

**VA DHCD- STATE BUILDING CODE & FIRE REGULATIONS**  
**CODES AND STANDARDS COMMITTEE**  
**Workgroup #1 and #3 Summary (03-12-13)**

Meeting held: Thursday, February 28, 2013  
Location: Virginia Housing Center  
Time: 9:30am

Emory Rodgers opened the meeting with an overview and explanation of the 2012 Code Change process and schedule, followed by introductions of attendees present. Review of proposed changes commenced.

**1. VRC 101.2 REFERENCED STANDARD**

*Proposed by: Kenney Payne*

*Comments/Concerns*

- Discussion on the deletion of Chapter 34 makes this change unnecessary

**Action:** Proposal withdrawn by proponent

**2. VCC 101.6 AND VRC 101.6 ORDER OF PRECEDENCE**

*Proposed by: Kenney Payne*

*Comments/Concerns*

**Action:** Move forward to BHCD's CSC 03/25/13 meeting as consensus to approve

**3. VCC 102.3 SHIPPING CONTAINERS**

*Proposed by: VBCOA Administrative Committee and STRB*

*Comments/Concerns*

- Exceptions clarifies that shipping containers are exempted from these code requirements

**Action:** Move forward to BHCD's CSC 03/25/13 meeting as consensus

**4. VCC 102.3.1 AND 202 AUTOMOTIVE LIFTS (2 PROPOSALS)**

*Proposed by: Lynn Underwood and DHCD Staff*

*Comments/Concerns*

- If passed as written, would make automotive lifts subject to annual elevator inspections
- Elevator representatives support this proposal
- Automotive lifts pose no greater hazard than any other industrial processes equipment
- must determine how to differentiate between processing equipments and any other equipment that requires structural support
- 2 separate issues too look at in this proposal: initial installation and maintenance
- Proponents can decide if they want to seek further interpretation from the Technical Review Board (TRB)

**Action:** Move forward to BHCD's CSC 03/25/13 meeting as non-consensus

**5. VCC 103.4 ADDITIONS**

*Proposed by: Kenney Payne*

*Comments/Concerns*

- Current code allows one the option of using the IBC OR IEBC
- Once changes are correlated, it will get rid of reference to §3403.3
- Replace "shall comply" with "shall be permitted to comply"
- Clarity on 5% cap vs. increase by 5% , to existing structures

**Action:** Move forward to BHCD's CSC 03/25/13 meeting with consensus as amended

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**6. VCC 103.10 ALTERATIONS AND SCOPE, ENERGY CONSERVATION**

*Proposed by: Michael Redifer*

Comments/Concerns

- Proposal is not intended to affect requirements of ASHRAE
- Change allows the use of Low-E Building exemption
- Proponent noted that historic and Low-E Buildings are exempt from the requirements of this proposal
- Emory Rodgers suggested that proposal should be further scrutinized for conflicts, problems or concerns
- Need to determine whether this language needs to be put in the IEBC or IECC

**Action:** Move forward to BHCD's CSC 03/25/13 meeting as non-consensus; Staff will recommend it be carried over to the 2<sup>nd</sup> half of the cycle

**7. VCC 108.1 RESTRIPIING ACCESSIBLE PARKING SPACES**

*Proposed by: Ken Fredgren*

Comments/Concerns

- Does the last sentence apply if there is not an accessible entrance; if so, would it then require the addition of an accessible entrance
- Confusion over what the 20% includes and when and where does it come in
- Suggested to eliminate the reference to accessible entrance from §3411.6
- Staff would correlate language with IBC; probably in Chapter 3 (prescriptive)
- Board may want clarification on whether or not this code change will trigger the requirement for a permit

**Action:** Move forward to BHCD's CSC 03/25/13 meeting as consensus with amendment deleting the word "accessible" from the last sentence of 3411.6.

