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# COMMONWEALTH of VIRGINIA

William C. Shelton  
Director

## DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

### MEMORANDUM

TO: Board of Housing and Community Development's  
Codes and Standards Committee Members

FROM: Emory Rodgers, Deputy Director, Division of Building and Fire Regulation *ERR*

DATE: June 2, 2010

SUBJECT: Supplemental Package for the June 7, 2010 Meeting

Attached is a supplemental package for the June 7, 2010 meeting. We will be emailing this to all CSC members and also sending a printed copy by UPS. Included are the following materials:

1. The Chairman of the Committee has asked staff to have a decision page for each code change. Decisions pages are included for each of the code changes for the IRC residential sprinkler code changes, for the C-705.2 - Separation of porches and decks, for the duct and blower door testing, for the means of egress, and for carbon monoxide alarms.
2. Tab 3 - Carry-over items: Email for withdrawal of the log home energy code change, email from Mr. Lawrence providing information on the major changes for the A17.1 standard, and an amended code change for F-2205.4 - Distance to dispenser.
3. Tab 6: Amended code changes for C-908.1 - Carbon Monoxide Alarms with an amended code change for R only and the latest ICC version from the proponent. Staff believes the proponent wants the latest approved ICC version to be his primary code change. There are also two amended code changes of the original code change that only require CO alarms in the R occupancy (hotels, dormitories, apartments, group homes and 4-story homes).
4. New Business:
  - Reconsideration of C-1103.2.7 that was disapproved on May 10, 2010. New code changes use 1,000 square feet of raised area used for religious ceremonies that need not be accessible.
  - Request from proponent to withdraw code changes F-315.1 - Combustible storage and F-609.3.3.2 - Hood cleaning schedules. These two code changes were approved as amended on May 10, 2010.

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VIRGINIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF BUILDING AND FIRE REGULATION

2009 Code Change Cycle

**Code change from Guy Tomberlin re: 2009 IRC Section R313**

**Page 8 of Book 5– June 7, 2010**

**Codes and Standards Committee Action:**

\_\_\_\_\_ Approve as presented.

\_\_\_\_\_ Disapprove

\_\_\_\_\_ Approve as modified (specify):

\_\_\_\_\_ Carry over to next cycle.

\_\_\_\_\_ Other (specify):

VIRGINIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF BUILDING AND FIRE REGULATION

2009 Code Change Cycle

**Code change from Shahriar Amiri re: USBC Section R310.1**

**Page 11 of Book 5– June 7, 2010**

**Codes and Standards Committee Action:**

\_\_\_\_\_ Approve as presented.

\_\_\_\_\_ Disapprove

\_\_\_\_\_ Approve as modified (specify):

\_\_\_\_\_ Carry over to next cycle.

\_\_\_\_\_ Other (specify):

VIRGINIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF BUILDING AND FIRE REGULATION

2009 Code Change Cycle

**Code change from Shahriar Amiri re: Change Table R302.1**

**Page 12 of Book 5– June 7, 2010**

**Codes and Standards Committee Action:**

\_\_\_\_\_ Approve as presented.

\_\_\_\_\_ Disapprove

\_\_\_\_\_ Approve as modified (specify):

\_\_\_\_\_ Carry over to next cycle.

\_\_\_\_\_ Other (specify):

VIRGINIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF BUILDING AND FIRE REGULATION

2009 Code Change Cycle

**Code change from Robby Dawson re: IFC 503.2.1**

**Page 14 of Book 5– June 7, 2010**

**Codes and Standards Committee Action:**

\_\_\_\_\_ Approve as presented.

\_\_\_\_\_ Disapprove

\_\_\_\_\_ Approve as modified (specify):

\_\_\_\_\_ Carry over to next cycle.

\_\_\_\_\_ Other (specify):

VIRGINIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF BUILDING AND FIRE REGULATION

2009 Code Change Cycle

**Code change from Robby Dawson re: IFC Appendix B Table B105.1**

**Page 16 of Book 5– June 7, 2010**

**Codes and Standards Committee Action:**

\_\_\_\_\_ Approve as presented.

\_\_\_\_\_ Disapprove

\_\_\_\_\_ Approve as modified (specify):

\_\_\_\_\_ Carry over to next cycle.

\_\_\_\_\_ Other (specify):

VIRGINIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF BUILDING AND FIRE REGULATION

2009 Code Change Cycle

**Code change from Robby Dawson re: IFC Appendix C Table C105.1**

**Page 19 of Book 5– June 7, 2010**

**Codes and Standards Committee Action:**

\_\_\_\_\_ Approve as presented.

\_\_\_\_\_ Disapprove

\_\_\_\_\_ Approve as modified (specify):

\_\_\_\_\_ Carry over to next cycle.

\_\_\_\_\_ Other (specify):

**Rodgers, Emory (DHCD)**

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**From:** Rodgers, Emory (DHCD)  
**Sent:** Friday, May 14, 2010 7:50 AM  
**To:** Hodge, Vernon (DHCD); Firestone, Janice (DHCD)  
**Subject:** FW: Log Homes Council Vote

For June 7<sup>th</sup> appears log industry folks are now agreeing with VBCOA energy folks to use RES check. Guess should include this in package or can do as handout.

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**From:** Mike Loy [mailto:MLoy@southlandloghomes.com]  
**Sent:** Thursday, May 13, 2010 4:49 PM  
**To:** Rodgers, Emory (DHCD)  
**Subject:** RE: Log Homes Council Vote

Yes, I think that is correct we are dropping both proposals and will use the new ICC code or RES Check for log structures. Let me get in touch with some of the committee members and verify that. I will get back with you by tomorrow am.

Thanks,

*Mike Loy*

VP Design  
 Southland Log Homes  
 803-407-4601

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**From:** Rodgers, Emory (DHCD) [mailto:Emory.Rodgers@dhcd.virginia.gov]  
**Sent:** Thursday, May 13, 2010 1:42 PM  
**To:** Mike Loy  
**Subject:** RE: Log Homes Council Vote

Mike: Did I speak correctly that your change is now to be disapproved or are you dropping it too and the industry will now do RES check that VBCOA would probably support but they would definitely not support your change that is similar to the one rejected at the ICC. Can you confirm by the am on the 14th.

