

**Residential Uses Subworkgroup
Remote Meeting – Adobe Connect
April 6, 2020**

Thom Stanton	Timber Trails & Go Tiny
Mackenzie Glassco	DBHDS
Judy Hackler	VALA
Sean Farrell	VBCOA
Ron Clements	Chesterfield County
Greg Revels	Henrico County
Haywood Kines	IAEI Virginia Chapter
Tara Ragland	DSS
Shaun Pharr	AOBA and VAMA
Ellen Eggerton	Alexandria
Dan Willham	Fairfax County
Kenney Payne	AIA Virginia
Helen Hardiman	Board of Housing and Community Development
Cindy Davis	DHCD
Paul Messplay	DHCD
Thomas King	DHCD
Jeff Brown	DHCD
Richard Potts	DHCD
Paul Messplay	DHCD
Travis Luter	DHCD
Brian Hilderbrand	DHCD

Mr. Brown began by summarizing the results of the last meeting and commenting on the discussion that's been ongoing since then.

R310.1 (SRCF)

Mr. Brown summarized why this proposal was brought in from the VCC. He went into the changes that have been made from various comments and suggestions from the past meeting.

Mr. Payne suggested that we change the R-5 language to include "Shall be permitted to comply with the IRC" for the purposes of the Accessory Dwelling Unit proposal since that will be situated in the VEBC.

In an earlier email, Mr. Revels had brought up a discrepancy in the current VCC regarding the classification of manufactured homes as R-5 since the R-5 description as written does not fit manufactured homes, but most localities designate manufactured homes as an R-5 on COs. Mr. Brown suggested a rewrite of the R-5 section to clarify that a manufactured home is an R-5. Everyone agreed to the proposed changes to the section.

It was suggested that rather than create a new section in VCC Chapter 4, all of the SRCF requirements be moved to a new section at the end of Chapter 3. Mr. Payne asked if we need to create a new use group category and letter designation for SRCFs. Mr. Revels said you just title the new section SRCFs and go

with that, which Mr. Clements agreed with. The group agreed to move the new section from the end of Chapter 4, to the end of Chapter 3.

Mr. Revels brought up an issue with R-5 occupancy limits for vacation and other short-term rentals and mentioned how sometimes these places will have 15+ people in them. Mr. Brown said the existing state amendments/exceptions that the draft proposal is deleting address short term rentals of guest rooms in a SFD, like Bed and Breakfast or AirB&B, but vacation or short-term lodging rentals do not meet the definition of lodging houses since they are not renting guest rooms, so those same exceptions do not apply. He suggested adding back in IBC section 310.5.2 Lodging houses, including the existing state amendment requirements for fire alarms.

Mr. Revels said he is fine with the above, but wants the ability to require smoke detectors whatever the use classification is for these types of group lodgings, whether they are large vacation rentals or B&Bs. Mr. Kines wants the detectors to be hard wired with a battery backup and not only battery powered as most people already do not replace batteries when they are supposed to.

The group agrees to draft new sections for rental houses and lodging houses for the purposes of requiring smoke alarms. Mr. Payne mentions that we probably need to include the rental houses section elsewhere or address this through the VEBC. He also asked if there is a reason why we would use “owner occupied” versus “proprietor” and if that was something that was previously discussed.

Ms. Hackler brought up some slight differences in the language, highlighting that assistance is “physical assistance” for egress. Also, that the definition of R-4 is limited to no more than 8 persons in the definition and then in the next section it defines R-4 as 8-16 people. Mr. Brown clarifies that the limit is for physical assistance not total occupants and he does not believe it’s a conflict. Also that the main language specifies you pick which use group applies to your facility R-1, -2, -3 or -4 and then goes on to explain the differences.

Mr. Brown further clarifies that the difference between the first section and the subsequent sections is related to different egress requirements and not a conflict for the use groups’ definitions.

Accessory Dwelling Units

Mr. Brown summarized the results of the discussion last time and the agreement to use the term “accessory living unit” since dwelling unit is already a defined term.

Mr. Brown walked through the draft document that’s been prepared since the last meeting, including moving the requirements from Chapter 7 to Chapter 3

Mr. Payne asked how you even get to the code if there’s no permits or construction to alter a dwelling for this new concept, “accessory living unit”.