**8. VCC 108.2 DECK PERMIT EXEMPTION**

*Proposed by: Chuck Bajnai*

Comments/Concerns

**Action:** Move forward to BHCD's CSC 03/25/13 meeting as non-consensus

**9. VCC 113.6 ELECTRONIC NOTICE OF INSPECTION**

*Proposed by: STRB*

Comments/Concerns

**Action:** Move forward to BHCD's CSC 03/25/13 meeting as consensus

**10. VCC 113.8 ENERGIZING ELECTRICAL SERVICE FOR FINAL INSPECTION**

*Proposed by: STRB*

Comments/Concerns

**Action:** Move forward to BHCD's CSC 03/25/13 meeting as consensus to approve

**11. VCC 202 DEFINITION OF NIGHT CLUB**

*Proposed by:*

Comments/Concerns

- Main use can be taken out, but would make law more astringent
- No code change, proposal won't go anywhere, but wanted to put it on the table

**Action:** No Code Change (discussion item only)

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**12. VRC 202 DEFINITION OF EXISTING BUILDING**

*Proposed by: Kenney Payne*

Comments/Concerns

- SFM recommends keeping “initial edition” language; each locality would have their own initial edition
- Some posed that using a specific date may create problems
- DHCD staff explained that the date is not “official”, rather it should be used to establish a starting point
- Emory Rodgers would like to hear from building officials how this may have posed a problem in the past

**Action:** Move forward to BHCD’s CSC 03/25/13 meeting as non-consensus

**13. VCC IRC R202 DEFINITION OF HABITABLE ATTIC**

*Proposed by: VBCOA IRC Committee*

Comments/Concerns

- Proposal not intended to change the compliance requirements of the IRC
- From industry standpoint, will not support
- SFMO finds proposal problematic from an enforcement viewpoint; what code section would be referenced
- This is the easiest way to state one cannot have a 4-story building; habitable attics may only be added to 1<sup>st</sup> and 2<sup>nd</sup> story buildings
- Remove the definition of habitable attic altogether

**Action:** Move forward to BHCD’s CSC 03/25/13 meeting as non-consensus

**14. VCC IRC R302.5.1 GARAGE DOOR**

*Proposed by: Mike Toalson*

Comments/Concerns

- VAMMHA supports proposal
- Building official believes this is a fairly minor cost that gains some protection to the inside of the house

**Action:** Move forward to BHCD’s CSC 03/25/13 meeting as non-consensus

**15. VCC IRC R311.2.1 ACCESSIBLE INTERIOR DOORS**

*Proposed by: HBAV*

Comments/Concerns

- Some voiced that proposal was poorly crafted
- Suggestion to add the word “nominal”
- DHCD staff to make technical corrections to proposal
- Emory Rodgers request VAMMHA to provide floor plan information

**Action:** Move forward to BHCD’s CSC 03/25/13 meeting with consensus as amended

**16. VCC IRC R502.5 PORCH HEADERS**

*Proposed by: Lynn Underwood, Brian Foley*

Comments/Concerns

**Action:** Move forward to BHCD’s CSC 03/25/13 meeting with consensus to approve

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**17. VCC IRC R507 DECKS (4 PROPOSALS)**

*Proposed by: Chuck Bajnai*

Comments/Concerns

- Proposal takes out non-consensus types of issue
- Language used taken out of DC-A6; lots of states are using it
- Lateral support requirement currently in IRC is broken, this document covers the requirements that are NOT in the IRC language.
- Perhaps if this language is too much, we can go with some similar to what NADRA has
- 80% of the Commonwealth welcomes some guidance on this issue
- Proposal initially sponsored by American Wood Council, who has no interest in maintaining it
- If this proposal goes through, 2 deck proposals will be withdrawn (Bryan Deem and John Trenary); must wait to see if initial proposal goes through.

