



VIRGINIA
DHCD

**VIRGINIA DEPARTMENT OF HOUSING
AND COMMUNITY DEVELOPMENT**

Partners for Better Communities¹

Residential Sprinklers Study Group

December 15, 2021 Meeting

2021 Code Development Cycle



Cindy Davis, Deputy Director of Building and Fire Regulations

Jeff Brown, State Building Codes Office Director

Richard Potts, Code Development and Technical Support Administrator

Florin Moldovan, Code & Regulation Specialist

Paul Messplay, Code & Regulation Specialist

Jeanette Campbell, Administrative Assistant

- Mike Eutsey - VBCOA
- Ellis McKinney - VPMIA
- Jimmy Csizmadia - VFPA
- Garrett Dyer - VDFP
- Mike Poole - AIA Virginia
- Overton McGehee - Habitat for Humanity
- Reid Walters - Town of Independence
- Robbie McCraw - Carroll County
- Mike Nannery - Chesterfield County
- Meredith Raetz - American Water
- Andrew Clark - HBAV

2021 code development cycle (tentative dates)



October 1st cdpVA was opened for submission on code change proposals for the 2021 Code Development Cycle

November 2021: Notices of Intended Regulatory Action (NOIRAs) Published

December 2021: Study Groups begin meeting

February 2022: Sub-Workgroups begin meeting

March-June 2022: Stakeholder Workgroup meetings

September 2022: BHCD meets to consider proposals

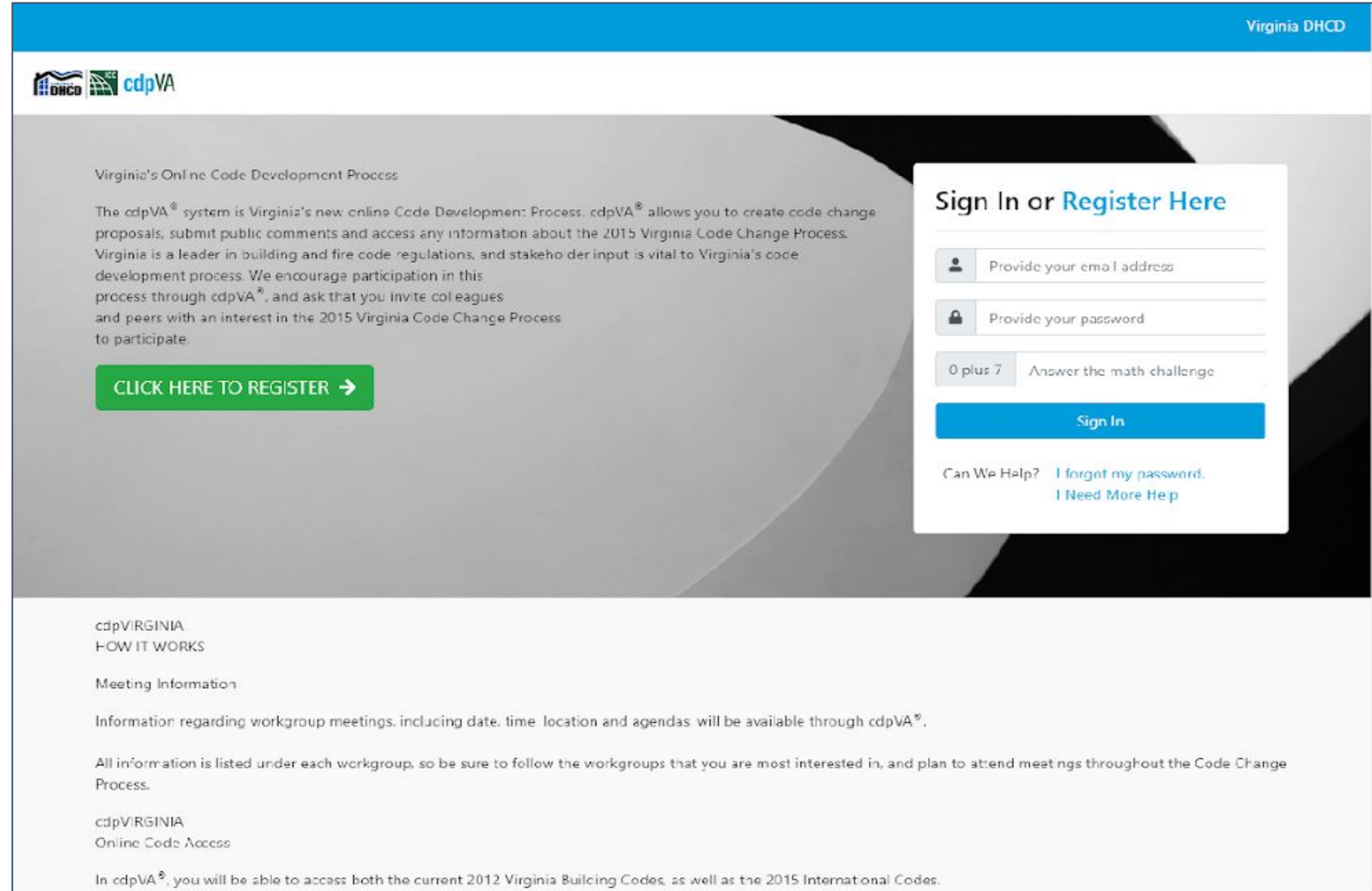
December 2022: BHCD considers proposed regulations