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**From:** Mike Loy [mailto:MLoy@southlandloghomes.com]  
**Sent:** Thu 5/13/2010 11:54 AM  
**To:** Rodgers, Emory (DHCD)  
**Subject:** Log Homes Council Vote

Emory, I presented the new recommendation to the Log Homes Council for their review and support. They had a meeting and a lot of discussion and the final result was the Log Homes Council does not want to support the new code change because they felt it was not in the best interest of the log home industry to have such a restrictive fenestration table and that the RES Check would almost always supersede on a more positive side.

Thank you for your help on this and I look forward to working with you on future projects.

Thanks,

*Mike Loy*

VP Design  
 Southland Log Homes

**Rodgers, Emory (DHCD)**

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**From:** JLawrence9@aol.com  
**Sent:** Friday, May 28, 2010 2:25 PM  
**To:** Rodgers, Emory (DHCD); DawsonJ@chesterfield.gov; Altizer, Ed (VDFP); rcgva@comcast.net; Hodge, Vernon (DHCD); Firestone, Janice (DHCD); Eubank, Paula (DHCD)  
**Subject:** Re: (no subject)

Dear Emory/Vern:

Per your request, some of the major changes of ASME A17.1a-2008 and ASME A17.1b-2009 addenda to the ASME A17.1-2007 Safety Code for Elevators and Escalators referenced standard listed in IBC 2009 are as follows:

**A17.1a**

The most significant change is transferring tests requirements from Section 8.11 Periodic Inspections and Witnessing of Tests to Section 8.6 Maintenance, Repair and Replacement. This is more appropriate since the elevator company performs the actual tests, whereas the inspector performs the actual inspection and only witnesses the tests. This clearly puts the responsibility on the Owner (via his maintenance company) to have the tests performed at the appropriate time and coordinate the work with the inspector. 8.11.2.1 clarifies the certified inspector's experience and knowledge to recognize potential Code deficiencies and focus their inspections where necessary. 2.3.4.6 clarifies key requirements and access openings in hoistway enclosures where full bodily entry is not required. 2.7.9.1 clarifies lighting requirements for all machinery spaces and working platforms when an elevator car is in the blocked position (machine-room-less type). 2.8.3.3.1 clarifies where sprinkler risers can be located in elevator hoistways and machine rooms. 2.11.3.2 clarifies where the door closer on a center opening pair of doors with only one interlock must be located.

**A17.1b**

Section 2.4 revises the determination methods of vertical and overhead clearances in the hoistway for various types of hoistway equipment including the refuge space. Deletes Section 5.1.3.6.6 Floor Opening Protection Adjacent to Escalator Wellway, since this is covered by the applicable building code and clarifies this in 6.1.1.1 for appropriate protection against falls, passage of flame, heat and/or smoke. Section 6.1.3.3.1(a) provides specific location for escalator emergency stop button. Section 6.1.6.3.16 requires escalators with dynamic skirt panels (movable side skirts that travel with the steps) to have skirt panel obstruction devices (new technology). Section 8.6.3.8 requires compliance with current code for door operator reversal devices when replacing an old reopening device with new (much needed editorial revision due to inappropriate repairs that negatively affect fire fighters recall operation. i.e., infrared door detector replacing a safety shoe door reversal device). Section 6.6.7.9 Maintenance and Testing of Mine Elevators adds additional requirements. Section 8.10.2.3 Inspection and Test Requirements for Altered Installation includes revisions.

END OF COMMENTS

Jim Lawrence, CSI, CCCA, CEIS  
 Senior Elevator Consultant/Elevator Inspector Supervisor  
 James Lawrence & Associates LLC  
 Vertical Transportation Consultants  
 4214 Coles Point Way

Glen Allen, VA 23060

In a message dated 5/25/2010 8:07:59 A.M. Eastern Daylight Time,  
Emory.Rodgers@dhcd.virginia.gov writes:

The June 7<sup>th</sup> CSC meeting booklet and agenda is posted. Janice will send to you the link or you can go to DHCD and the BFRD. We have some limited time to send to the CSC additional materials. June 1<sup>st</sup> is the deadline.

Jim Lawrence: Any supporting information on major changes elevator standards.

Ed Rhodes: CO alarms. Shaun Pharr is suppose to submit his version for R occupancies and Ron Clements has a R version similar to what is in the IRC.

Ed Altizer: Need budgetary and fiscal data to include what doing now and resources, what changed in positions or general funds and what new fees would produce to expend on what type information for SRCF new fees to justify code change. I-2 corridor width? Meeting June 3<sup>rd</sup> for ALF issues with any outcomes as hand out for the CSC.

Robby: Dispenser distance exterior was comment by the CSC. Any changes for key boxes, Group H fireworks or permissible fireworks? Any changes for Group E voice alarms/communication or suggested changes for fire command room (Pharr is suppose to amend to stay at 96 but can go onto 200 with justification).

Thanks.

VIRGINIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF BUILDING AND FIRE REGULATION

2009 Code Change Cycle

**Code change from Frank G. Castelvechi, III, PE re: C-705.2 (a)**

**Page 206 of Book 5– June 7, 2010**

**Codes and Standards Committee Action:**

\_\_\_\_\_ Approve as presented.

\_\_\_\_\_ Disapprove

\_\_\_\_\_ Approve as modified (specify):

\_\_\_\_\_ Carry over to next cycle.

\_\_\_\_\_ Other (specify):

VIRGINIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF BUILDING AND FIRE REGULATION

2009 Code Change Cycle

**Code change from Roger Robertson re: C-705.2 (b) - revision**

**Page 209 of Book 5- June 7, 2010**

**Codes and Standards Committee Action:**

\_\_\_\_\_ Approve as presented.

