4 structures (section 210.4) only regarding requirements of this article and/or the Mechanical Code listed in Appendix B, the Appendix B standard, "One and Two Family Dwelling Code Under The Nationally Recognized Model Codes/1971 Edition" may be used. Otherwise, such structures may be designed as Use Group L-3 structures subject to the requirements of this article and the Mechanical Code. (September, 1973)

Section 1205.0 Standpipe System

All buildings and structures hereafter erected shall be made to comply with the requirements of this Section. (April, 1974)

Section 1209.0 Fire Detection Systems

1209.1 Where Required: A complete fire detection system shall be installed and maintained in all new educational and institutional buildings two (2) stories or more in height in accordance with the provisions of the Mechanical Code listed in Appendix B. (April, 1974)

Section 1300.0 Scope

The provisions of this article shall apply to all construction operations in connection with the erection, alteration, repair, removal or demolition of buildings and structures. The execution of the detail requirements shall be regulated by the

approved rules and the safety code for building construction listed in Appendix B and as set forth in the "Rules and Regulations Governing Construction, Demolition, and All Excavation Adopted By The State of Virginia" and as also prescribed by the U. S. Government Governing Safety and Health Regulations For Construction (Occupational Safety and Health Act). (September, 1973)

Section 1308.0 Excavations

1308.21 Deep Excavations:

(Insert figure for depth)

Ten feet. (September, 1973)

1308.22 Shallow Excavations:

(Insert figure for depth)

Ten feet. (September, 1973)

Section 1408.0 Bonds and Liability Insurance

1408.1 Filing Bond: No person shall erect, install, remove, or change any sign for which a permit is required under the provisions of the Basic Code until an approved bond shall have been filed in the sum as prescribed by the local governmental body and as specified in Section 118.5. (September, 1973)

1408.2 Amount of Bond: Such bond shall be conditioned on the construction, erection and maintenance of the sign in accordance with the provisions of the Basic Code and shall protect and save the local governmental body of the State of Virginia harmless from any and all claims or demands for damages by reason of any negligence of the sign hanger, contractor or his agents, or by reason of defects in the construction, or damages resulting from the collapse or failure of any sign or part thereof. (September, 1973)

Section 1500.0 Scope

The provisions of this Article shall control the design and construction of all new installations of electrical conductors, fittings, devices and fixtures for light, heat and power service equipment and all equipment used for power supply to radio and television receiving systems and amateur radio transmission systems in buildings and structures; and all alterations or extensions to existing wiring systems therein to insure safety. All such installations shall conform to the provisions of this article and accepted engineering practice as defined in the National Electrical Code, dated 1971.

Optional standards to this article may be used for Use Group L-4 structures (section 210.4) only as described in Appendix B standard, "One and Two Family Dwelling Code Under The Nationally Recognized Model Codes/1971 Edition." Otherwise such structures may be designed as L-3 Use Group buildings in compliance with this article. (September, 1973)

1500.01 Administration and Enforcement: The local governmental body shall be responsible for administration and enforcement of electrical inspection as called for in section 107.1. The following basic functions shall be provided by the local governing body or others as described in section 107.1:

- (1) Local examination and certification of all electrical workers and contractors, except those contractors certified by the State of Virginia after September 1, 1975. The examination and certification procedures are to be approved by the State Board of Housing.
- (2) Establish permit, fee, and inspection procedures.

Also the local governmental body may establish a special appeal board in lieu of that described in Section 127.0 and special appeal procedures. All such appeals shall be subject to further review by the Review Board if requested by the applicant, see section 127.6 and if necessary a Court Review as described in section 127.7. All such appeals and decisions regarding same shall be transmitted to the Review Board. (September, 1973)

Section 1600.0 Scope

Except as may be otherwise provided by statute, the provisions of this article shall control the design, construction, installation, maintenance and operation of all elevators, dumbwaiters, moving stairways, moving walks and special hoisting and conveying equipment hereafter operated, installed, relocated or altered in all buildings and structures. The design, construction, installation, maintenance and operation of all miscellaneous hoisting and elevating equipment and amusement devices shall be subject to such special requirements as are deemed necessary by the building official to secure their safe operation. The provisions of this article shall not apply to portable elevating devices used to handle materials only and located and operated entirely within one story. All such equipment shall be constructed, operated and maintained in compliance with accepted engineering practice.

The construction, alteration, maintenance, operation, inspection and tests of manlifts shall be in conformity to the Safety Code for Manlifts listed in Appendix B.

1600.01 Administration and Enforcement: The local governmental body shall be responsible for administration and enforcement of elevator inspection as called for in Section 107.1. The following basic functions shall be provided by the local governing body or others as described in section 107.1:

- (1) Local examination and certification of elevator contractors, except those certified by the State of Virginia after September 1, 1975. The examination and certification procedures are to be approved by the State Board of Housing.

- (2) Establish permit, fee, and inspection procedures for the construction and installation of elevators; safety tests; periodic statutory inspections as called for in the standard, ANSI A 17.1-1971. (September, 1973)

Section 1700.0 Scope

The design and installation of plumbing systems, including sanitary and storm drainage, sanitary facilities, water supplies and storm water and sewage disposal in buildings shall comply with the requirements of this article and accepted engineering practice as defined in the Basic Plumbing Code listed in Appendix B, except delete Article 15 of the Plumbing Code.