There was some discussion regarding whether or not to include something in the definition regarding the configuration of access and egress between units. It was decided that this was not necessary and removed the reference to internal access between units.

Mr. Hines stated that it was important for the tenant to not only have access to the main service disconnect, but to all disconnects to branch circuits serving the unit. Mr. Brown read the two IRC

electrical sections that are referenced in the proposal and Mr. Hines confirmed that if those sections are mandatory for the ALU that satisfied his concerns.

Mr. Payne pointed out the cost implications of converting an attic and having to essentially construct a fire escape, or if it's a true basement, having to dig out a stair to comply with egress. If the purpose of this is to provide affordable housing, these cost constraints would limit that. Mr. Stanton asked if separate structures like detached garages or barns would trigger this language and Mr. Brown answered the existing code covers that.

Mrs. Eggerton asks if having a common access room excludes someone from having this section apply, like a common laundry room or common system cut off room. Mr. Kines echoed this concern.

Mr. Brown drafted some alterations to the "Accessory Living Unit" proposal specifically to make the distinction between sleeping units and dwelling units clear.

Mr. Payne asked if group was going to deal with the issue of requiring smoke alarms in beach houses and vacation rentals or if that would be a separate proposal. Mrs. Eggerton asked the same question. Mr. Brown said that would likely be dealt with through a separate proposal and would discuss with Mr. Revels.

The group generally agreed to move forward with the ALU proposal as amended during the discussions, however, after the meeting concluded discussions continued through email and it was decided that based on some of the recommendations made, additional work was needed on the proposal. Mr. Revels agreed to work on drafting an alternate ALU proposal based on the discussions for the group to review.

B310.1-18

VCC: , 302.1, 308.3 (New), 308.3.1, 308.2.3, 308.3.4, 308.4 (New), 308.3.2, 310.3, 310.4, 310.5, 310.5.1, 310.6.1, 310.5.2, 310.6, 427.2, 310.7, 310.7.1, 310.8, 310.9, 310.10, 310.6.3 (New), 313 (New); VFC: , TABLE 405.2

Proponents: Residential Use Subworkgroup

2015 Virginia Construction Code

STATE REGULATED CARE FACILITY (SRCF).

~~A building with an occupancy in Group R-2, R-3, R-4 or R-5 occupied~~ occupied by persons in the care of others where program oversight is provided by the Virginia Department of Social Services, the Virginia Department of Behavioral Health and Developmental Services, the Virginia Department of Education, the Virginia Department of Health or the Virginia Department of Juvenile Justice.

302.1 General. Structures or portions of structures shall be classified with respect to occupancy in one or more of the groups listed in this section. A room or space that is intended to be occupied at different times for different purposes shall comply with all of the requirements that are applicable to each of the purposes for which the room or space will be occupied. Structures with multiple occupancies or uses shall comply with Section 508. Where a *structure* is proposed for a purpose that is not specifically provided for in this code, such *structure* shall be classified in the group that the occupancy most nearly resembles, according to the fire safety and relative hazard involved.

1. Assembly (see Section 303): Groups A-1, A-2, A-3, A-4 and A-5.
2. Business (see Section 304): Group B.
3. Educational (see Section 305): Group E.
4. Factory and Industrial (see Section 306): Groups F-1 and F-2.
5. High Hazard (see Section 307): Groups H-1, H-2, H-3, H-4 and H-5.
6. Institutional (see Section 308 and Section 313 for SRCFs)
7. Mercantile (see Section 309): Group M.
8. Residential (see Section 310 and Section 313 for SRCFs): Groups R-1, R-2, R-3, R-4 and R-5.
9. Storage (see Section 311): Groups S-1 and S-2.
10. Utility and Miscellaneous (see Section 312): Group U.

