

SUMMARY

DHCD Workgroup #3 2012 USBC International Residential Code June 14, 2012 - 9:30 a.m. - 3:30 p.m.

Location: Virginia Housing Center

- USBC/IRC technical amendments - delete or change
 - R401.3, - Drainage. VA amendment in 2009 added the words, “to the dwelling unit” after the word hazard. Consensus was to keep it the way it is for 2012. This item will be taken off the list of issues for this workgroup.
 - R602.10 wall bracing simpler model. Multiple groups are working on this. Discussion on whether to form an official subgroup to include everyone, but the consensus was to continue working in smaller groups for now. Parties were encouraged to collaborate with each other during their processes. **DHCD expect a work product/code changes for the September 27th meeting.**
 - R612.2 window sills. Consensus was that it’s okay staying at 18 but other issues came up. Concerns over stops for 4” sphere requirement. One person said they couldn’t find windows with the req’d stops, another said he didn’t have any problem finding them. There may be a code change coming. **Off list or DHCD need code change by September 13th.**
 - M1502.4.4.1 duct length. 2012 IRC changes from 25 to 35 to delete VA amendment. No code change needed, it will be part of the base document. This item will be taken off the list of issues for this workgroup.
 - P2903.5. VA amendment added, “where quick-closing valves are utilized unless otherwise approved”. Group will review to see if this can be deleted since language in 2012 changed.
- USBC IRC E for attic installation increased to R-46 and attic hatch door code change to do R-5 instead of R-38. Code change submitted. Can do now - performance path. No opposition. More discussion later on general energy requirements. A. Meeks is collecting information from DOE.
- USBC IRC southern pine devaluation review to add into span charts. Sam Francis stated additional sizes are still being evaluated. **This item will be taken off the list of issues for this workgroup or Sam Francis to submit code change by September 13th.**
- USBC IRC R403.1 (code change submitted 6/13/12 by Bryan Deem). Administrative group is also looking at size of buildings. Suggestion was made to look at all the sections that have a square footage max indicated for compliance and make them match. Footings vs. when a permit is required. Only difference between the two is 56 sq. ft.
- R703.7 stone veneer inspections/window flashing/weep holes, 3rd party verification, make mandatory inspection or BO can do as optional inspection now. Conversation seemed to revolve around the fact that the BO can do the inspections now if they choose, shouldn’t be a mandated inspection. **This item will be taken off the list of issues for this workgroup.**

- USBC IRC deck guards. Discussion on point loads not being the appropriate load requirement. Deck ledger bolting review. Some folks will take a look at this issue further to determine if a code change is necessary. Titan Deck footings Discussion that these metal deck footings were not appropriate and had no listings. Plug type footings are acceptable and can be an alternative method and material. Cannot put them in the code because each proprietor has a different size/height of deck etc. that they are used for. Some disagreed and thought it should be clear in the code that they are permitted and should be used “per manufacturer’s instructions”. **These three items will be taken off the list of issues for this workgroup unless a code change is submitted by September 13th.**
- USBC IBC/IRC bed and breakfasts review 5 bedrooms and 10 guest limits for R-3/R-5. SFM believes some occupant limit should be set on the 5 bedroom scope. ICC approved for 2015 code change for 5 bedrooms and up to 16 persons, but would be sprinkled. Fire service concerned about number of persons. Discussion on how you would enforce that if private families lived there. **This item will be taken off the list of issues for this workgroup unless a code change is submitted. DHCD comment: 2015 code change would allow 5 bedrooms or up to 16 persons.**
- USBC IBC/IRC: PWC issues live-work units and townhomes R-3 and R-5 next to each other and fire walls or R-5 over M, A, B or S mixed uses. 2012 allows IBC Live Work dwelling units only if sprinkled and IRC construction. USBC no sprinklers IRC so can live/work dwelling units be built R-5. **There seemed to be agreement that IBC is appropriate. Not R-5 without sprinklers. This item will be taken off the list of issues for this workgroup unless a code change is submitted. DHCD notes that there are hundreds of live-work dwelling units today in Virginia mostly know as home occupation by zoning ordinances and include dentist offices, CPA offices, reporters, convention planners, etc.**
- USRC IRC/IBC HJR 648 optional accessible standards R-3 and R-5. Discussion on door widths being mandatory. There were mixed views with many opposing, primarily due to the size of the half baths in most first story floor plans, but many felt there might be a way to make it work if the code change is tweaked. For the optional standard, there was some support but many expressed concerns over BO being required to “certify” something. This would cause more responsibility and more inspections while BO offices are short staffed. DHCD comments: **This code change isn’t mandatory but when built these are the requirements. One can do more or less. The certification requires no more work then doing the required inspections. Certification can be in a form letter or noted on the final inspection reports the same as defective drywall or solar tax credits.**
- USBC IRC habitable attic definition allows what under IBC is 4th story. Code change submitted. There was lots of discussion related to need vs. unintended consequences and how to best address it. Many felt this is an issue that needs to be changed. Others indicated they haven’t had any problems in their localities. This will be discussed further at future meetings.
- USBC IRC arc-fault devices review. Group was informed that a code change was being prepared by WG4.
- USBC IRC M conditioned spaces, crawl space supply and exhaust requirements- There were no issues or concerns. **This item will be taken off the list of issues for this workgroup.**