Fall/Winter 2023 = 2021 Virginia Codes Effective (Tentative)



va.cdpass.com

Virginia's online code development System (cdpVA)



The screenshot shows the Virginia DHCD cdpVA website. At the top right, it says "Virginia DHCD". Below that is the DHCD and cdpVA logo. The main heading is "Virginia's Online Code Development Process". The text describes the cdpVA system as Virginia's new online Code Development Process, allowing users to create code change proposals, submit public comments, and access information about the 2015 Virginia Code Change Process. It encourages participation and invites users to invite colleagues and peers. A prominent green button says "CLICK HERE TO REGISTER →". On the right side, there is a "Sign In or Register Here" box with input fields for email address and password, a math challenge "0 plus 7" with the answer "Answer the math challenge", and a "Sign In" button. Below the sign-in box, there are links for "Can We Help?", "I forgot my password.", and "I Need More Help". At the bottom, there are sections for "cdpVIRGINIA HOW IT WORKS", "Meeting Information", and "Information regarding workgroup meetings, including date, time, location and agendas, will be available through cdpVA®." It also states that all information is listed under each workgroup and that users should follow the workgroups they are most interested in. Finally, it mentions "cdpVIRGINIA Online Code Access" and that users can access both the current 2012 Virginia Building Codes and the 2015 International Codes.

- Study specific topics that require additional review and discussion
- Identify areas of consensus and disagreement
- Determine if code change proposals or other solutions are appropriate
- May review proposals, provide analysis, make recommendations, and/or develop code change proposals
- Proposals and recommendations of Study Groups are reviewed by the General Workgroups prior to BHCD consideration

- Review all code change proposals within their subject topics, prior to the proposals being considered by the General Workgroups
- Make recommendations on each proposal, including negotiating compromises where appropriate
- May also develop new code change proposals, or support proposals submitted by others by joining the proposal as a proponent

- All meetings are open to attendance and participation by anyone
- Review and discuss all submitted code change proposals, including all proposals and recommendations from Study Groups and Sub-Workgroups
- A workgroup recommendation is determined for each proposal and the recommendation is provided to the Board of Housing and Community Development
- Workgroup recommendations are classified as follows:

Consensus for Approval: No workgroup participant expressed opposition to the proposal

Consensus for Disapproval: Any workgroup participant expressed opposition to the proposal and no workgroup participant, other than the proponent, expressed support for the proposal.

Non-Consensus: Any workgroup participant expressed opposition to the proposal

codes.iccsafe.org/codes/virginia

**Free Online Access to
Virginia and ICC Code books!**



International Residential Code

2006: Appendix P “Fire Sprinkler System” contains provisions for the installation of fire sprinkler systems in dwellings covered by the IRC. The Appendix is not mandatory unless specifically referenced in the adopting ordinance.