Revise as follows:

308.3 Institutional Group I-1 This occupancy shall include buildings, structures or portions thereof for more than 16 persons, excluding staff, who reside on a 24-hour basis in a supervised environment and receive custodial care. Buildings of Group I-1, ~~other than assisted living facilities licensed by the Virginia Department of Social Services, shall be classified as the occupancy condition indicated in Section 308.3.1. Assisted living facilities licensed by the Virginia Department of Social Services~~ shall be classified as one of the occupancy conditions indicated in Section 308.3.1 or 308.3.2. ~~This group shall include, but not be limited to, the following:~~

~~Alcohol and drug centers~~

~~Assisted living facilities~~

~~Congregate care facilities~~

~~Group homes~~

~~Halfway houses~~

~~Residential board and care facilities~~

~~Social rehabilitation facilities~~

308.3.1 Condition 1. This occupancy condition shall include buildings in which all persons receiving *custodial care* who, without any assistance, are capable of responding to an emergency situation to complete *building* evacuation. Not more than five of the residents may require physical assistance from staff to respond to an emergency situation when all residents that may require the physical assistance reside on ~~a single level~~ a level of exit discharge. ~~discharge and the path of egress to the exit does not include steps.~~

Delete without substitution:

~~308.3.3 Six to 16 persons receiving custodial care.~~ A facility housing not fewer than six and not more than 16 persons receiving *custodial care* shall be classified as Group R-4.

~~308.3.4 Five or fewer persons receiving custodial care.~~ A facility with five or fewer persons receiving *custodial care* shall be classified as Group R-3 or shall comply with the International Residential Code provided an *automatic sprinkler system* is installed in accordance with Section 903.3.1.3 or Section P2904 of the International Residential Code.

Revise as follows:

308.4 Institutional Group I-2 This occupancy shall include buildings and structures used for medical care on a 24-hour basis for more than five persons who are incapable of self-preservation. This group shall include, but not be limited to, the following:

- Convalescent facilities
- Detoxification facilities
- Foster care facilities
- Hospice facilities
- Hospitals
- Nursing homes
- Psychiatric hospitals

Exception: Hospice facilities occupied by 16 or less occupants, excluding staff, are permitted to be classified as Group R-4.

Delete without substitution:

~~308.4.2 Five or fewer persons receiving medical care.~~ A facility with five or fewer persons receiving medical care shall be classified as Group R-3 or shall comply with the International Residential Code provided an *automatic sprinkler system* is installed in accordance with Section 903.3.1.3 or Section P2904 of the International Residential Code.

Revise as follows:

310.3 Residential Group R-1. Residential occupancies containing sleeping units or more than two dwelling units, and: where the occupants are primarily transient in nature, including:

~~Boarding houses (transient) with more than 10 occupants~~
~~Congregate living facilities (transient) with more than 10 occupants~~
~~Hotels (transient)~~
~~Motels (transient)~~

Exceptions:

- ~~1. Nonproprietor occupied bed and breakfast and other transient boarding facilities not more than three stories above grade plane in height with a maximum of 10 occupants total are permitted to be classified as either Group R-3 or R-5 provided that smoke alarms are installed in compliance with Section 907.2.11.2 for Group R-3 or Section R314 of the IRC for Group R-5.~~
- ~~2. Proprietor occupied bed and breakfast and other transient boarding facilities not more than three stories above grade plane in height, that are also occupied as the residence of the proprietor, with a maximum of five guest room sleeping units provided for the transient occupants are permitted to be classified as either Group R-3 or R-5 provided that smoke alarms are installed in compliance with Section 907.2.11.2 for Group R-3 or Section R314 of the IRC for Group R-5.~~

1. The occupants are primarily transient, and
2. There are more than 10 occupants.

310.4 Residential Group R-2. Residential Group R-2 occupancies containing *sleeping units* or more than two *dwelling units* where the occupants are not primarily permanent transient in nature, including:

~~Apartment houses~~
~~Boarding houses (nontransient) with more than 16 occupants~~
~~Congregate living facilities (nontransient) with more than 16 occupants~~
~~Convents~~
~~Dormitories~~
~~Fraternities and sororities~~
~~Hotels (nontransient)~~
~~Live/work units~~
~~Monasteries~~
~~Motels (nontransient)~~
~~Vacation timeshare properties~~

310.5 Residential Group R-3. Residential Group R-3 occupancies containing no more than two dwelling units and where the occupants are primarily permanent in nature and occupancy is not classified as Group R-1, R-2, R-4, R-5, or I, including: and:

~~Buildings that do not contain more than two dwelling units
Boarding houses (nontransient) with 16 or fewer occupants
Boarding houses (transient) with 10 or fewer occupants
Care facilities that provide accommodations for five or fewer persons receiving care
Congregate living facilities (nontransient) with 16 or fewer occupants
Congregate living facilities (transient) with 10 or fewer occupants
Lodging houses with five or fewer guest rooms~~

1. The occupants are not primarily transient, or
2. There are no more than 10 transient occupants per dwelling unit.

310.5.1 Care facilities within a dwelling Radon-resistant construction. ~~Care facilities for five or fewer persons receiving care that are within a single-family dwelling are permitted to comply with the International Residential Code provided an automatic sprinkler system is installed in accordance with Section 903.3.1.3 or Section P2904 of the International Residential Code.~~

Group R-3 buildings and structures shall be subject to the radon-resistant construction requirements in Appendix F of the IRC in localities enforcing such requirements pursuant to Section R327 of the IRC.