**Action:** Move forward to BHCD's CSC 03/25/13 meeting as consensus

**18. VCC IRC R602.3.1 TALL WALLS**

*Proposed by: Chuck Bajnai*

Comments/Concerns

- Proposal clarifies that 20-foot high walls cannot be stacked in threes

**Action:** Move forward to BHCD's CSC 03/25/13 meeting as consensus

**19. VCC IRC R602.7.4 KING STUDS**

*Proposed by: Chuck Bajnai*

Comments/Concerns

- Will this proposal negate other acceptable methods?
- Language in proposal refers to NDS; in order for it to correlate with IRC, language must be added to the IRC
- Perhaps another code change is needed

**Action:** Move forward to BHCD's CSC 03/25/13 meeting as consensus

**20. VCC IRC R806 ROOF VENTILATION**

*Proposed by: Chuck Bajnai*

Comments/Concerns

- Proposal takes out apparent contradiction; clarifies that one can have vented or un-vented attics
- Requires at least 50% of venting, if provided, comes from eaves

**Action:** Move forward to BHCD's CSC 03/25/13 meeting as non-consensus

**21. VCC IRC R807 ATTIC ACCESS**

*Proposed by: Chuck Bajnai*

Comments/Concerns

- Proposal is less restrictive, building officials do not like it

**Action:** Move forward to BHCD's CSC 03/25/13 meeting as non-consensus

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**22. VCC IRC R905.2.8.5 DRIP EDGE**

*Proposed by: Mike Toalson*

Comments/Concerns

- Suggestion made to make an exception where drip edges interfere with gutters or leaf protections systems
- Emory Rodgers suggested to proponents that some tweaking could be done to this proposal

**Action:** Move forward to BHCD's CSC 03/25/13 meeting as non-consensus

**23. VCC IRC N1102.1.1 (TABLE WALL AND CEILING INSULATION (2 PROPOSALS))**

*Proposed by: HBAV*

Comments/Concerns

- Proposal offers too much change, too quickly; please advance as non-consensus
- Proposal addresses 2x4 vs. 2x6 construction; many areas across the country are now going to 2x6 construction
- Increased costs of construction included in analyses
- Arlington County reps would support this proposal as written
  - good compromise
  - addresses energy efficiency
- SFM asked how this proposal would affect energy savings?
- SFM supports reducing the %

**Action:** Move forward to BHCD's CSC 03/25/13 meeting as non-consensus

**24. VCC IRC N1102.4 WHOLE HOUSE TESTING**

*Proposed by: Mike Toalson, Randy Melvin*

Comments/Concerns

- In VA we currently have visual or mechanical testing

**Action:** Move forward to BHCD's CSC 03/25/13 meeting as consensus

**25. VCC IRC IECC R402.2.13 MECHANICAL ROOMS**

*Proposed by: Bryan Deem, Stephen Turchen, Guy Tomberlin*

Comments/Concerns

- Discussions relating to when this would be applicable
  - Only applicable to the building thermal envelope, would not apply to a water heater in a shed
- Proposal only references appliances that are not direct vent.
- Suggested for proponent to clean up language

**Action:** Move forward to BHCD's CSC 03/25/13 meeting as non-consensus

**26. VCC IRC IECC R402.4.1.1 (TABLE AIR BARRIERS (4 PROPOSALS))**

*Proposed by: Stephen Turchen*

Comments/Concerns

- Some officials believe that current requirement is being overlooked; language already in code
- Not adding anything that isn't already there, just want to emphasize it in bold narrative, rather than having to look at a table.

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**27. VCC IRC IECC R403.2.1 ATTIC SUPPLY DUCT INSULATION**

*Proposed by: Bryan Deem*

Comments/Concerns

- This is a code change at national level

**Action:** Withdrawal by proponent

**28. VCC IRC IECC R403.2.2 DUCT TESTING**

*Proposed by: Mike Toalson*

Comments/Concerns

- Testing is not required/mandated in current code
- Some would like to see duct testing on every home, code at this point gives you an option
- Suggested to revisit this topic in next cycle