\_\_\_\_\_ Disapprove

\_\_\_\_\_ Approve as modified (specify):

\_\_\_\_\_ Carry over to next cycle.

\_\_\_\_\_ Other (specify):

VIRGINIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF BUILDING AND FIRE REGULATION

2009 Code Change Cycle

**Code change from Guy Tomberlin re: C-1301 (402.4.2) (b)**

**Page 215 of Book 5– June 7, 2010**

**Codes and Standards Committee Action:**

\_\_\_\_\_ Approve as presented.

\_\_\_\_\_ Disapprove

\_\_\_\_\_ Approve as modified (specify):

\_\_\_\_\_ Carry over to next cycle.

\_\_\_\_\_ Other (specify):

VIRGINIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF BUILDING AND FIRE REGULATION

2009 Code Change Cycle

**Code change from Guy Tomberlin re: C-1301 (402.4.2) (c)**

**Page 217 of Book 5– June 7, 2010**

**Codes and Standards Committee Action:**

\_\_\_\_\_ Approve as presented.

\_\_\_\_\_ Disapprove

\_\_\_\_\_ Approve as modified (specify):

\_\_\_\_\_ Carry over to next cycle.

\_\_\_\_\_ Other (specify):

shall be removed, replaced or changed in a manner that reduces its effectiveness as a safety barrier.

**Exception:** Spas or hot tubs with a safety cover that complies with ASTM F 1346 shall be exempt from the provisions of this section.

### SECTION 304 EXTERIOR STRUCTURE

**304.1 General.** The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.

**304.1.1 Unsafe conditions.** The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the *International Building Code* or the *International Existing Building Code* as required for existing buildings:

1. The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength;
2. The *anchorage* of the floor or roof to walls or columns, and of walls and columns to foundations is not capable of resisting all nominal loads or load effects;
3. Structures or components thereof that have reached their limit state;
4. Siding and masonry joints including joints between the building envelope and the perimeter of windows, doors and skylights are not maintained, weather resistant or water tight;
5. Structural members that have evidence of *deterioration* or that are not capable of safely supporting all nominal loads and load effects;
6. Foundation systems that are not firmly supported by footings, are not plumb and free from open cracks and breaks, are not properly *anchored* or are not capable of supporting all nominal loads and resisting all load effects;
7. Exterior walls that are not *anchored* to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly *anchored* or are not capable of supporting all nominal loads and resisting all load effects;
8. Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of *deterioration*, fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects;
9. Flooring and flooring components with defects that affect serviceability or flooring components that show signs of *deterioration* or fatigue, are not properly *anchored* or are incapable of supporting all nominal loads and resisting all load effects;
10. Veneer, cornices, belt courses, corbels, trim, wall facings and similar decorative features not properly *anchored* or that are *anchored* with connections not capable of supporting all nominal loads and resisting all load effects;
11. Overhang extensions or projections including, but not limited to, trash chutes, canopies, marquees, signs, awnings, fire escapes, standpipes and exhaust ducts not properly *anchored* or that are *anchored* with connections not capable of supporting all nominal loads and resisting all load effects;
12. Exterior stairs, decks, porches, balconies and all similar appurtenances attached thereto, including *guards* and handrails, are not structurally sound, not properly *anchored* or that are *anchored* with connections not capable of supporting all nominal loads and resisting all load effects; or
13. Chimneys, cooling towers, smokestacks and similar appurtenances not structurally sound or not properly *anchored*, or that are *anchored* with connections not capable of supporting all nominal loads and resisting all load effects.

#### Exceptions:

1. When substantiated otherwise by an *approved* method.
2. Demolition of unsafe conditions shall be permitted when *approved* by the *code official*.

**304.2 Protective treatment.** All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

**[F] 304.3 Premises identification.** Buildings shall have *approved* address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches (102 mm) high with a minimum stroke width of 0.5 inch (12.7 mm).

**304.4 Structural members.** All structural members shall be maintained free from *deterioration*, and shall be capable of safely supporting the imposed dead and live loads.

**304.5 Foundation walls.** All foundation walls shall be maintained plumb and free from open cracks and breaks and shall be

kept in such condition so as to prevent the entry of rodents and other pests.

**304.6 Exterior walls.** All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent *deterioration*.

**304.7 Roofs and drainage.** The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or *deterioration* in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

**304.8 Decorative features.** All cornices, belt courses, corbels, terra cotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.

**304.9 Overhang extensions.** All overhang extensions including, but not limited to canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair and be properly *anchored* so as to be kept in a sound condition. When required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.

**304.10 Stairways, decks, porches and balconies.** Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.

**304.11 Chimneys and towers.** All chimneys, cooling towers, smoke stacks, and similar appurtenances shall be maintained structurally safe and sound, and in good repair. All exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.

**304.12 Handrails and guards.** Every handrail and *guard* shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

**304.13 Window, skylight and door frames.** Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.

**304.13.1 Glazing.** All glazing materials shall be maintained free from cracks and holes.

**304.13.2 Openable windows.** Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.

**304.14 Insect screens.** During the period from [DATE] to [DATE], every door, window and other outside opening required for *ventilation* of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with *approved* tightly fitting screens of not less than 16 mesh per inch (16

mesh per 25 mm), and every screen door used for insect control shall have a self-closing device in good working condition.

**Exception:** Screens shall not be required where other *approved* means, such as air curtains or insect repellent fans, are employed.

**304.15 Doors.** All exterior doors, door assemblies and hardware shall be maintained in good condition. Locks at all entrances to *dwelling units* and *sleeping units* shall tightly secure the door. Locks on means of egress doors shall be in accordance with Section 702.3.

**304.16 Basement hatchways.** Every *basement* hatchway shall be maintained to prevent the entrance of rodents, rain and surface drainage water.

**304.17 Guards for basement windows.** Every *basement* window that is openable shall be supplied with rodent shields, storm windows or other *approved* protection against the entry of rodents.

**304.18 Building security.** Doors, windows or hatchways for *dwelling units*, room units or *housekeeping units* shall be provided with devices designed to provide security for the *occupants* and property within.