310.6.1 Condition 1. This occupancy condition shall include buildings in which all persons receiving *custodial care* who, without any assistance, are capable of responding to an emergency situation to complete *building* evacuation ~~and hospice facilities; or, in which not more than five of the residents may require physical assistance from staff to respond to an emergency situation when all residents who may require the physical assistance from staff reside on a level of exit discharge and the path of egress to the exit does not include steps .~~

Revise as follows:

310.5.2 Lodging houses. Owner-occupied or proprietor-occupied lodging houses and other transient boarding facilities not more than three stories above grade plane in height, with five or fewer guest rooms and 10 or fewer total occupants shall be permitted to be constructed in accordance with the International Residential Code, classified as either Group R-3 or R-5, provided that smoke alarms are installed in compliance with Section 907.2.11.2 for Group R-3, or Section R314 of the IRC for Group R-5.

310.6 Residential Group R-4. ~~This occupancy shall include buildings, structures or portions thereof for Residential occupancies with more than five but not more than 16 persons, excluding staff, who reside on a 24-hour basis in a supervised environment and receive *custodial care*. Buildings of Group R-4, other than assisted living facilities licensed by the Virginia Department of Social Services, shall be classified as the occupancy condition indicated in Section 310.6.1. Assisted living facilities licensed by the Virginia Department of Social Services shall be classified as one of the occupancy conditions indicated in Section 310.6.1 or 310.6.2. This group shall include, but not be limited to, the following: 310.6.2.~~

~~Alcohol and drug centers
Assisted living facilities
Congregate care facilities
Group homes
Halfway houses
Residential board and care facilities
Social rehabilitation facilities~~

~~This occupancy shall also include hospice facilities with not more than 16 occupants, excluding staff.~~

~~Group R-4 occupancies shall meet the requirements for construction as defined for Group R-3, except as otherwise provided for in this code.~~

Exceptions:

- ~~1. Group homes licensed by the Virginia Department of Behavioral Health and Developmental Services that house no more than eight persons with one or more resident counselors shall be classified as Group R-2, R-3, R-4 or R-5. Not more than five of the persons may require physical assistance from staff to respond to an emergency situation.~~
- ~~2. In Group R-4 occupancies classified as the occupancy condition indicated in Section 310.6.1, other than in hospice facilities, not more than five of the residents may require physical assistance from staff to respond to an emergency situation when all residents who may require the physical assistance from staff reside on a single level of exit discharge and other than using a ramp, a change of elevation using steps or stairs is not within the path of egress to an exit door.~~

3. ~~Assisted living facilities licensed by the Virginia Department of Social Services that house no more than eight persons, with one or more resident counselors, and all of the residents are capable of responding to an emergency situation without physical assistance from staff, may be classified as Group R-2, R-3 or R-5.~~
4. ~~Assisted living facilities licensed by the Virginia Department of Social Services that house no more than eight persons, with one or more resident counselors, may be classified as Group R-5 when in compliance with all of the following:~~
 - 4.1. ~~The building is protected by an automatic sprinkler system installed in accordance with Section 903.3 or Section P2904 of the IRC.~~
 - 4.2. ~~Not more than five of the residents may require physical assistance from staff to respond to an emergency situation.~~
 - 4.3. ~~All residents who may require physical assistance from staff to respond to an emergency situation reside on a single level of exit discharge and other than using a ramp, a change in elevation using steps or stairs is not within the path of egress to an exit door.~~
5. ~~Hospice facilities with five or fewer occupants are permitted to comply with the IRC provided the building is protected by an automatic sprinkler system in accordance with IRC Section P2904 or IBC Section 903.3.~~

427.2 Site work for manufactured homes. Footing design, basements, grading, drainage, decks, stoops, porches and utility connections shall comply with the provisions of this code applicable to Group R-5 occupancies. Manufactured homes shall be classified as Group R-5, in accordance with Chapter 3 of this code. Additionally, all applicable provisions of Chapter 1 of this code, including but not limited to requirements for permits, inspections, certificates of occupancy and requiring compliance, are applicable to the installation and set-up of a *manufactured home*. Where the installation or erection of a *manufactured home* utilizes components that are to be concealed, the installer shall notify the building official that an inspection is necessary and assure that an inspection is performed and approved prior to concealment of such components, unless the building official has agreed to an alternative method of verification.

