

VIRGINIA UNIFORM STATEWIDE BUILDING CODE

ADMINISTRATIVE AMENDMENTS



1973 EDITION

**PUBLISHED BY
THE STATE BOARD OF HOUSING
AND THE
OFFICE OF HOUSING
DIVISION OF STATE PLANNING AND COMMUNITY AFFAIRS
1010 JAMES MADISON BUILDING
RICHMOND, VIRGINIA 23219**

**VIRGINIA STATE BOARD OF HOUSING
1033-B JAMES MADISON BUILDING
109 GOVERNOR STREET
RICHMOND, VIRGINIA 23219**

January 29, 1973

**THE UNIFORM STATEWIDE BUILDING
CODE OF THE STATE OF
VIRGINIA**

In accordance with the provisions of Chapter 829, Section 36-100 of the Acts of the Virginia General Assembly of 1972 (Uniform Statewide Building Code) the Virginia State Board of Housing herein adopts regulations governing the design, construction, alteration, enlargement, equipment, repair, demolition, removal, conversion use or maintenance of all buildings and structures known as the Virginia Uniform Statewide Building Code as described in the following sections.

CONTENTS

Description	Page
Preamble of Adoption of Uniform Statewide Building Code Regulations	1
Section I - Adoption of Building Code (BOCA Basic CODE)	5
Section II - Additions, Insertions, and Changes (to BOCA Basic CODE)	5
Modified BOCA Sections	
100.1 - Title (identifying code)	5
101.0 - Matter covered (code scope)	5
105.1 - Continuation of Existing Use (dates of code effectiveness)	5
107.1 - Local Government Officer To Administer CODE - Building Official (describes local enforcement)	6
109.1 - Rule Making Authority (State Board of Housing)	6
118.2,3, and 4 - Miscellaneous Local fees	6
120.7 - Zoning and Other Laws	6
122.2,3, and 4 - Violation Procedures	6, 7
123.1 - Notice to Owner	7
123.2 - Unlawful Continuance (fine of \$500.00)	7
124.6 - Disregard of Unsafe Notice	7
126.3 - Compensation of Board of Survey (on BOCA Arbitration procedure)	7
127.52 - Notices of action of Board	8
127.6 - Review Board - Board of State Bldg. Code Review (ultimate appeal authority)	8
127.7 - Court Review (by the Virginia Supreme Court)	8
200.0 - Scope of Definitions and Classifications as applicable to State of Virginia	8
200.2 - Application of Other Laws	8
201.2 - Definition Changes	8
210.4 - Use Group L-4 Structures (introduces the applicability of One and Two Family Dwelling Code)	8
300.0, 301.1, and 2 - Fire Districts as determined by local governmental body	9
318.0 - Special Historic Buildings and Districts (exemption of such structures from BOCA Basic Code)	9
425.0 - Mobile Dwelling Units (Reference to State Industrialized Building Unit Law)	9
500.3 - Listing applicability of One and Two Family Code for Light and Ventilation	10

Description	Page
600.3 - Listing applicability of One and Two Family Code for Means of Egress	10
700.0 - Listing applicability of One and Two Family Code for Design Stresses	10
800.6 - Listing applicability of One and Two Family Code for Materials and Tests	10
Article 8-B - Listing applicability for One and Two Family Code for Miscellaneous Construction	10
873.0 - Waterproofing and Floodproofing	11
873.5 - Floodproofing	11
900.1 - Listing applicability of One and Two Family Code for Fire Protection equipment	11
1000.1 - Listing applicability of One and Two Family Code for Chimneys and Flues	11
(1100.0 - Listing applicability of One and Two Family Code for Heating Equipment	12
1100.1-1 - Deletion of Air Pollution Control	12
1100.5 - Incinerators, crematories, fireplaces and barbecues	12
1200.2 - Listing applicability of One and Two Family Code for Fire Protection Equipment	12
1300.0 - Scope of Building Construction Operation (references to State and Federal Safety Codes)	12
1308.21, 22 - Establishes 10 ft. excavation control	13
1408.1 - Sign Bond Data	13
1408.2 - Amount of Bond	13
1500.0, .05 - Local Electrical Inspection Enforcement	13, 14
1600.0, .05 - Local Elevator Inspection Enforcement	14
1700.0, .05 - Local Plumbing Inspection Enforcement	14, 15
1800.0 - Applicability of One and Two Family Dwelling Code for AC/Refrig./Vent.	15
1900.4 - Conflicting Laws (References the requirements of prefabrication as prescribed by the Virginia Industrialized Building Unit Law)	15
Section III - Inconsistent Local Building Codes and Regulations Repealed (Preempted by State Code)	16
Section IV - Saving Clause	16
Section V - Date of Effect	16