Optional standards to this article may be used for Use Group L-4 structures (section 210.4) only as described in Appendix B standard, "One and Two Family Dwelling Code Under The Nationally Recognized Model Codes/1971 Edition." Otherwise all such structures may be designed as Use Group L-3 buildings in compliance with this article. (September, 1973)

1700.01 (new section) Administration and Enforcement: The local governmental body shall be responsible for administration and enforcement of plumbing inspection as called for in section 107.1. The following functions shall be provided by the local governing body or others as described in section 107.1:

- (1) Local examination and certification of plumbing workers and contractors, except those contractors certified by the State of Virginia after September 1, 1975. The examination and certification procedures are to be approved by the Virginia Board of Housing.
- (2) Establish permit, fee and inspection procedures.

Also the local governmental body may establish a special appeal board in lieu of that described in section 127.0 and special appeal procedures. All such appeals shall be subject to review, if requested by the applicant, by the Review Board, see section 127.6 and if necessary a Court Review as described in section 127.7. (September, 1973)

Section 1800.0 Scope

The provisions of this article shall control the design and installation of air conditioning, refrigerating, ventilating, cooling and air exhaust systems hereafter installed and all alterations or additions to existing systems; except refrigerating systems subject to inspection and regulation under federal law, or where specific exemption is made in this article, or where a special kind of ventilating or exhaust installation is required in a structure or occupancy use group in Article 4, or in Sections 521 and 522 for emergency ventilation.

Optional standards to this article may be used for Use Group L-4 structures (section 210.4) only as described in Appendix B standard, "One and Two Family Dwelling Code Under The Nationally Recognized Model Codes/1971 Edition." Otherwise all such structures may be designed as Use Group L-3 buildings in compliance with this article.

The administration and enforcement of all air-conditioning, refrigeration and mechanical ventilation inspection shall be the responsibility of the local governmental body, see section 107.1. (September, 1973)

Section 1900.0 Scope

1900.4 Conflicting Laws: Nothing herein contained shall be deemed to nullify any provisions of the zoning laws or any other statute or legally adopted rule pertaining to building construction of the State of Virginia in respect to the location, use, height, area of building and type of construction except as may be specifically exempted in these provisions, nor have the effect of increasing working stresses or reducing exit facilities and health provisions as prescribed in the Basic Code. Special attention is directed to the State of Virginia Industrialized Building Unit and Mobile Home Safety Law, Chapter 305 of the Acts of the General Assembly of 1970. This statute prescribes that the State Corporation Commission of Virginia shall prescribe standards for industrialized (Prefabricated) building units and mobile homes. These standards, as adopted regulations of the State Corporation Commission, shall govern all such structures and shall override any requirements of the Basic Code which may be in variance with these regulations. (September, 1973)

APPENDIX B (*Delete existing Appendix B and replace with the following:*)

APPENDIX B

ACCEPTED ENGINEERING PRACTICE STANDARDS

See also appendices C, D, E, F and G for standards on specific materials or test of units or assemblies; some of which include engineering practice standards for specific applications.

Concrete

- Concrete Formwork—Recommended Practice for ACI 347-68
- Inspection & Testing Agencies for Concrete and Steel ASTM E329-70
- Manufacturing Reinforced Concrete Floor and Roof Units—
Recommended Practice for ACI 512-67
- Reinforced Concrete—Building Code Requirements for ACI 318-1971
- Reinforced Concrete Structures, Manual of Standard
Practice for Detailing ACI 315-1965
- Welding Reinforcing Steel, Metal Inserts and Connections in
Reinforced Concrete Construction, Recommended Practices for AWS D 12.1-61

Electrical Illumination

Daylighting--Recommended Practices of	IES RP5-1962
Design Criteria for Lighting Interior Living Spaces	IES RP11-1969
Electrical Code--National	NFIPA 70-1971
Industrial Lighting	ANSI A 11.1-1970
Lighting Handbook	IES-1972
Office Lighting--Recommended Practice	IES RP1-1966
School Lighting--Recommended Practice	IES RP3-1970