- USBC IRC fuel gas CSST bonding review. WG 4 deleted as issue. **No discussion. This item will be taken off the list of issues for this workgroup.**
- USBC IRC open porch includes roof clarify. Brian indicated he is working with Lynn Underwood on this issue and that this is a place holder for a code change that is being developed.
- USBC IRC E and IECC sizing of HVAC system RESCHECK use and manual J clarify use – Lots of discussion on this issue. Not a lot of buy-in on the requirements for energy plan review/inspections. Lots of comments/concerns to Steve to take back to the committee. **DHCD comment: DOE requires by 2017 the adoption of the 2012 IECC and 90% compliance. The 90% compliance is going to require beefed up plan reviews and inspections with higher permit fees.**
- USBC IRC remediation requirements review. Some think the testing strips too expensive and not reliable readings. WG 4 did ask if language needed to be added on protocols. This will be taken off the list for this group unless a code change is submitted. **No comments concerns on this issue. This item will be taken off the list of issues for this workgroup.**
- USBC IRC heat pump thermostats review. **No comments on this. This item will be taken off the list of issues for this workgroup.**
- USBC IRC fireplace not allowed in basements IECC 403 without air supply. WG 4 code change being submitted with 2015 clarification on listing can have no door. Also, R1001.8 Smoke chamber walls. **There was a general discussion on this. Group will wait and see what is submitted to workgroup 4.**
- Review tread and risers. This will be taken off the list for this group unless a code change is submitted. **No interest in changing. This item will be taken off the list of issues for this workgroup.**
- N1102 – Building Thermal Envelope and IECC code changes IRC-E exterior envelope moisture problems and equipment trade-offs. BO's requiring 3rd party inspections for visual inspections and approvals for duct or door testing review. There was much discussion and lots of comments/concerns for Steve to take back to the committee.
- FRT townhomes being not allowed review. This will be taken off the list for this group if resolved. **Group was surprised that someone wasn't allowing this. No code change needed as it seems clear. This item will be taken off the list of issues for this workgroup.**
- Review major 2012 code changes with cost estimates and 2015 IRC code changes
 - Tamper proof plates cost and exemptions in 2009 NEC. This will be taken off the list for this group unless a code change is submitted. **May have a change submitted for this. Haywood had a history of problems if the plates are changed out.**
 - Garages now sprinkled so would need IRC code change to delete. **No comments. Staff note: After review of the provision (R309.5), it is not a mandate for garage sprinklers. It is instead a reference to Table R302.1(2) for separation distance for sprinkled dwellings and it is only a tradeoff for separation distance if the whole subdivision is sprinkled. That is still usable in Virginia if someone elects to sprinkler a dwelling or a whole subdivision, so it can stay in the IRC without there being a conflict with Virginia's deletion of the dwelling and townhouse sprinkler provisions. Off list.**

- Garage door closer new in 2012 review. **Will review.**
 - Domestic and commercial stoves type 1 hoods WG 4 code change need to review IRC. **There were concerns over the requirement to have make up air if over 400 cfm.**
 - CO alarms supervised review for need. **The group will look at this.**
 - Expanded drip edges review for need. **No comments at this time, will review.**
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- New business. **None. DHCD Comment: IRC Committee-VBCOA want additional 2102 code changes that need review by stakeholders.**
 - Next meeting September 27th, 2012 9:30 at VHC
 - Adjournment