310.7 Residential Group R-5. Residential occupancies within the scope of the IRC, other occupancies in detached single and two-family dwellings, townhouses and accessory structures within the scope of the IRC, specifically permitted in this code to be classified as Group R-5, and manufactured homes in accordance with the Virginia Manufactured Home Safety Regulations (23VAC5-91).

The provisions of the International Residential Code for One- and Two-family Dwellings shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal and demolition of the following when classified as Group R-5:

1. Detached single-family and two-family dwellings
2. Townhouses
3. Care facilities for five or fewer people
4. Owner- or proprietor-occupied lodging houses with no more than five guest rooms and 10 or fewer total occupants.
5. Accessory structures of group R-5 occupancies.

The amendments to the IRC set out in Section 310.11 shall be made to the IRC for its use as part of this code. In addition, all references to the IRC and the IBC shall be considered to be references to this section.

~~310.8.1~~ **310.7.1 Additional requirements.** Methods of *construction*, materials, systems, *equipment* or components for Group R-5 structures not addressed by prescriptive or performance provisions of the IRC shall comply with applicable IBC requirements.

Delete without substitution:

~~310.8~~ **Group R-5.** The *construction* of Group R-5 structures shall comply with the IRC. ~~The amendments to the IRC set out in Section 310.11 shall be made to the IRC for its use as part of this code. In addition, all references to the IRC in the IBC shall be considered to be references to this section.~~

~~310.9~~ **Family day homes.** Family day homes where program oversight is provided by the Virginia Department of Social Services shall be classified as Group R-2, R-3 or R-5.

~~**Note:** Family day homes may generally care for up to 12 children. See the DHCD "Related Laws Package" for additional information.~~

~~310.10~~ **Radon-resistant construction in Groups R-3 and R-4 structures.** Groups R-3 and R-4 structures shall be subject to the radon-resistant *construction* requirements in Appendix F of the IRC in localities enforcing such requirements pursuant to Section R324 of the IRC.

Add new text as follows:

310.6.3 New Code Section Radon-resistant construction Groups R-4 buildings and structures shall be subject to the radon-resistant *construction* requirements in Appendix F of the IRC in localities enforcing such requirements pursuant to Section R327 of the IRC.

313 New Code Section State Regulated Care Facilities (SRCF) 313.1 General . Notwithstanding any other requirements of this code, this section applies to the use and occupancy classification of state regulated care facilities addressed in this section.

313.2 Assisted Living Facilities . Assisted living facilities licensed by the Virginia Department of Social Services shall be classified as one of the occupancies specified in sections 432.2.1 through 432.2.6.

313.2.1 Group I-1 Condition 1 . Facilities with more than sixteen persons receiving care, in which all persons receiving care, without any assistance, are capable of responding to an emergency situation to complete building evacuation, shall be classified as Group I-1 Condition 1. Not more than five of the persons may require physical assistance from staff to respond to an emergency, provided all persons requiring assistance reside on a level of exit discharge and the path of egress to the exit does not include steps.

313.2.2 Group I-1 Condition 2 . Facilities with more than sixteen persons receiving care, in which there are persons who require assistance by not more than one staff member while responding to an emergency situation to complete building evacuation, shall be classified as Group I-1 Condition 2. Not more than five of the persons may require physical assistance from more than one staff member to respond to an emergency situation.

313.2.3 Group I-2 Condition 1 . Facilities with more than five persons receiving care who require assistance by more than one staff member when responding to an emergency situation to complete building evacuation, shall be classified as Group I-2 Condition 1.

313.2.4 Group R-4 Condition 1 . Facilities with nine to sixteen persons receiving care, where all persons receiving care, without any assistance, are capable of responding to an emergency situation to complete building evacuation shall be classified as R-4 Condition 1. Not more than five of the persons may require physical assistance from staff to respond to an emergency, provided all persons requiring assistance reside on a level of exit discharge and the path of egress to the exit does not include steps.