Equipment

Basic Mechanical Code	BOCA 1971
Air Conditioning and Ventilating	
Air Conditioning and Ventilating Systems	
of Other Than Residence Type	NFIPA 90A-1973
Air Conditioning, Warm Air Heating, Residence Type	NFIPA 90B-1973
Blower and Exhaust Systems for Dust, Stock and Vapor	
Removal or Conveying	NFIPA 91-1973
Gas-Fired Absorption Summer Air Conditioning Appliances ..	ANSI Z1.40.1-1969
Vapor Removal From Commercial Cooking Equipment	NFIPA 96-1973
Elevators and Lifts	
Automotive Lifts	USDC CS 142-65
Elevators, Dumbwaiters, Escalators and Moving Walks--	
Safety Code for	ANSI A17.1-1971
Elevators, Practice for the Inspection of	ANSI A17.2-1960
Manlifts--Safety Standard for	ANSI A90.1-1969
Heating	
Boiler Code and Unfired Pressure Vessel Code	ASME-1971
Central Heating Gas Appliances--Approved	
Requirements for	
--Gas-Fired Gravity and Fan Type Floor Furnaces	ANSI Z21.48-1967
--Gas-Fired Gravity and Fan Type Vented Wall Furnaces ..	ANSI Z21.49-1972
--Gas-Fired Gravity and Forced Air Central Furnaces	ANSI Z21.47-1971
--Gas-Fired Low Pressure Steam and Hot Water Boilers ..	ANSI Z21.13-1972
Chimneys, Fireplaces and Venting Systems--	
Standard for	NFIPA 211-1972
Gas-Fired Duct Furnaces	ANSI Z21.34-1971
Gas-Fired Gravity and Fan Type Sealed	
Combustion System Wall Furnaces	ANSI Z21.44-1971
Gas-Fired Heavy Duty Forced Air Heaters	ANSI Z83.5-1967
Gas-Fired Room Heaters, Vol. 1, Vented Room Heaters--	
Approval Requirements for	ANSI Z21.11.1-1971
Gas-Fired Single Firebox Boilers	ANSI Z21.52-1972
Gas Unit Heaters	ANSI Z21.16-1971
Oil Burning Equipment	NFIPA 31-1972
Vented Decorative Gas Appliances	ANSI Z21.50-1968
Incinerators	
Domestic Gas-Fired Incinerators	ANSI Z21.6-1969
Incinerator Standards	IIA-1970

Plumbing and Piping (Gas or Water)

- Air Gaps in Plumbing Systems for Plumbing
Fixtures and All Water-Connected Devices ANSI A40.4-1942
- Backflow Preventers in Plumbing Systems ANSI A40.6-1943
- Basic Plumbing Code BOCA 1970
 - Accumulative Supplement BOCA 1972
- Gas Appliances and Gas Piping—Installation of ANSI Z21.30-1964
- Gas Piping and Gas Equipment on Industrial Premises
and Certain Other Premises ANSI Z83.1-1968
- Gas Piping in Buildings, Gas Appliances and—
Installation of NFIPA 54-1969
- Gas Water Heaters, Volume III, Circulating Tank,
Instantaneous and Large Automatic Storage Type
Water Heaters—Approval Requirements for ANSI Z21.10.3-1971
- Pipe Applied Atmospheric Type Vacuum Breakers—
Standards for Test Procedures for ASSE 1001-Oct. 1970
- Relief Valves and Automatic Gas Shutoff Devices
for Hot Water Supply Systems—Listing
Requirements for ANSI Z21.22-1971
- Water Pressure Reducing Valves for
Domestic Water Supply Systems Self-Contained,
Direct-Acting, Single Seat, Diaphragm Type ASSE 1003-1970
- Refrigeration
- Basic Mechanical Code BOCA 1971
- Mechanical Refrigeration-Safety Code for .ASHRAE 15-1970 Also ANSI B9.1-1971
- Unclassified-Miscellaneous
- Mobile Homes, Body and Frame Design and
Construction and Installation of
Plumbing, Heating and Electrical Systems NFIPA 501B-1973
- One- and Two-Family Dwelling Code BOCA, AIAA, SSBC, ICBO-1971

Fire Protection and Safety Practices

- Life Safety Code NFIPA 101-1973
- NOTE: NFIPA 101-1973 is acceptable for matters of
design of exits not provided for by the BOCA
Codes. Finish and construction requirements
incorporated therein are not applicable.
- Aircraft Hangars NFIPA 409-1973
- Cutting and Welding—Oxygen Fuel Gas Systems for NFIPA 51-1973
- Dry Cleaning and Dry Dyeing Plants NFIPA 32-1972
- Dust Explosions and Ignition, Prevention of
 - in Flour and Feed Mills and Allied
Grain Storage Elevators NFIPA 61C-1973
 - in Grain Elevators, Bulk Handling Facilities NFIPA 61B-1973
 - in Industrial Plants—Fundamental Principles for NFIPA 63-1971
 - in Starch Factories NFIPA 61A-1973
- Film, Motion Picture, Cellulose Nitrate—
Storing and Handling of NFIPA 40-1967

Garages	
-Parking Structures	NFIPA 88A-1973
-Repair Garages	NFIPA 88B-1973
Gases, Liquefied Petroleum-Storage and Handling of	NFIPA 58-1972
Gases, Liquefied Petroleum at Utility Gas Plants-Storage and Handling of	NFIPA 59-1968
Guide for Smoke and Heat Venting	NFIPA 204-1968
Incinerators, Rubbish Handling	NFIPA 82-1972
Liquids, Flammable and Combustible	NFIPA 30-1973
Outdoor Assembly, Places of (Grandstands, Tents and Air Supported Structures)	NFIPA 102-1972
Piers and Wharves -Construction and Protection of	NFIPA 87-1971
Pulverized Fuel Systems-Installation and Operation of	NFIPA 60-1973
Pyroxylin Plastics in Factories-Storage, Handling and Use of	NFIPA 42-1967
Pyroxylin Plastics in Warehouses, Wholesale and Retail Stores	NFIPA 43-1967
Recommended Safe Practices for Gas Shielded Arc Welding	AWS A6.1-66
Safe Practices for Welding and Cutting Containers That Have Held Combustibles	AWS A6.0-65
Safety in Welding and Cutting	ANSI Z49.1-1967
Spray Finishing Using Flammable and Combustible Materials	NFIPA 33-1973