Section I - Adoption of Building Code

That a certain document which is on file in the office of the State Board of Housing, being marked and designated as "THE BOCA BASIC BUILDING CODE, FIFTH EDITION, 1970, with ACCUMULATIVE SUPPLEMENT 1972" as published by the Building Officials and Code Administrators International be and is hereby adopted as the Uniform Statewide Building Code of the State of Virginia, for the control of each and all of the regulations, provisions, penalties, conditions, and terms of "THE BOCA BASIC BUILDING CODE, FIFTH EDITION, 1970, with ACCUMULATIVE SUPPLEMENT 1972" are hereby referred to, adopted and made a part thereof, as if fully set out in these Virginia Board of Housing regulations, with the addition, insertions, deletions, and changes, if any, prescribed in Section II of these regulations.

Section II - Additions, Insertions, and Changes

That the following sections are hereby revised as follows:

Section 100.0 Scope

100.1 Title:

These regulations shall be known as the Uniform Statewide Building Code of the State of Virginia, hereinafter referred to as the Basic Code. They shall control all matters concerning the construction, alteration, addition, repair, removal, demolition, use, location and occupancy and maintenance of all buildings and structures and their service equipment as herein defined and shall apply to existing or proposed buildings and structures in the State of Virginia, or in the rules and regulations authorized for promulgation under the provisions of the Basic Code.

Section 101.0 Matter Covered

The provisions of the Basic Code shall apply to all buildings and structures and their appurtenant constructions, including vaults, area and street projections, and accessory additions, and shall apply with equal force to municipal, county, state and private buildings, except where such buildings are otherwise specifically provided for by statute, or where such buildings are subject to local city or county codes as approved by the Board of State Building Code Review as established in Chapter 6 of Title 36, Code of Virginia, 1950 as amended. Such approved local codes are for a period not to exceed two years from the effective day of the Uniform Statewide Building Code, see Section 105.1.

Section 105.0 Change in Existing Use

105.1 Continuation of Existing Use:

The legal use and occupancy of any structure existing on September 1, 1973 or until such date not to extend beyond September 1, 1975 as approved by the Review Board or for which it had been heretofore approved, may be continued without change, except as may be specifically covered in the Basic Code or as may be deemed necessary by the building official for the general safety and welfare of the occupants and the public.

Section 107.0 Department of Building Inspection

107.1 Local Government Officer to Administer CODE-Building Official:

As of September 1, 1973 the administration and enforcement of the Building Code shall be the responsibility of the local governing body's building official. Whenever a local governing body has no such an official, they shall enter into an agreement with another local governing body able to furnish such an official, or with some other agency as provided in Section 128.0 of the Basic Code, or a State agency approved by the State Board of Housing.

Section 109.0 Rules and Regulations

109.1 Rule Making Authority:

The State Board of Housing shall have power as may be necessary in the interest of public safety, health and general welfare, to adopt and promulgate rules and regulations to interpret and implement the provisions of the Basic Code to secure the intent thereof and to designate requirements applicable because of local climatic or other conditions, but no such rules shall have the effect of waiving working stresses or fire-resistant requirements specifically provided in the Basic Code or violating accepted engineering practice involving public safety.

118.2 New Construction and Alterations:

The fee for a building permit shall be as prescribed in the local ordinances, and the building official is authorized to establish by approval rules a schedule of unit rates for buildings and structures of all use groups and types of construction as classified and defined in article 2.

118.3 Moving of Buildings:

The fee for a building permit for the removal of a building or structure from one lot to another or to a new location on the same lot shall be at the rate established by local ordinances based on the estimated cost of moving plus the cost of new foundations and all work necessary to place the building or structure in its completed condition in the new location.

118.4 Demolition:

The fee for a permit for the demolition of a building or structure shall be at the rate established by local ordinances.

120.7 (added section to BOCA Basic CODE) Zoning and Other Laws:

No certificate of occupancy shall be issued if in violation of zoning or other local ordinances.

122.2 Prosecution of Violation:

If the notice of violation is not complied with promptly, the building official shall request the legal counsel of the municipality to institute the appropriate legal proceedings to restrain, correct or abate such violation or to require the removal or termination of the unlawful use of the building or structure in violation of the provisions of the Basic Code or of the order or direction made pursuant thereto.