313.2.5 Group R-4 Condition 2 . Buildings with nine to sixteen persons receiving care, who may require assistance by not more than one staff member when responding to an emergency situation to complete building evacuation, shall be classified as Group R-4 Condition 2. Not more than five of the persons may require physical assistance from staff to respond to an emergency situation.

313.2.6 Group R-2, R-3 or R-5 . Facilities with no more than eight persons receiving care, with one or more resident counselors, and all persons are capable of responding to an emergency situation without physical assistance from staff, may be classified as Group R-2, R-3 or R-5. Up to five of the persons may require physical assistance from staff to respond to an emergency situation when in compliance with the following:

1. All residents that require physical assistance from staff reside on a level of exit discharge and the path of egress to the exit does not include steps.

2. The building is protected by an automatic sprinkler system installed in accordance with Section 903.3 or Section P2904 of the IRC.

313.3 Family Day Homes . Family day homes registered or licensed by the Virginia Department of Social Services shall be classified as Group R-2, R-3 or R-5.

313.4 Group Homes . Group Homes licensed by the Virginia Department of Behavioral Health and Developmental Services shall be classified as one of the occupancies specified in sections 432.4.1 through 432.4.3.

313.4.1 Groups R-2, R-3, R-4 Condition 1 or 2 or R-5 . Facilities with no more than eight persons receiving care, with one or more resident counselors, shall be classified as Group R-2, R-3, R-4 (Condition 1 or 2) or R-5. Not more than five of the persons may require physical assistance from staff to respond to an emergency situation.

313.4.2 Group R-4 Condition 1 . Facilities with eight to sixteen persons receiving care, where all persons, without any assistance, are capable of responding to an emergency situation to complete building evacuation shall be classified as Group R-4 Condition 1. Not more than five of the persons may require physical assistance from staff to respond to an emergency, provided all persons requiring assistance reside on a level of exit discharge and the path of egress to the exit does not include steps.

313.4.3 Group R-4 Condition 2 . Facilities with eight to sixteen persons receiving care or facilities with more than five persons requiring physical assistance from staff to respond to an emergency situation shall be classified as Group R-4 Condition 2.

313.5 Hospice Facilities . Hospice facilities licensed by the Virginia Department of Health shall be classified as one of the occupancies specified in sections 432.5.1 through 432.5.3.

313.5.1 Group I-2 . Facilities with sixteen or more persons receiving care shall be classified as Group I-2.

313.5.2 Group R-4 Condition 1 . Facilities with less than sixteen persons receiving care shall be classified as Group R-4 Condition 1.

313.5.3 Group R-5 . Facilities with five or fewer persons receiving care are permitted to be classified as Group R-5.

STATE REGULATED CARE FACILITY (SRCF) . A building with an occupancy in Group R-2, R-3, R-4, or R-5 occupied by persons in the care

of others where program oversight is provided by the Virginia Department of Social Services, the Virginia Department of Behavioral Health and Developmental Services, the Virginia Department of Education , the Virginia Department of Health, or the Virginia Department of Juvenile Justice.

**TABLE 405.2
FIRE AND EVACUATION DRILL FREQUENCY AND PARTICIPATION**

GROUP OR OCCUPANCY	FREQUENCY	PARTICIPATION
Group A	Quarterly	Employees
Group B ^b	Annually	All occupants
Group B ^{b, c} (Ambulatory care facilities)	Annually	Employees
Group B ^b (Clinic, outpatient)	Annually	Employees
Group E	Monthly ^a	All occupants
Group F	Annually	Employees
Group I-1	Semiannually on each shift ^a	All occupants
Group I-2	Quarterly on each shift ^a	Employees
Group I-3	Quarterly on each shift ^a	Employees
Group I-4	Monthly on each shift ^a	All occupants
Group R-1	Quarterly on each shift	Employees
Group R-2 ^d	Four annually	All occupants
Group R-4	Semiannually on each shift ^a	All occupants
<u>Group R SRCF, except hospice</u>	Monthly	All occupants

- a. In severe climates, the *fire code official* shall have the authority to modify the emergency evacuation drill frequency.
- b. Emergency evacuation drills are required in Group B buildings having an *occupant load* of 500 or more persons or more than 100 persons above or below the lowest *level of exit discharge*.
- c. Emergency evacuation drills are required in ambulatory care facilities in accordance with Section 403.3.
- d. Emergency evacuation drills in Group R-2 college and university buildings shall be in accordance with Section 403.10.2.1. Other Group R-2 occupancies shall be in accordance with Section 403.10.2.2.