Glass

Safety Glazing Material Used in Buildings, Performance, Specifications and Methods for Test for	ANSI Z97.1-1972
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Interior Finishes

Gypsum Base for Veneer Plasters, Standard Specification for	ASTM C588-68
Gypsum Board Products and Gypsum Partitions Tile or Block, Physical Testing of	ASTM C473-70
Gypsum Lath, Standard Specification for	ASTM C37-69
Gypsum Plasters and Gypsum Concrete-Standard Methods for Physical Testing of	ASTM C472-73
Gypsum Plastering-Specifications for	ASTM C28-68
Gypsum Veneer Plaster	ASTM C587-68
Gypsum Veneer Plaster-Specifications for Application	Gyp. Assoc.-1970
Gypsum Wallboard-Specification for	ASTM C36-73
Application and Finishing of Wallboard Specifications for	ANSI A97.1-1965
Interior Lathing and Furring-Specifications for	ANSI A42.4-1967
Interior Marble-Specifications for	ANSI A94.1-1961
Portland Cement and Portland Cement-Lime Plastering, Exterior (Stucco) and Interior, Lathing and Furring for, Specifications for	ANSI A42.3-1971
Portland Cement and Portland Cement-Lime Plastering, Exterior (Stucco) and Interior, Lathing and Furring for, Specifications for	ANSI A42.4-1971
Screw Type Steel Framing Members to Receive Gypsum Board	GA 203-72

Tile, Ceramic, Installed with	
–Chemical Resistant, Water Cleanable Tile-Setting Epoxy . . .	ANSI A 108.6-1969
–Dry-Set Portland Cement Mortar	ANSI A 108.6-1967
–Water Resistant Organic Adhesives	ANSI A 108.4-1968
Tile, Ceramic Mosaic, Installed with	
Portland Cement Mortar	ANSI A 108.2-1967
Tile, Glazed Ceramic Wall, Installed with	
Portland Cement Mortar	ANSI A 108.1-1967
Tile, Quarry and Paver, Installed with	
Portland Cement Mortar	ANSI A 108.3-1967
Vermiculite Plastering and Vermiculite Acoustical Plastic for Sound Conditioning—Standard Specifications for	VI-1963

Masonry

Cold Weather Masonry Construction	SCPI (BIA)-1968
Design and Construction of Loadbearing Concrete Masonry—Specifications for	NCMA-1970
Engineered Brick Masonry—Requirements for	SCPI (BIA)-1969
NOTE: This standard (SCPI (BIA)-1969) is only applicable to brick masonry of solid masonry units made from clay or shale.	
Marble, Exterior Thin, in Curtain or Panel Walls—Specifications for	ANSI A94.3-1961
Marble, Exterior Thin Veneer—Specifications for	ANSI A94.2-1961
Marble, Interior—Specifications for	(See Interior Finishes)
Masonry—Building Code Requirements for	ANSI A41.1-1953
Reinforced Masonry—Building Code Requirements for	ANSI A41.2-1960

Aluminum

Aluminum Construction Manual, Aluminum Formed Sheet Building Sheathing Design Guide	AA-1969
Aluminum Construction Manual, Specifications for Aluminum Structures	AA-1971

Steel

Architecturally Exposed Structural Steel—Specification for	AISC-1960
Deep Longspan Steel Joists, DLJ and DLJ Series	SJ/AISC-1972
Design of Cold-Formed Steel Structural Members— Specification for	AISI-1968
Design, Fabrication and Erection of Structural Steel for Buildings—Specification for	AISC-1969
Supplement No. 1	AISC-1970
Supplement No. 2	AISC-1971
Design of Light Gage Cold-Formed Stainless Steel Structural Members—Specification for	AISI-1968
Design Practices Manual for Metal Buildings, Recommended	MBMA-1971
Gas Systems for Welding and Cutting	(See Fire Protection and Safety Practice)

Light Gauge Steel Studs, Runners, and Rigid Furring Channels, Specification for	ASTM C645-1970
Longspan Steel Joists, LJ Series and LH-Series - Standard Specifications for	SJI/AISC-1972
Open Web Steel Joists, J Series and H-Series - Standard Specification for	SJI/AISC-1972
Steel Drill Screw Application of Gypsum Sheet Material to Light Gauge Steel Studs, Specification for	ASTM C646-72
Structural Applications of Steel Cables for Buildings - Criteria for	AISI-1973
Structural Joints Using ASTM A325 or A490 Bolts - Specification for	AISC-1972
Welding Code, Structural	AWS D1.1-72