122.3 Violation Penalties:

Any person who shall violate a provision of the Basic Code or shall fail to comply with any of the requirements thereof or who shall erect, construct, alter or repair a building or structure in violation of an approved plan or directive of the building official, or of a permit or certificate issued under the provisions of the Basic Code, shall be guilty of a misdemeanor, punishable by a fine of not more than five hundred dollars (\$500.00). Each day that a violation continues shall be deemed a separate offense.

122.4 Abatement of Violation:

The imposition of the penalties herein prescribed shall not preclude the legal officer of the municipality from instituting appropriate action to prevent unlawful construction or to restrain, correct or abate a violation, or to prevent illegal occupancy of a building, structure or premises or to stop an illegal act, conduct, business or use of a building or structure in or about any premises.

123.1 Notice to Owner:

Upon notice from the building official that work on any building or structure is being prosecuted contrary to the provisions of the Basic Code to the extent that such building practices are being conducted in an unsafe and dangerous manner, such work shall be immediately stopped. The stop-work order shall be in writing and shall be given to the owner of the property involved, or to the owner's agent, or to the person doing the work, and shall state the conditions under which work may be resumed.

123.2 Unlawful Continuance:

Any person who shall continue any work in or about the building after having been served with a stop order, except such work as he is directed to perform to remove a violation or unsafe conditions, shall be liable to a fine of not more than five hundred dollars (\$500.00).

124.6 Disregard of Unsafe Notice:

Upon refusal or neglect of the person served with an unsafe notice to comply with the requirements of the order to abate the unsafe condition, the proper legal official of the municipality shall be advised of all the facts and he shall institute the appropriate action to compel compliance.

126.3 Compensation of Board of Survey:

The third member of the board shall receive for his services a fee proportionate to his usual professional service charges as agreed upon with the applicant and paid for by the applicant.

127.52 Resolutions of Board:

Every action of the board shall be by resolution and certified copies shall be furnished to the appellant and to the building official, and the building official shall transmit a copy thereof to the Review Board.

127.6 Review Board (Board of State Building Code Review)

Any person aggrieved by a decision of the board of appeals, whether or not a previous party to the decision, or any municipal officer or official board of the municipality, may apply to the Review Board. Such application for review must be made by certified mail within fifteen (15) days after the filing of the board of appeals' decision in the office of the building official. The Review Board shall render the final decision on an appeal.

127.7 Court Review:

An appeal from the Review Board shall be in accordance with the provisions of Section 9-6.13 of the Code of Virginia, and an appeal shall lie to the Supreme Court as provided in Section 9-6.14 of such Code.

Section 200.0 Scope

The provisions of this article shall control the classification of all buildings as to use group and type of construction; and the definition of all terms relating thereto in the State of Virginia.

200.2 Application of Other Laws:

Nothing herein contained shall be deemed to nullify any provisions of a local governmental body's zoning laws or any other statute of the State of Virginia pertaining to the location, use or type of construction of buildings, except as may be specifically required by the provisions of the Basic Code.

201.2-- Building - Use definition (12) on page 1 of Chapter 829.

Owner - Use definition (15) on page 2 of Chapter 829.

Municipality - Modify the Basic Code definition on page 29 to read as follows: the government unit whether state, city, town, or county government.

210.4 Use Group L-4 Structures:

Use Group L-4 Structures shall include all detached one or two family dwellings not more than three stories in height, and their accessory structures as defined in the Appendix B standard "One and Two Family Dwelling Code Under the Nationally Recognized Model Codes, 1971 Edition." All such structures may be designed in accordance with the latter standard or in accordance with the Basic Code requirements of an L-3 Structure's Use Group.

Section 300.0 Scope

The provisions of this article shall control the division of the local municipality into fire districts as determined by the governing body of each locality within the State of Virginia and the general limitations of height and area of all buildings hereafter erected, and extensions to existing buildings hereafter altered or enlarged as affected by the fire and life hazard incident to type of construction, use group, density of development, exterior exposure and accessibility of buildings and structures to fire fighting facilities and equipment.

301.1 Fire District No. 1:

Fire District No. 1 shall comprise the areas housing highly congested business, commercial, manufacturing and industrial uses or in which such uses are developing. The limits of such areas are to be as determined by the local municipality.

301.2 Fire District No. 2:

Fire District No. 2 shall comprise the areas housing residential uses (use groups L-1 and L-2), together with retail stores, business and amusement centers, or in which such uses are developing; and the limits of such areas are to be as determined by the local municipality.