**Action:** Move forward to BHCD's CSC 03/25/13 meeting as non-consensus

**29. VCC IRC IECC R403.4.2 HOT WATER PIPE INSULATION**

*Proposed by: Mike Toalson*

Comments/Concerns

- VBCOA Energy Committee does not support this proposal

**Action:** Move forward to BHCD's CSC 03/25/13 meeting as non-consensus

**30. VCC IRC IECC R403.6 AND M1401.3 EQUIPMENT SIZING (2 PROPOSALS)**

*Proposed by: Guy Tomberlin*

Comments/Concerns

- New standard (Manual S update) will alleviate some of the over-sizing issues
- Emory Rodgers suggests that this proposal may be worth carrying over to second half pending outcome of Standards committee meeting

**Action:** Move forward to BHCD's CSC 03/25/13 meeting as non-consensus

**31. VCC IRC IECC R405.5.2(1 (TABLE WINDOW GLAZING)**

*Proposed by: Mike Toalson*

Comments/Concerns

- Change would be a backwards step; Virginia currently enforces the way the 2012 code is written
- Proponent wants credit for less glazing as compared to the standard reference design
- This proposal revises only one piece of the performance method

**Action:** Move forward to BHCD's CSC 03/25/13 meeting as non-consensus

**32. VCC IRC M1501.2 TRANSFER AIR**

*Proposed by:*

Comments/Concerns

- Issue is in balancing (design)
- These will be vetted at the next VPMIA committee meeting

**Action:** Proposal being carried over to second half of cycle

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**33. VCC IRC M1503.4 MAKEUP AIR**

*Proposed by: Mike Toalson, Randy Melvin*

Comments/Concerns

- Current requirement is irrational 400 is okay but if you go to 401 then you have to make up all 401 not just the one; most downdrafts are in excess of this.
- Currently doing it in Maryland and it is causing a lot of problems.
- SS against, VPMIA would like to vet.

**Action:** Move forward to BHCD's CSC 03/25/13 meeting as non-consensus

**34. VCC IRC G2411.1 CSST ARC-RESISTANT JACKET**

*Proposed by: Robert Torbin*

Comments/Concerns

- At this time no national standard; process to continue

**Action:** Move forward to BHCD's CSC 03/25/13 meeting as non-consensus

**35. SFPC 103.2 AMENDMENTS**

*Proposed by: Robby Dawson*

Comments/Concerns

**Action:** Move forward to BHCD's CSC 03/25/13 meeting as consensus

**36. SFPC 106.3 THIRD PARTY INSPECTIONS**

*Proposed by: John Catlett*

Comments/Concerns

- Discussion on conflicting language "may" vs. "shall"

**Action:** Move forward to BHCD's CSC 03/25/13 meeting with consensus as amended

**37. VADR § 20 DEFINITION OF AMUSEMENT DEVICE**

*Proposed by: ADTAC*

Comments/Concerns

**Action:** Move forward to BHCD's CSC 03/25/13 meeting as consensus

**38. VADR § 20 SMALL MECHANICAL RIDES AND INFLATABLES**

*Proposed by: ADTAC*

Comments/Concerns

- Discussion on why these should be inspected

**Action:** Move forward to BHCD's CSC 03/25/13 meeting as consensus

**39. VADR § 30 DEVICES COVERED AND NOT COVERED**

*Proposed by: ADTAC*

Comments/Concerns

- Language adds zip lines and inflatables but removed mechanical bulls

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**40. VADR § 75 FEES**

*Proposed by: ADTAC*

*Comments/Concerns*

**Action:** Move forward to BHCD's CSC 03/25/13 meeting as consensus

**41. VADR/VCC 102.3 GENERATORS**

*Proposed by: Kenneth Martin*

*Comments/Concerns*

**Action:** Move forward to BHCD's CSC 03/25/13 meeting as non-consensus

**42. VCS – DHCD/BCAAC PROPOSED REVISIONS**

*Proposed by: Michael Redifer*

*Comments/Concerns*

**Action:** Proposal being carried over to second half of cycle

**43. CODE ACADEMY STANDARDS – DHCD/BCAAC PROPOSED REVISIONS**

*Proposed by: DHCD, BCAAC*

*Comments/Concerns*

- DHCD staff member reviewed proposed changes

**Action:** Move forward to BHCD's CSC 03/25/13 meeting as consensus