Wood and Wood Products

Adhesives for Field Gluing Plywood to Wood Framing	APA-1973
APA Glued Floor System	APA-1972
Hurricane-Resistant Plywood Construction	APA-1966
Pile Foundations Know How	AWPI-1969
Pole Building Design	AWPI-1969
Plywood Beams Design and Fabrication of	APA-1972
Plywood Construction Systems	APA-1972
Plywood Curved Panels - Design of	APA-1968
Plywood Design Specifications	APA-1966
Plywood Diaphragm Construction	APA-1970
Plywood Folded Plate Fabrication	APA-1971
Pressure Treated Timber Foundation Piles for Permanent Structures	AWPI-1967
Span Tables for Joists and Rafters in Residential Construction	NFoPA-1970
Stress Grade Lumber and Its Fastenings - National Design Specifications for	NFoPA-1973
Structural Design Data - Wood	NFoPA-1970
Timber Construction Manual	AITC-1966
Timber Construction Standards (except AITC 117, 118 and 120)	AITC-100-1972
Timber Structural Glued Laminated - Inspection Manual for	AITC 200-73
Trusses, Metal Plate Connected Wood Roof	IPI-1970
Wood Handbook	USDA Handbook No. 72-1955

Unclassified - Miscellaneous

Building Materials and Equipment	
Coordination of Dimensions of	ANSI A62.1-1957
Clay Flue Linings - Sizes of	ASTM C315-72
Demolition, Safety Requirements for	ANSI A10.6-1969
Fallout Shelters - Suggested Building Code Provisions for	DOD-OCD-TR 36-1966
Fibrous Glass Air Duct Construction Standards	SMACNA-1972

Floor and Wall Openings, Railings, and Toe Boards—Safety Requirements for	ANSI A12.1-1967
Floors—Waterproofing of	NFPA 92-1972
Homes—Prefabricated	USDC CS 125-1947
Installing Vitrified Clay Sewer Pipe	AS1M C12-72
Loads, Minimum Design in Buildings and Other Structures, Building Code Requirements or	ANSI A58.1-1972
Safety Code for Vertical Shoring—Recommended Standard	SSSI 68
Signs and Outdoor Display Structures—Standards for	ANSI A60.1-1949 (April, 1974)

BOCA Basic Mechanical Code

Section M-105.0 Validity of Other Regulations

This entire Section has been deleted. (April, 1974)

Section M-900.0 General

M-900.1 Scope: The requirements of this Article shall govern the installation, repair, maintenance, and approval of all incinerators, crematories, fireplaces and barbecues, but will not be construed to conflict with applicable state laws and regulations regarding air pollution control. For purposes of this Code, barbecues shall be considered fireplaces and shall meet all the requirements of same. (April, 1974)

BOCA Basic Plumbing Code

Section P-105.0 Validity of Other Regulations

This entire Section has been deleted. (April, 1974)

Section P-1500.0 Scope

Through channels, the State Department of Health must approve the design of the system and septic tanks or other means of disposal where a public sewer is not available. The initial contact should be made with the local Health Department. (April, 1974)

Sections P-1501.0 through P-1511.0 have been deleted. (April, 1974)

Section P-1601.0 Water Required

P.1601.2 Use of Non-Potable Water Prohibited: Only potable water shall be accessible to plumbing fixtures supplying water for drinking, bathing, culinary use or the processing of food, medical or pharmaceutical products.

Where the collection, storage, purification and treatment of water for drinking or domestic use and distribution thereof to the public or to more than 25 individuals, or to residential consumers where 15 or more connections are used, it must be approved by the State Health Department. (April, 1974)

Section P-1701.0 Where Required

Where a potable public water supply is not available individual sources of potable water supply shall be utilized. Local offices of the Health Department are available in an advisory capacity. (April, 1974)

One and Two Family Dwelling Code

Purpose

Sec. R-102. The purpose of this Code is to provide standards for the protection of life, limb, health, property, environment and for the safety and welfare of the consumer, general public and the owners and occupants of residential buildings regulated by this Code. (April, 1974)

Violations and Penalties

Sec. R-106. It shall be unlawful for any person, firm or corporation whether as owner, lessee, sub-lessee or occupant to erect, construct, enlarge, alter, repair, improve, remove, convert, demolish, equip, use, occupy or maintain any one and two family dwelling in the jurisdiction or cause or permit the same to be done, contrary to or in violation of any of the provisions of this Code.

It is hereby declared that any violation of this Code constitutes a public nuisance, and in addition to any other remedies provided by this Code for its enforcement, the municipality may bring civil suit to enjoin the violation of any provisions of this Code.

If for any reason any one or more sections, sentence clauses or parts of this Code are held invalid, such judgement shall not affect, impair or invalidate the remaining provisions.