**304.18.1 Doors.** Doors providing access to a *dwelling unit*, *rooming unit* or *housekeeping unit* that is rented, leased or let shall be equipped with a deadbolt lock designed to be readily openable from the side from which egress is to be made without the need for keys, special knowledge or effort and shall have a lock throw of not less than 1 inch (25 mm). Such deadbolt locks shall be installed according to the manufacturer's specifications and maintained in good working order. For the purpose of this section, a sliding bolt shall not be considered an acceptable deadbolt lock.

**304.18.2 Windows.** Operable windows located in whole or in part within 6 feet (1828 mm) above ground level or a walking surface below that provide access to a *dwelling unit*, *rooming unit* or *housekeeping unit* that is rented, leased or let shall be equipped with a window sash locking device.

**304.18.3 Basement hatchways.** *Basement* hatchways that provide access to a *dwelling unit*, *rooming unit* or *housekeeping unit* that is rented, leased or let shall be equipped with devices that secure the units from unauthorized entry.

## SECTION 305 INTERIOR STRUCTURE

**305.1 General.** The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. *Occupants* shall keep that part of the structure which they occupy or control in a clean and sanitary condition. Every *owner* of a structure containing a *rooming house*, *housekeeping units*, a hotel, a dormitory, two or more *dwelling units* or two or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and *exterior property*.

**305.1.1 Unsafe conditions.** The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the *International Building Code* or the *Inter-*

*national Existing Building Code* as required for existing buildings:

1. The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength;
2. The anchorage of the floor or roof to walls or columns, and of walls and columns to foundations is not capable of resisting all nominal loads or load effects;
3. Structures or components thereof that have reached their limit state;
4. Structural members are incapable of supporting nominal loads and load effects;
5. Stairs, landings, balconies and all similar walking surfaces, including *guards* and handrails, are not structurally sound, not properly *anchored* or are *anchored* with connections not capable of supporting all nominal loads and resisting all load effects;
6. Foundation systems that are not firmly supported by footings are not plumb and free from open cracks and breaks, are not properly *anchored* or are not capable of supporting all nominal loads and resisting all load effects.

**Exceptions:**

1. When substantiated otherwise by an *approved* method.
2. Demolition of unsafe conditions shall be permitted when *approved* by the *code official*.

**305.2 Structural members.** All structural members shall be maintained structurally sound, and be capable of supporting the imposed loads.

**305.3 Interior surfaces.** All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected.

**305.4 Stairs and walking surfaces.** Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.

**305.5 Handrails and guards.** Every handrail and *guard* shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

**305.6 Interior doors.** Every interior door shall fit reasonably well within its frame and shall be capable of being opened and closed by being properly and securely attached to jambs, headers or tracks as intended by the manufacturer of the attachment hardware.

**SECTION 306  
COMPONENT SERVICEABILITY**

**306.1 General.** The components of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition.

**306.1.1 Unsafe conditions.** Where any of the following conditions cause the component or system to be beyond its limit state, the component or system shall be determined as unsafe and shall be repaired or replaced to comply with the *International Building Code* as required for existing buildings:

1. Soils that have been subjected to any of the following conditions:
  - 1.1. Collapse of footing or foundation system;
  - 1.2. Damage to footing, foundation, concrete or other structural element due to soil expansion;
  - 1.3. Adverse effects to the design strength of footing, foundation, concrete or other structural element due to a chemical reaction from the soil;
  - 1.4. Inadequate soil as determined by a geotechnical investigation;
  - 1.5. Where the allowable bearing capacity of the soil is in doubt; or
  - 1.6. Adverse effects to the footing, foundation, concrete or other structural element due to the ground water table.
2. Concrete that has been subjected to any of the following conditions:
  - 2.1. *Deterioration*;
  - 2.2. *Ultimate deformation*;
  - 2.3. Fractures;
  - 2.4. Fissures;
  - 2.5. Spalling;
  - 2.6. Exposed reinforcement; or
  - 2.7. *Detached*, dislodged or failing connections.
3. Aluminum that has been subjected to any of the following conditions:
  - 3.1. *Deterioration*;
  - 3.2. Corrosion;
  - 3.3. Elastic deformation;
  - 3.4. *Ultimate deformation*;
  - 3.5. Stress or strain cracks;
  - 3.6. Joint fatigue; or
  - 3.7. *Detached*, dislodged or failing connections.

4. Masonry that has been subjected to any of the following conditions:
  - 4.1. *Deterioration*;
  - 4.2. *Ultimate deformation*;
  - 4.3. Fractures in masonry or mortar joints;
  - 4.4. Fissures in masonry or mortar joints;
  - 4.5. Spalling;
  - 4.6. Exposed reinforcement; or
  - 4.7. *Detached*, dislodged or failing connections.
5. Steel that has been subjected to any of the following conditions:
  - 5.1. *Deterioration*;
  - 5.2. Elastic deformation;
  - 5.3. *Ultimate deformation*;
  - 5.4. Metal fatigue; or
  - 5.5. *Detached*, dislodged or failing connections.
6. Wood that has been subjected to any of the following conditions:
  - 6.1. *Ultimate deformation*;
  - 6.2. *Deterioration*;
  - 6.3. Damage from insects, rodents and other vermin;
  - 6.4. Fire damage beyond charring;
  - 6.5. Significant splits and checks;
  - 6.6. Horizontal shear cracks;
  - 6.7. Vertical shear cracks;
  - 6.8. Inadequate support;
  - 6.9. *Detached*, dislodged or failing connections; or
  - 6.10. Excessive cutting and notching.

**Exceptions:**

1. When substantiated otherwise by an *approved* method.
2. Demolition of unsafe conditions shall be permitted when *approved* by the *code official*.