Section 318.0 Special Historic Buildings and Districts

The provisions of the Basic Code, relating to the construction, repair, alteration, enlargement, restoration and moving of buildings or structures shall not be mandatory for existing buildings or structures identified and classified by the State and/or local government authority as Historic Buildings subject to approval of the Review Board when such buildings are judged by the building official to be safe and in the public's interest of health, safety and welfare regarding any proposed construction, alteration, repair, enlargement, relocation, and location within fire districts. All such approvals must be based on the applicant's complete submission of professional architectural and engineering plans and specifications bearing the professional seal of the designer.

Section 425.0 Mobile Dwelling Units

(add this second paragraph)

Special attention is directed to the State of Virginia Industrialized Building Unit and Mobile Home Safety Law, Chapter 305 of the Acts of the General Assembly of 1970, which prescribed that the State Corporation Commission shall adopt regulations governing the fabrication of such structures. Said regulations shall override the requirements of the Basic Code if there be any variance (see Section 1900.4).

Section 500.3 Other Standards:

Compliance with the applicable provisions of the standards listed in Appendix B shall be deemed to meet the requirements of this article, unless otherwise specifically provided herein. As noted in Section 210.4, Use Group L-4, detached single or two family dwellings, may be designed in accordance with the Appendix B Standard, "One and Two Family Dwelling Code Under The Nationally Recognized Model Codes/1971 Edition" or such structures may be designed in accordance with the Basic Code requirements for a Use Group L-3 structure.

Section 600.3 Other Standards:

Compliance with the applicable provisions of the standards listed in Appendix B shall be deemed to meet the requirements of this article, unless otherwise specifically provided herein. As noted in Section 210.4, Use Group L-4, detached single or two family dwellings, may be designed in accordance with the Appendix B standard, "One and Two Family Dwelling Code Under The Nationally Recognized Model Codes/1971 Edition" or such structures may be designed in accordance with the Basic Code requirements for a Use Group L-3 structure.

Section 700.0 Scope

(add a second paragraph)

An exception to these requirements shall be Use Group L-4 Structures, detached single or two-family dwellings, which may be designed in accordance with this article and considered as an L-3 Use Group Structure or in accordance with the Appendix B standard, "One and Two Family Dwelling Code Under The Nationally Recognized Model Codes/1971 Edition."

Section 800.6 (new section) Optional Procedure for Use Group L-4 Structures:

As an option to the provisions of this article, Use Group L-4 Structures of Section 210.4 may be in accordance with the Appendix B standard, "One and Two Family Dwelling Code Under The Nationally Recognized Model Codes/1971 Edition."

Article 8 - Part B

(add a note under the title of this article as follows:)

NOTE: As an option to the requirements of this article for Use Group L-4 Structures only as noted in Section 210.4, the Appendix B standard, "One and Two Family Dwelling Code Under The Nationally Recognized Model Codes/1971 Edition" may be used.

Section 873.0 Waterproofing and Floodproofing

873.5 Floodproofing:

Where a structure is located within a flood plain as determined by the local governmental body, such a structure must be designed to resist or overcome the anticipated flood conditions. Listed below are the performance requirements that must be satisfied:

- (a) Either elevate structures and/or design same to assure protection from hydrostatic or hydrodynamic loadings from anticipated flood levels,
- (b) Design all structures to be safeguarded from collapse and/or flotation,
- (c) Provide for adequate protection of all heating and mechanical equipment of structures subject to flood damage.
- (d) Provide protection of electrical installations of structures subject to flood damage as called for in Article 15.
- (e) Provide adequate sewerage and water system protection of structures subject to flood damage as called for in the Plumbing Code Sections of Article 17.
- (f) All existing structures which are scheduled to undergo major improvements, repairs and/or rehabilitations shall, to the maximum extent practicable, provide floodproofing protection as described in this section.
- (g) Structures not designed for human occupancy may be at the owner's option exempted from the above requirements for flood proofing, but he must file a release with the governmental Authority absolving same of liability for flood damage.

Section 900.1 Performance Standards:

(add this second paragraph)

The performance standards for fire protection of Use Group L-4 structures (Section 210.4) only may be optionally determined from those described in the Appendix B standard, "One and Two Family Dwelling Code Under The Nationally Recognized Model Codes/1971 Edition" or as determined for Use Group L-3 structures as described in the Basic Code.

Section 1000.0 Other Standards:

(add this second paragraph)

As an optional standard for Use Group L-4 structures (section 210.4) only regarding requirements of this article and/or the Mechanical Code listed in Appendix B, the Appendix B standard, "One and Two Family Dwelling Code Under The Nationally Recognized Model Codes/1971 Edition" may be used. Otherwise such structures may be designed as Use Group L-3 structures subject to the requirements of this article and the Mechanical Code.