Any person, firm or corporation violating any of the provisions of this Code shall be guilty of a misdemeanor and each such person shall be deemed guilty of separate offense for each and every day or portion thereof during which any violation of any of the provisions of this Code is committed, continued or permitted, and upon conviction of any such violation such person shall be punishable by a fine of not more than five hundred (500) dollars. (April, 1974)

Right of Appeal

Sec. R-107. All persons shall have the right to appeal the building official's decision in accordance with Section 127.0 of the BOCA Basic Building Code/1970, as amended, utilizing the same board of appeals established thereunder. (April, 1974)

Part C

Inconsistent Local Building Codes and Regulations Repealed

All building codes and regulations of the counties, municipalities and State agencies in conflict herewith are repealed as called for in Article 1, Chapter 6, Title 36 (Sections 36-97 et. seq.) of the Code of Virginia 195.0 as amended.

Part D

Savings Clause

Nothing in these regulations hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquitted, or liability incurred, or any cause or causes of action acquired or existing, under any act or local regulations repealed as cited in Part C of these regulations; nor shall any just or legal right or remedy of any character be lost, impaired or affected by these regulations.

Part E

Date of Effect

The Virginia Board of Housing shall certify to the adoption of these regulations and cause the same to be published as required by the statutes of Virginia, and these regulations shall take effect one hundred eighty days after the publication thereof and such effective date be not later than September 1, 1973, provided that regulations followed by the words "(1974)" shall take effect sixty days after the publication thereof and not later than April 1, 1974.

CHAPTER 6

Uniform Statewide Building Code

Article 1

Article 2

General Provisions

Board of State Building Code Review

Sec.	Definitions.	36-108.	Board created; members.
36-98.	State Board of Housing to promulgate Statewide Code, other codes and regulations superseded.	36-109.	Officers, secretary.
		36-110.	Expenses.
36-99.	Provisions of Code.	36-111.	Oath and bonds.
36-100.	Notice and hearings on adoption of Code, amendments and repeals.	36-112.	Meetings.
36-101.	Effective date of Code; when local codes may remain in effect.	36-113.	Offices.
36-102.	Modification, amendment or repeal of Code provisions.	36-114.	Board to hear appeals from decisions and convictions under Code.
36-103.	Buildings, etc., existing or projected before effective date of Code.	36-115.	Subpoenas; witnesses.
36-104.	Code to be printed and furnished on request; true copy.	36-116.	Appeals from decisions of Board.
36-105.	Enforcement of Code.	36-117.	Record of decisions.
36-106.	Violation a misdemeanor.	36-118.	Interpretation of Code; recommendation of modifications.
36-107.	Employment of personnel for administration of chapter.	36-119.	Rules and regulations under 36-72 not superseded.

ARTICLE I

General Provisions

§ 36-97. Definitions. As used in this chapter, unless the context or subject matter requires otherwise, the following words or terms shall have the meaning herein ascribed to them, respectively:

- (1) "*State Board*" means the State Board of Housing.
- (2) "*Division*" means the Division of State Planning and Community Affairs.
- (3) "*Director*" means the Director of the Division of State Planning and Community Affairs.
- (4) "*Review Board*" means the Board of State Building Code Review.
- (5) "*Building Code*" means the Uniform Statewide Building Code.
- (6) "*Code provisions*" means the provisions of the Uniform Statewide Building Code as adopted and promulgated by the State Board of Housing, and the amendments thereof as adopted and promulgated by such Board from time to time.
- (7) "*Building regulations*" means any law, rule, resolution, regulation, ordinance or code, general or special, or compilation thereof, heretofore or hereafter enacted or adopted by the State or any county or municipality, including departments, boards, bureaus, commissions, or other agencies thereof, relating to construction,

reconstruction, alteration, conversion, repair, or use of structures and buildings and installation of equipment therein. The term does not include zoning ordinances or other land use controls.

(8) "*Municipality*" means any city or town in this State.

(9) "*Local governing body*" means the governing body of any city, county or town in this State.

(10) "*Local building department*" means the agency or agencies of any local governing body charged with the administration, supervision, or enforcement of building codes and regulations, approval of plans, inspection of buildings, or issuance of permits, licenses, certificates or similar documents prescribed or required by State or local building regulations.

(11) "*State agency*" means any State department, board, bureau, commission, or agency of this State.

(12) "*Building*" means a combination of any materials, whether portable or fixed, having to form a structure for the use or occupancy by persons, or property. The word "building" shall be construed as though followed by the words "or part or parts thereof" unless the context clearly requires a different meaning.

(13) "*Equipment*" means plumbing, heating, electrical, ventilating, air-conditioning and refrigeration equipment, elevators, dumb waiters, escalators, and other mechanical additions or installations.

(14) "*Construction*" means the construction, reconstruction, alteration, repair or conversion of buildings.

(15) "*Owner*" means the owner or owners of the freehold of the premises or lesser estate therein, a mortgagee or vendee in possession, assignee of rents, receiver, executor, trustee, lessee or other person, firm or corporation in control of a building. (1972, c. 829.)

The numbers of §§ 36-97 to 36-119 were assigned by the Virginia Code Commission, the 1972 act having assigned no numbers.

§ 36-98. State Board of Housing to promulgate Statewide Code; other codes and regulations superseded. The State Board of Housing is hereby directed and empowered to adopt and promulgate a Uniform Statewide Building Code. Such Building Code shall supersede the building codes and regulations of the counties, municipalities and State agencies. (1972, c. 829.)