2009: Section 313 “Automatic Fire Sprinkler Systems” mandates the installation of an automatic fire sprinkler system in townhouses and one and two-family dwellings. The system is to be designed and installed in accordance with Section P2904 or NFPA 13D.

Virginia Residential Code

2006: No significant changes (IRC appendix not incorporated)

2009: Amends Section R313 of the 2009 IRC to make the installation of sprinkler systems optional. Section R329 “Fire Extinguishers” is added, which mandates the installation of a fire extinguisher with a rating of 2-A:10-B:C in the kitchen area, if the dwelling is not equipped with an automatic fire sprinkler system.

International Residential Code

2012: No significant changes

2015: Allows NFPA 13D standard to be complied with for the design and installation of systems in townhouses (Section 2904 remains one of the options available). This change brings the townhouse requirements in line with those for one- and two-family dwellings.

2018: No significant changes

Virginia Residential Code

2012: No significant changes

2015: No significant changes

2018: No significant changes

During the 2018 Code Development Cycle, the Board of Housing and Community Development (BHCD) approved the following proposals, related to sprinkler systems, for inclusion in the 2018 VRC:

- **RB302.2.2-18** – allows water-filled fire sprinkler piping in cavity of common walls shared by townhouses.
- **RB302.2.6-18** – exempts townhouses protected by a fire sprinkler system complying with Section P2904, NFPA 13, NFPA 13R or NFPA 13D, from the structural independence requirement.

The BHCD also considered the following proposals, to require sprinkler system installation in both townhouses and one- and two-family dwellings.

- **RB310.11-18** Disapproved
- **RB313.1-18** Disapproved

The BHCD also determined that additional discussions were needed and directed DHCD staff to convene a group of interested stakeholders to continue the discussions during the 2021 Code Development Cycle.

Townhouses and One- and Two-family Dwellings

Automatic fire sprinkler systems are optional

Where installed, automatic fire sprinkler systems can be designed and installed in accordance with:

- NFPA 13
- NFPA 13R
- NFPA 13D or
- VRC Section P2904

Sprinklers required in all new townhouses and one- and two-family dwellings:

- California
- Maryland
- Washington DC

Sprinklers required in some (based on size /height) townhouses and one- and two-family dwellings:

- New York
- Massachusetts

Approximately 20 states allow local jurisdictions to mandate the installation of sprinklers in townhouses and one- and two-family dwellings

- Gather information and data for review and discussion
- Identify areas of agreement and/or disagreement
- Summarize findings or recommendations
- Review any related proposals submitted during the 2021 cycle

Important discussion topics (future meetings):

- Safety impact of residential sprinklers
- Cost(s) of residential sprinklers
- Cost impact of residential sprinklers
- Other?



Prior to the next meeting, please:

- **Reach out to other members and/or DHCD staff with any questions related to information discussed today**
- **Identify areas of interest or concern that you would like to discuss at the next meeting** (Provide to DHCD by December 27th)
- **Identify and provide helpful/relevant information (reports, data, etc.) for the group to review** (Provide to DHCD by December 27th)

Note: If any member wants to share information with the group between meetings, please send it to DHCD staff and we will distribute it to our email list to make sure we do not miss any interested parties that might be added to our list as we go along.

Next Meeting (Virtual)

January 11, 2021

9:00 am - 3:00 pm

(lunch break 12:00 pm -1:00 pm)

Link: <https://vadhcd.adobeconnect.com/va2021cdc/>



Division of Building and Fire Regulations

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cdpVA
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"... _____ be such as to protect the health, safety and welfare of the residents of the Commonwealth, provided that buildings and structures _____ be permitted to be constructed, rehabilitated and maintained at the least possible cost consistent with recognized standards of health, safety, energy conservation and water conservation, including provisions necessary to prevent overcrowding, rodent or insect infestation, and garbage accumulation; and barrier-free provisions for the physically handicapped and aged."