### SECTION 307 HANDRAILS AND GUARDRAILS

**307.1 General.** Every exterior and interior flight of stairs having more than four risers shall have a handrail on one side of the stair and every open portion of a stair, landing, balcony, porch, deck, ramp or other walking surface which is more than 30 inches (762 mm) above the floor or grade below shall have *guards*. Handrails shall not be less than 30 inches (762 mm) high or more than 42 inches (1067 mm) high measured vertically above the nosing of the tread or above the finished floor of the landing or walking surfaces. *Guards* shall not be less than

30 inches (762 mm) high above the floor of the landing, balcony, porch, deck, or ramp or other walking surface.

**Exception:** *Guards* shall not be required where exempted by the adopted building code.

### SECTION 308 RUBBISH AND GARBAGE

**308.1 Accumulation of rubbish or garbage.** All *exterior property* and *premises*, and the interior of every structure, shall be free from any accumulation of *rubbish* or garbage.

**308.2 Disposal of rubbish.** Every *occupant* of a structure shall dispose of all *rubbish* in a clean and sanitary manner by placing such *rubbish* in *approved* containers.

**308.2.1 Rubbish storage facilities.** The *owner* of every occupied *premises* shall supply *approved* covered containers for *rubbish*, and the *owner* of the *premises* shall be responsible for the removal of *rubbish*.

**308.2.2 Refrigerators.** Refrigerators and similar equipment not in operation shall not be discarded, abandoned or stored on *premises* without first removing the doors.

**308.3 Disposal of garbage.** Every *occupant* of a structure shall dispose of garbage in a clean and sanitary manner by placing such garbage in an *approved* garbage disposal facility or *approved* garbage containers.

**308.3.1 Garbage facilities.** The *owner* of every dwelling shall supply one of the following: an *approved* mechanical food waste grinder in each *dwelling unit*; an *approved* incinerator unit in the structure available to the *occupants* in each *dwelling unit*; or an *approved* leakproof, covered, outside garbage container.

**308.3.2 Containers.** The *operator* of every establishment producing garbage shall provide, and at all times cause to be utilized, *approved* leakproof containers provided with close-fitting covers for the storage of such materials until removed from the *premises* for disposal.

### SECTION 309 PEST ELIMINATION

**309.1 Infestation.** All structures shall be kept free from insect and rodent *infestation*. All structures in which insects or rodents are found shall be promptly exterminated by *approved* processes that will not be injurious to human health. After extermination, proper precautions shall be taken to prevent reinfestation.

**309.2 Owner.** The *owner* of any structure shall be responsible for extermination within the structure prior to renting or leasing the structure.

**309.3 Single occupant.** The *occupant* of a one-family dwelling or of a single-tenant nonresidential structure shall be responsible for extermination on the *premises*.

**309.4 Multiple occupancy.** The *owner* of a structure containing two or more *dwelling units*, a multiple *occupancy*, a *rooming house* or a nonresidential structure shall be responsible for

VIRGINIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF BUILDING AND FIRE REGULATION

2009 Code Change Cycle

**Code change from J. Kenneth Payne, Jr. AIA re: C-109.3.1 (b)**

**Page 284 of Book 5– June 7, 2010**

**Codes and Standards Committee Action:**

\_\_\_\_\_ Approve as presented.

\_\_\_\_\_ Disapprove

\_\_\_\_\_ Approve as modified (specify):

\_\_\_\_\_ Carry over to next cycle.

\_\_\_\_\_ Other (specify):

VIRGINIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF BUILDING AND FIRE REGULATION

2009 Code Change Cycle

**Code change from David J. Thomas, PE re: C-109.3.1 (a) - revision**

**Page 286 of Book 5– June 7, 2010**

**Codes and Standards Committee Action:**

\_\_\_\_\_ Approve as presented.

\_\_\_\_\_ Disapprove

\_\_\_\_\_ Approve as modified (specify):

\_\_\_\_\_ Carry over to next cycle.

\_\_\_\_\_ Other (specify):

VIRGINIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF BUILDING AND FIRE REGULATION

Code Change Form for the 2009 Code Change Cycle

Code Change Number: \_\_\_\_\_

Proponent Information

(Check one):  Individual  Government Entity  Company

Name: Chief James A. Gray

Representing: Virginia Fire Chiefs Association, Inc

Mailing Address: Hampton Division of Fire & Rescue 22 Lincoln Street Hampton, VA 23669

Email Address: jgray@hampton.gov

Telephone Number: 757-727-6580

Proposal Information

**Substitute Version 2**

Code(s) and Section(s): USBC 908.1

Proposed Change (including all relevant section numbers, if multiple sections):

Add New USBC

**SECTION 908 CARBON MONOXIDE ALARMS**

**908.1 Carbon monoxide alarms.** Group I-er R occupancies in a building containing fuel burning appliances or a building which has an attached garage shall be provided with at least a single station carbon monoxide alarms. The carbon monoxide alarms shall be single or multiple station carbon monoxide alarms complying with UL 2034 and be installed and maintained in accordance with NFPA 720 and in accordance with manufacturer's instructions. An open parking structure, as defined in the International Building Code, shall not be deemed to be an attached garage. shall be provided in accordance with this section.

**Exception:** Guestrooms or dwelling units which do not themselves contain a fuel-burning appliance or have an attached garage, but which are located in a building with a fuel-burning appliance or an attached garage, need not be provided with single station carbon monoxide alarms, provided that:

1. The guestroom or dwelling unit is located more than one story above or below any story which contains a fuel-burning appliance or an attached garage;
2. The guestroom or dwelling unit is not connected by duct work or ventilation shafts to any room containing a fuel-burning appliance or to an attached garage; and
3. The building is provided with a common area carbon monoxide alarm system; and
4. Except as provided in 908.2 and 908.3.