§ 36-99. Provisions of Code. The Building Code shall prescribe standards to be complied with in the construction of buildings, and the provisions thereof shall be such as to protect the health, safety and welfare of the residents of this State, provided that buildings should be permitted to be constructed at the least possible cost consistent with recognized standards of health and safety. Such standards shall be reasonable and appropriate to the objectives of this chapter.

In formulating the Code provisions, the State Board shall have due regard for generally accepted standards as recommended by nationally recognized organizations, including, but not limited to, the standards of the Southern Building Code Congress, the Building Officials Conference of America and the National Fire Protection Association.

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 State Board, on the basis of reliable test and evaluation data, presented by the proponent, to be substantially equal in safety to those specified. (1972, c. 829.)

§ 36-100. Notice and hearings on adoption of Code, amendments and repeals. Before any Code provisions are adopted, the State Board shall hold at least one public hearing. At least thirty days' notice thereof shall be given by publication in at least four newspapers of general circulation published in the State. In addition to notice by publication, the State Board shall notify in writing the mayor or other like official of every municipality in the State, and the chairman of the governing body of every county in the State of such hearing, but failure to give or receive any such notice shall not in anywise impair the validity of any Code provisions adopted, amended or repealed. At any such hearing all persons desiring to do so shall be afforded an opportunity to present their views. Notice of amendments to or repeal of any Code provisions theretofore adopted shall be given as aforesaid. (1972, c. 829.)

§ 36-101. Effective date of Code; when local codes may remain in effect. No Code provisions shall be made effective prior to January one, nineteen hundred seventy-three, or later than September one, nineteen hundred seventy-three; provided that the initial Building Code shall not become effective earlier than one hundred eighty days after the publication thereof.

It is further provided that where, in the opinion of the Review Board, local codes are in substantial conformity with the State Code the local code may, with the concurrence of the Review Board remain in effect for two years from the effective day of the State Code for transition to implementation of the State Code. (1972, c. 829.)

§ 36-102. Modification, amendment or repeal of Code provisions. The State Board may modify, amend or repeal any Code provisions from time to time as the public interest requires, after notice and hearing as provided in § 36-100 of this chapter. No such modification or amendment shall be made effective earlier than thirty days from the adoption thereof. (1972, c. 829.)

§ 36-103. Buildings, etc., existing or projected before effective date of Code. Any building, for which a building permit has been issued, or which was constructed or on which construction has commenced, or for which working drawings have been prepared in the year prior thereto, prior to the effective date of the Building Code, shall remain subject to the building regulations in effect at the time of such issuance or construction. The provisions of this section shall be applicable to equipment. (1972, c. 829.)

§ 36-104. Code to be printed and furnished on request; true copy. The State Board shall have printed from time to time and keep available in pamphlet form all Code provisions. Such pamphlets shall be furnished upon request to members of the public. A true copy of all such provisions adopted and in force shall be kept in the office of the State Board, accessible to the public. (1972, c. 829.)

§ 36-105. Enforcement of Code. Enforcement of the Building Code shall be the responsibility of the local building department. Whenever a county or a municipality does not have such a building department, the local governing body shall enter into an agreement with the local governing body of another county or municipality or with some other agency, or a State agency approved by the State Board, for such enforcement. Fees may be levied by the local governing body in order to defray the cost of such enforcement.

Any building may be inspected at any time before completion, and shall not be deemed in compliance until approved by the inspecting authority. (1972, c. 829.)

§ 36-106. Violation a misdemeanor. It shall be unlawful for any owner or any other person, firm or corporation, on or after the effective date of any Code provisions, to violate any such provisions. Any such 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 five hundred dollars. (1972, c. 829.)

§ 36-107. Employment of personnel for administration of chapter. Subject to the provisions of chapter 10 (§ 2.1-110 et seq.) of Title 2.1 of the Code of Virginia, the Director may employ such permanent and temporary clerical, technical and other assistants as are necessary or advisable for the proper administration of the provision of this chapter. (1972, c. 829.)

ARTICLE 2

Board of State Building Code Review

§ 36-108. Board created; members. There is hereby created, in the Office of Housing, the Board of State Building Code Review, consisting of seven members, one of whom shall be the Director of the Division of State Planning and Community Affairs, and four of whom shall be appointed by the Governor. The Governor's appointees shall include one member who is a registered architect, selected from a slate presented by the Virginia Chapter of the American Institute of Architects; one member who is a professional engineer in private practice, selected from a slate presented by the Virginia Society of Professional Engineers; one member who is a residential builder selected from a slate presented by the Home Builders Association of Virginia; one member who is a general contractor selected from a slate presented by the Virginia Branch, Associated General Contractors of America; and one member who has had experience in the field of enforcement of building regulations, selected from a slate presented by the Virginia Building Officials Conference. The four appointive members shall serve at the pleasure of the Governor. (1972, c. 829.)

§ 36-109. Officers; secretary. The Review Board, under rules adopted by itself, shall elect one of its members as chairman, for a term of two years, and may elect one of its members as vice-chairman. The Review Board may also elect a secretary, who may be a nonmember. (1972, c. 829.)