Reason Statement: This proposal is intended to clarify the residential use group classifications by deleting the laundry lists of examples under each group and simplifying the descriptions of each group based on the number of occupants, if the occupants are transient or not, and if the use includes sleeping and/or dwelling units.

Resiliency Impact Statement: This proposal will neither increase nor decrease Resiliency
This proposal will neither increase nor decrease Resiliency

Cost Impact: The code change proposal will not increase or decrease the cost of construction
The code change proposal will not increase or decrease the cost of construction

Residential Uses SWG ADU DRAFT Proposal April 6, 2020

Amend VEBC Section 102.2.2:

102.2.2 Reconstruction, alteration or repair in Group R-5 occupancies. Compliance with ~~this section~~ the VRC shall be an acceptable alternative to compliance with this code for Group R-5 occupancies, at the discretion of the owner or owner's agent. The VCC may be used for the reconstruction, alteration or repair of Group R-5 buildings or structures subject to the following criteria:

Exception: Accessory living units shall comply with Section 308 and any applicable provisions of Items 1 through 5.

1. Any reconstruction, alteration or repair shall not adversely affect the performance of the building or structure or cause the building or structure to become unsafe or lower existing levels of health and safety.
2. Parts of the building or structure not being reconstructed, altered or repaired shall not be required to comply with the requirements of the VCC applicable to newly constructed buildings or structures.
3. The installation of material or equipment, or both, that is neither required nor prohibited shall only be required to comply with the provisions of the VCC relating to the safe installation of such material or equipment.
4. Material or equipment, or both, may be replaced in the same location with material or equipment of a similar kind of capacity.

Exceptions:

1. This section shall not be construed to permit noncompliance with any applicable flood load or flood-resistant construction requirements of the VCC.
2. Reconstructed decks, balconies, porches and similar structures located 30 inches (762mm) or more above grade shall meet the current code provisions for structural loading capacity, connections and structural attachment. This requirement excludes the configuration and height of handrails and guardrails.
5. In accordance with Section 36-99.2 of the Code of Virginia, any replacement glass installed in buildings constructed prior to the first edition of the USBC shall meet the quality and standards for glass installed in new buildings as are in effect at the time of installation. In addition, as a requirement of this code, the installation of replacement of glass in buildings constructed under any edition of the USBC shall be as required for new installations.

Add New VEBC Definition:

ACCESSORY LIVING UNIT. A space within a *dwelling unit*, providing complete living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation; and where the *dwelling* is occupied by the owner. The units may share utilities, systems or equipment, including utility services, disconnecting means, or other components thereof.

Add New VEBC Section:

SECTION 308
ACCESSORY LIVING UNITS

308.1 General. Except as modified in this section, *accessory living units* shall comply with the applicable provisions of this code and the VCC.

1. An *accessory living unit* shall be served by an egress door complying with Section R311.2 of the VRC.
2. Every sleeping room of an *accessory living unit* shall comply with Section R310 of the VRC.
3. Smoke alarms, installed in accordance with Section R314 of the VRC, shall be provided throughout the existing *dwelling unit* and the *accessory living unit* and interconnected in such a manner that actuation of one alarm will activate all of the alarms in the *dwelling unit* and the *accessory living unit*.
4. Separation requirements found in Sections R302.3 and R302.4 of the VRC shall not apply to the *dwelling unit* and the *accessory living unit*.
5. Return air requirements of Section M1602.2 Item 6 of the VRC, shall not apply to return air between the *dwelling unit* and the *accessory living unit*.
6. An *accessory living unit* must comply with Sections P2801.4, E3601.6.2, E3705.8 and G2420.1.3 (409.1.3) of the VRC.

308.3 Where permitted. *Accessory living units* shall be permitted in accordance with the following:

1. An *accessory living unit* shall only be permitted within an existing R-5 *dwelling unit*.
2. Not more than one *accessory living unit* shall be permitted within a *dwelling unit*.