**908.2 Group R-1 and R-2.** Single or multiple station carbon monoxide alarms shall be installed in all sleeping units area in Group R-1 and R-2 equipped with fuel fired appliance(s) in the following locations:

1. In each story within a dwelling unit.
2. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of the bedrooms.

**Rodgers, Emory (DHCD)**

**From:** Ed Rhodes (Rhodes Consulting) [rcgva@comcast.net]  
**Sent:** Wednesday, May 26, 2010 2:04 PM  
**To:** Rodgers, Emory (DHCD)  
**Subject:** RE:

Here is what I received

**908.7 (IBC [F] 908.7) Carbon monoxide alarms.** Group I or R occupancies located in a building containing a fuel burning appliance or a building which has an attached garage shall be provided with single station carbon monoxide alarms. The carbon monoxide alarms shall be listed as complying with UL 2034 and be installed and maintained in accordance with NFPA 720 and the manufacturer's instructions. An open parking garage, as defined in the *International Building Code*, or enclosed parking garage ventilated in accordance with Section 404 of the *International Mechanical Code* shall not be deemed to be an attached garage.

**Exception:** Sleeping units or dwelling units which do not themselves contain a fuel-burning appliance or have an attached garage, but which are located in a building with a fuel-burning appliance or an attached garage, need not be provided with single station carbon monoxide alarms provided that:

1. The sleeping unit or dwelling unit is located more than one story above or below any story which contains a fuel-burning appliance or an attached garage;
2. The sleeping unit or dwelling unit is not connected by duct work or ventilation shafts to any room containing a fuel-burning appliance or to an attached garage; and
3. The building is provided with a common area carbon monoxide alarm system.

**908.7.1 Carbon monoxide detection systems.** Carbon monoxide detection systems, that include carbon monoxide detectors and audible notification appliances, installed and maintained in accordance with this section for carbon monoxide alarms and NFPA 720 shall be permitted. The carbon monoxide detectors shall be listed as complying with UL 2075.

**4606.1 Carbon monoxide alarms.** Existing Group I or R occupancies located in a building containing a fuel-burning appliance or a building which has an attached garage shall be provided with single station carbon monoxide alarms.

The carbon monoxide alarms shall be listed as complying with UL 2034 and be installed and maintained in accordance with NFPA 720 and the manufacturer's instructions. An open parking garage, as defined in the *International Building Code*, or enclosed parking garage ventilated in accordance with Section 404 of the *International Mechanical Code* shall not be deemed to be an attached garage.

**Exception:** Sleeping units or dwelling units which do not themselves contain a fuel-burning appliance or have an attached garage, but which are located in a building with a fuel-burning appliance or an attached garage, need not be provided with single station carbon monoxide alarms provided that:

1. The sleeping units or dwelling unit is located more than one story above or below any story which contains a fuel-burning appliance or an attached garage;
2. The sleeping units or dwelling unit is not connected by duct work or ventilation shafts to any room containing a fuel-burning appliance or to an attached garage; and
3. The building is provided with a common area carbon monoxide alarm system.

**Add new standards to Chapter 47 (IBC Chapter 35) as follows:**

**NFPA 720-2005 Standard for the Installation of Carbon Monoxide (CO) Warning Equipment in Dwelling Units**

**UL 2034-2008 Standard for Single and Multiple Station Carbon Monoxide Alarms**

---

**From:** Rodgers, Emory (DHCD) [mailto:Emory.Rodgers@dhcd.virginia.gov]  
**Sent:** Wednesday, May 26, 2010 10:09 AM  
**To:** rcgva@comcast.net

VIRGINIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF BUILDING AND FIRE REGULATION

Code Change Form for the 2009 Code Change Cycle

Code Change Number: \_\_\_\_\_

Proponent Information (Check one):  Individual  Government Entity  Company

Name: Ron Clements Representing: Chesterfield County

Mailing Address: 9800 Government Center Parkway

Email Address: clementсро@chesterfield.gov Telephone Number: 804 751 4163

Proposal Information

Code(s) and Section(s): USBC 908 and related

Proposed Change (including all relevant section numbers, if multiple sections):

*Add New USBC sections as follows:*

**SECTION 908 CARBON MONOXIDE ALARMS**

**908.1 General.** Carbon monoxide alarms shall be provided in group R occupancies accordance with this section.

**908.2 Alarm requirements.** Single station or multiple station carbon monoxide alarms shall be listed as complying with UL 2034 and shall be installed in accordance with this code and the manufacturer's installation instructions.

**908.3 Where required.** Carbon monoxide alarms in new buildings and structures shall be provided in the locations described in this section.

**908.3.1 Group R-1 and R-2.** When fuel-fired *appliances* are contained within the *sleeping unit or dwelling unit*, Single or multiple station carbon monoxide alarms shall be installed in the following locations:

1. In each story within the *sleeping unit or dwelling unit*
2. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.

**908.3.2 Groups R-3 and R-4.** When fuel-fired *appliances* are contained within the *building*, single or multiple station carbon monoxide alarms shall be installed in the following locations:

1. In each story within the *building*
2. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.

*Revise VMC as follows:*

**SECTION 704 FIRE PROTECTION SYSTEMS [F]**

**704.1 General.** All systems, devices and equipment to detect a fire, detect carbon monoxide, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times in accordance with the *International Fire Code*.

(Renumber subsequent sections)

Add New SFPC section as follows:

**908.7 Carbon monoxide alarms.** Carbon monoxide alarms shall be maintained in accordance with SFPC section 901.6.

Supporting Statement (including intent, need, and impact of the proposal):

This is a code change to add CO detector requirements to the IBC for residential occupancies that are not within the scope of the IRC. The intent was to match the requirement of the IRC for consistency of application. The requirements added to the IBC are based on the requirements of the IRC. The reference to UL 2034 for listing and the locations for the detector installations were based on the IRC requirements. The VMC was modified to include CO detectors into the current maintenance provisions regulating fire protection systems. The SFPC section 908.7 addition brings CO maintenance into the SFPC and provides the necessary cross-reference to the existing maintenance requirements specified in section 901.6.

### Submittal Information

Date Submitted: \_\_\_\_\_

The proposal may be submitted by email as an attachment, by fax, by mail, or by hand delivery.