§ 36-110. Expenses. The appointive members of the Review Board shall receive no salaries, but shall be paid their necessary traveling and other expenses incurred in attendance of meetings or while otherwise engaged in the discharge of their duties. (1972, c. 829.)

§ 36-111. Oath and bonds. Before entering upon the discharge of his duties, each appointive member of the Review Board shall take an oath that he will faithfully and honestly execute the duties of his office during his continuance therein; and shall give bond with corporate surety in such penalty as may be fixed by the Governor, conditioned upon the faithful discharge of his duties. The premiums on such bonds shall be paid for as other expenses of the Division are paid. (1972, c. 829.)

§ 36-112. Meetings. The Review Board shall meet at the call of the chairman, or at the written request of at least three of its members; provided that it shall act within thirty days following receipt of any appeal made under the provisions of this chapter. (1972, c. 829.)

§ 36-113. Offices. The Review Board shall be furnished adequate space and quarters in the suite of offices of the Division, and such Board's main office shall be therein. (1972, c. 829.)

§ 36-114. Board to hear appeals from decisions and convictions under Code. The Review Board shall have the power and duty to hear all appeals from decisions and convictions arising under application of the Building Code, and to render its decision on any such appeal, which decision shall be final if no appeal is made therefrom. (1972, c. 829.)

§ 36-115. Subpoenas; witnesses. In any matter before it on appeal for hearing and determination, the Review Board may compel the attendance of all needed witnesses in like manner as a circuit court, save the Review Board shall not have the power of imprisonment. In taking evidence, the chairman or any member of such Board shall have the power to administer oaths to witnesses. (1972, c. 829.)

§ 36-116. Appeals from decisions of Board. An appeal from a decision of the Review Board shall be in accordance with the provisions of § 9 6.13 of the Code of Virginia, and an appeal shall lie to the Supreme Court as provided in § 9 6.14 of such Code. (1972, c. 829.)

§ 36-117. Record of decisions. A record of all decisions of the Review Board, properly indexed, shall be kept in the office of such Board. Such record shall be open to public inspection at all times during business hours. (1972, c. 829.)

§ 36-118. Interpretation of Code; recommendation of modifications. The Review Board shall interpret the provisions of the Building Code, and shall make such recommendations, which it deems appropriate, to the State Board for modification, amendment or repeal of any of such provisions. A record of all such recommendations, and of the State Board's actions thereon, shall be kept in the office of the Review Board. Such record shall be open to public inspection at all times during business hours. (1972, c. 829.)

§ 36-119. Rules and regulations under § 36-73 not superseded. This chapter shall not amend, supersede, or repeal the rules and regulations prescribing standards to be complied with, in industrialized building units and mobile homes promulgated under § 36-73 of the Code of Virginia. (1972, c. 829.)

Appendix B

State Board of Housing

Fred A. Geromanos
Chairman
Bristol

John Dillard Powell
Vice-Chairman
Martinsville

Tiffany H. Armstrong
Richmond

Edward R. Carr
springfield

Robert W. Cash
Staunton

Charles A. Christophersen
Chesterfield

James E. Montgomery, Ph. D.
Blacksburg

Othel N. Sparks
Richmond

George M. Stabler, Ph. D.
Norfolk

Board of State Building Code Review

Homer T. Hurst, P. E.
Chairman
Blacksburg

Walter R. Nexen, A. I. A.
Vice-Chairman
Norfolk

James M. Couch, Jr.
Lynchburg

S. W. Galloway
Richmond

Thomas A. Hanson, P. E.
Richmond

Charles A. Christophersen
Chesterfield

Frank A. Wigner
Hampton

**Appendix C
Localities Given Extension for the Continued Use of Locally
Amended Codes after September 1, 1973***

Locality	Extended For	Locality	Extended For
Ashland	1 yr.	Nansemond County	1 yr.
Blacksburg	1 yr.	Narrows	1 yr.
Botetourt County	1 yr.	Newport News	1 yr.
Bristol	1 yr.	Norfolk	1 yr.
Broadway	1 yr.	Pearisburg	1 yr.
Chesapeake	1 yr.	Poquoson	1 yr.
Christiansburg	1 yr.	Portsmouth	1 yr.
Covington	1 yr.	Prince William County	1 yr.
Danville	1 yr.	Pulaski	1 yr.
Dublin	1 yr.	Pulaski County	1 yr.
Emporia	1 yr.	Radford	1 yr.
Fairfax County	9 mo.	Richmond	1 yr.
Franklin	1 yr.	Roanoke	1 yr.
Frederick County	1 yr.	Roanoke County	1 yr.
Galax	1 yr.	Salem	1 yr.
Hampton	1 yr.	Suffolk	1 yr.
Hanover County	1 yr.	Vinton	10 mo.
Henrico County	1 yr.	Virginia Beach	1 yr.
James City County	1 yr.	Williamsburg	1 yr.
Loudoun County	1 yr.	Wytheville	1 yr.
Montgomery County	1 yr.	York County	1 yr.

*It is noted that extensions were granted with variations; check with the locality listed for complete information on building codes in use.

-NOTES-