Please submit the proposal to:

DHCD DBFR TASO (Technical Assistance and Services Office)  
The Jackson Center  
501 N. 2nd Street  
Richmond, VA 23219-1321

Email Address: [taso@dhcd.virginia.gov](mailto:taso@dhcd.virginia.gov)  
Fax Number: (804) 371-7092  
Phone Numbers: (804) 371-7140 or (804) 371-7150



VIRGINIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF BUILDING AND FIRE REGULATION

Code Change Form for the 2009 Code Change Cycle

Code Change Number: \_\_\_\_\_

Proponent Information

(Check one):  Individual  Government Entity  Company

Name: Shaun Pharr

Representing: AOBA

Mailing Address: 1050 17<sup>th</sup> Street, NW, Suite 300, Washington, DC 20036

Email Address: spharr@aoba-metro.org Telephone Number: (202) 296-3390

Proposal Information

Code(s) and Section(s): USBC 908 and related

Proposed Change (including all relevant section numbers, if multiple sections):

*Add New USBC sections as follows:*

**SECTION 908 CARBON MONOXIDE ALARMS**

**908.1 General.** Carbon monoxide alarms. Group R occupancies in a building containing fuel burning appliances shall be provided with single or multiple station carbon monoxide alarms that can battery, plug-in or hard-wire interconnected types installed in accordance with UL 2034.

**908.2 Alarm requirements.** Group R-1, R-2, R-3 and R-4. Single or multiple station carbon monoxide alarms shall be installed in all dwelling or sleeping units in Group R-1, R-2, R-3 and R-4 equipped with fuel fired appliances on each story of the dwelling unit or sleeping unit in the immediate vicinity of the bedroom.

**908.3 Group R-1 and R-2. When fuel-fired appliances are not contained within sleeping units or dwelling units, but which are located in a building, the sleeping units or dwelling units need not be provided with a single station carbon monoxide alarm provided that**

- 1. The sleeping unit or dwelling unit is located more than one story above or below and story which contains a fuel-burning appliance;**
- 2. The sleeping unit or dwelling unit is not connected by duct work or ventilation shafts to any room containing a fuel-burning appliance.**

**908.3.1 Groups R-3 and R-4.** When fuel-fired *appliances* are contained within the building, single or multiple station carbon monoxide alarms shall be installed in the following locations:

- 1. In each story within the building**
- 2. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.**

Supporting Statement (including intent, need, and impact of the proposal):

Does not include I properties, which were the subject of some disagreement. Does not use the NFPA 720 standard. Also eliminates requirement for provision of carbon monoxide detection/alarm devices where enclosed garages are present as ventilation is already provided for in code.

Submittal Information

Date Submitted: \_\_\_\_\_

The proposal may be submitted by email as an attachment, by fax, by mail, or by hand delivery.

Please submit the proposal to:

DHCD DBFR TASO (Technical Assistance and Services Office)  
The Jackson Center  
501 N. 2nd Street  
Richmond, VA 23219-1321

Email Address: [taso@dhcd.virginia.gov](mailto:taso@dhcd.virginia.gov)  
Fax Number: (804) 371-7092  
Phone Numbers: (804) 371-7140 or (804) 371-7150



VIRGINIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF BUILDING AND FIRE REGULATION

Code Change Form for the 2009 Code Change Cycle

Code Change Number: \_\_\_\_\_

Proponent Information

(Check one):  Individual  Government Entity  Company

Name: Guy Tomberlin

Representing: VA Plumbing and Mechanical Inspectors  
Association and VA Building and Code Officials Association  
Plumbing/Mechanical/Fuel Gas Committees

Mailing Address: 12055 Government Center Parkway, Suite 630  
Fairfax, VA 22035

Email Address: guy.tomberlin@fairfaxcounty.gov

Telephone Number: 703-324-1611

Proposal Information Clarify Carbon Monoxide requirements

Code(s) and Section(s): IRC R315.1 Carbon monoxide alarms..

Proposed Change (including all relevant section numbers, if multiple sections):

**R315.1 Carbon monoxide alarms..** For new construction an approved carbon monoxide alarm shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in a dwelling units within which fuel-fired appliances are installed. ~~and in~~ In dwelling units that have attached garages, a carbon monoxide alarm shall be installed at each entrance to the dwelling unit from the garage.

Supporting Statement (including intent, need, and impact of the proposal): The submitting code committees felt that the requirement to install CO alarms near bedrooms when a dwelling contains no fuel fired equipment is excessive. It was agreed that the concept of installing an alarm near the potential source of a problem should be acceptable for the garage scenario. Garage incidents are quite different than faulty appliances. The threat from a garage typically involves human intervention, whereas with appliances problems occur with no other type warning or indication.

Submittal Information

Date Submitted: July 2, 2009

The proposal may be submitted by email as an attachment, by fax, by mail, or by hand delivery.

Please submit the proposal to:

DHCD DBFR TASO (Technical Assistance and Services Office)  
The Jackson Center  
501 N. 2nd Street  
Richmond, VA 23219-1321

Email Address: [tsu@dhcd.virginia.gov](mailto:tsu@dhcd.virginia.gov)  
Fax Number: (804) 371-7092  
Phone Numbers: (804) 371-7140 or (804) 371-7150



VIRGINIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF BUILDING AND FIRE REGULATION

Code Change Form for the 2009 Code Change Cycle

Code Change Number: \_\_\_\_\_

Proponent Information

(Check one):  Individual       Government Entity       Company

Name: Guy Tomberlin

Representing: VA Plumbing and Mechanical Inspectors Association and VA Building and Code Officials Association Plumbing/Mechanical/Fuel Gas Committees

Mailing Address: 12055 Government Center Parkway, Suite 630  
Fairfax, VA 22035

Email Address: guy.tomberlin@fairfaxcounty.gov

Telephone Number: 703-324-1611

Proposal Information Clarify Carbon Monoxide requirements

Code(s) and Section(s): IRC R315.3 Alarms requirements..

Proposed Change (including all relevant section numbers, if multiple sections):

**R315.3 Alarms requirements.** Single station carbon monoxide alarms shall be hard wired, plug-in or battery type, listed as complying with UL 2034 and shall be installed in accordance with this code and the manufacturer's installation instructions.

Supporting Statement (including intent, need, and impact of the proposal): The submitting code committees felt that this section needed further clarity to provide the user the information that clearly reflects the information contained in the UL Standard 2034 which includes the 3 different type s of CO alarms the added text references.

Submittal Information

Date Submitted: July 2, 2009

The proposal may be submitted by email as an attachment, by fax, by mail, or by hand delivery.

Please submit the proposal to:

DHCD DBFR TASO (Technical Assistance and Services Office)  
The Jackson Center  
501 N. 2nd Street  
Richmond, VA 23219-1321

Email Address: [tsu@dhcd.virginia.gov](mailto:tsu@dhcd.virginia.gov)  
Fax Number: (804) 371-7092  
Phone Numbers: (804) 371-7140 or (804) 371-7150





**Chesterfield County, Virginia**  
**Fire & EMS**

Fire & Life Safety Division  
9800 Government Center Parkway – P.O. Box 40 – Chesterfield, VA 23832  
Phone: (804) 748-1426 – Fax: (804) 768-8766 – Internet: chesterfield.gov



March 22, 2010

Mr. Vernon Hodge  
Department of Housing and Community Development  
Main Street Centre  
600 East Main Street, Suite 300  
Richmond, Virginia 23219

Dear Mr. Hodge:

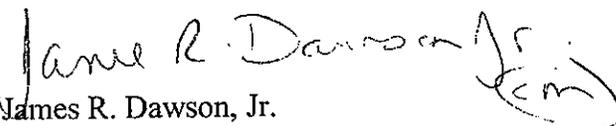
As a result of the Codes and Standards Committee action taken on May 10, and on behalf of the Fire Services Board Code Committee, I am withdrawing two of our code change proposals submitted under my name.

The first is code change number F-315.1 concerning combustible storage, and the other is code change number F-609.3.3.2 concerning approval of a cleaning schedule for kitchen hood systems.

The modifications made by the Codes and Standards Committee change the proposals we submitted to something that is far less desirable than the language in the IFC as proposed. We believe changes to these or any proposal with this significance should be either properly vetted through the work group process or have proper debate before the committee. Neither of which is possible at this stage in the code adoption process.

We are asking for these proposals to be pulled from the agenda slated for consideration by the full board in July.

Respectfully,

  
James R. Dawson, Jr.  
Fire Marshal  
CHESTERFIELD FIRE AND EMS

jrd/cm

VIRGINIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF BUILDING AND FIRE REGULATION

Code Change Form for the 2009 Code Change Cycle

Code Change Number: \_\_\_\_\_

Proponent Information (Check one):  Individual  Government Entity  Company

Name: Robby Dawson Representing: Virginia Fire Services Board

Mailing Address: 1005 Technology Park Drive, Glen Allen, VA 23059

Email Address: dawsonr@chesterfield.gov Telephone Number: 804-717-6838

Proposal Information

Code(s) and Section(s): SFPC 2205.4 – Substitute based on Work Group Comments – ver. 3 May 27, 2010

Proposed Change (including all relevant section numbers, if multiple sections):

Proposed Change (including all relevant section numbers, if multiple sections):

Change Section 2205.4 to read:

**2205.4 Sources of ignition.** Smoking and open flames shall be prohibited within 25 20 feet (7,620 6096 mm) ~~in areas where fuel is dispensed and shall not be allowed within 25 feet~~ of a fuel dispensing device. The engines of vehicles being fueled shall be shut off during fueling. Electrical equipment shall be in accordance with NFPA 70.

Supporting Statement (including intent, need, and impact of the proposal):

This language change is in response to feedback received at the Work Group Meeting March 25, 2010. The balance of the supporting statement is listed here for reference:

The current language is subjective and is not quantifiable. Since this section applies to a variety of fueling operations that involve gasoline, LPG, CNG or hydrogen, the proposed change is to provide a measurable distance but still retain the subjective language aspect for the various circumstances based on the particular fuel to be dispensed.

As it may apply to smoking, open flames and the selected 25-foot distance, the common distances expressed in the fire code are 10, 25 and 50-foot separation from flammables and combustibles with 25-feet viewed as the most reasonable minimum distance from dispensers.

In recognition of the various circumstances that a 25-foot may be an insufficient distance, no attempt is being made to coordinate a change on how the proposed 25-foot distance would be conveyed to those using the fuel dispensers. Section 2205.6 currently requires signage to be "conspicuously posted with sight of each dispenser". It is up to the operator of the fueling facility on how to best comply with that requirement and can range from the most common scheme at public retail sites of posting signage on the dispensing unit itself or, very large free standing signs on the perimeter of a private fleet fueling area.

**Modified May 27, 2010** – Based on the discussion of the Codes and Standards Committee on May 10, members of the FSB Code Committee reviewed this change with a number of members at the annual VFPA meeting held in Virginia Beach May 24 – 26. Based on that discussion the distance was reduced to 20 feet to be more consistent with similar provisions in the IFC, specifically, 2203.1(5) which prohibits the location of dispensing devices within 20 feet of fixed sources of ignition.

Additionally, concerning the Codes and Standards Committee's comments the proximity of buildings, we could find no other references in the fire code that delineated the interior or exterior of structures concerning sources of ignition. Adding such language would be inconsistent with other provisions of the code and create confusion as well as inconsistent application of similar provisions. As a result this modified code change is offered in lieu of our previous submission for this same code section.

### Submittal Information

Date Submitted: 12/16/09; Substitute submitted 3/30/2010; 5/27/10

The proposal may be submitted by email as an attachment, by fax, by mail, or by hand delivery.

Please submit the proposal to:

DHCD DBFR TASO (Technical Assistance and Services Office)

The Jackson Center

501 N. 2nd Street

Richmond, VA 23219-1321

Email Address: [taso@dhcd.virginia.gov](mailto:taso@dhcd.virginia.gov)

Fax Number: (804) 371-7092

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