Section 1100.0 Accepted Engineering Practice:

(add at the end of the first paragraph of 1100.0 the following phrase)

. . . Code, except Article 1 and the definitions of "air pollutants" and "air pollution" of Article 2, and Article 11 of the Mechanical Code . . .

(add this second paragraph)

As an optional standard for Use Group L-4 structures (Section 210.4) only regarding requirements of this article and/or the Mechanical Code listed in Appendix B, the Appendix B standard, "One and Two Family Dwelling Code Under The Nationally Recognized Model Codes/1971 Edition" may be used. Otherwise such structures may be designed as Use Group L-3 structures subject to the requirements of this article and the Mechanical Code.

1100.1-1 Air Pollution Control:

The requirements for Air Pollution Control, Article 11 of the Mechanical Code have been deleted. Requirements in respect to air pollution control have been established by Federal and State legislation.

1100.5 Incinerators, Crematories, Fireplaces and Barbecues (Article 9 of the Mechanical Code):

Section M-900.1 of the Mechanical Code is to be modified as noted below:

Insert the phrase directly after the first sentence ending in "barbecues;" - *but will not be construed to conflict with applicable state laws and regulations regarding Air Pollution Control.* For purposes . . .

Section 1200.2 Other Ordinance and Code:

(add this second paragraph)

As an optional standard for Use Group L-4 structures (Section 210.4) only regarding requirements of this article and/or the Mechanical Code listed in Appendix B, the Appendix B standard, "One and Two Family Dwelling Code Under The Nationally Recognized Model Codes/1971 Edition" may be used. Otherwise, such structures may be designed as Use Group L-3 structures subject to the requirements of this article and the Mechanical Code.

Section 1300.0 Scope

The provisions of this article shall apply to all construction operations in connection with the erection, alteration, repair, removal or demolition of buildings and structures. The execution of the detail requirements shall be regulated by the approved rules and the safety code for building construction listed in Appendix B and as set forth in the "Rules and Regulations Governing Construction, Demolition, And All Excavation Adopted By The State of Virginia" and as also prescribed by the U. S. Government Governing Safety and Health Regulations For Construction (Occupational Safety and Health Act).

1308.21 Deep Excavations:

(Insert figure for depth)

Ten feet.

1308.22 Shallow Excavations:

(Insert figure for depth)

Ten feet.

1408.1 Filing Bond:

No person shall erect, install, remove, or change any sign for which a permit is required under the provisions of the Basic Code until an approved bond shall have been filed in the sum as prescribed by the local governmental body and as specified in Section 118.5.

1408.2 Amount of Bond:

Such bond shall be conditioned on the construction, erection and maintenance of the sign in accordance with the provisions of the Basic Code and shall protect and save the local governmental body of the State of Virginia harmless from any and all claims or demands for damages by reason of any negligence of the sign hanger, contractor or his agents, or by reason of defects in the construction, or damages resulting from the collapse or failure of any sign or part thereof.

Section 1500.0 Scope

(add following paragraphs)

The provisions of this article shall control the design and construction of all new installations of electrical conductors, fittings, devices and fixtures for light, heat and power service equipment and all equipment used for power supply to radio and television receiving systems and amateur radio transmission systems in buildings and structures; and all alterations or extensions to existing wiring systems therein to insure safety. All such installations shall conform to the provisions of this article and accepted engineering practice as defined in the National Electrical Code, dated 1971.

Optional standards to this article may be used for Use Group L-4 structures (Section 210.4) only as described in Appendix B standard, "One and Two Family Dwelling Code Under The Nationally Recognized Model Codes/1971 Edition." Otherwise such structures may be designed as L-3 Use Group buildings in compliance with this article.

The administration and enforcement of all electrical inspection shall be the responsibility of the local governmental body; see Section 107.1.

1500.05 (new section) Administration and Enforcement:

The local governmental body shall be responsible for administration and enforcement of electrical inspection as called for in Section 107.1. The following basic functions shall be provided by the local governing body or others as described in Section 107.1:

- (1) Local examination and certification of all electrical workers and contractors, except those contractors certified by the State of Virginia after September 1, 1975. The examination and certification procedures are to be approved by the State Board of Housing.
- (2) Establish permit, fee, and inspection procedures.

Also the local governmental body may establish a special appeal board in lieu of that described in Section 127.0 and special appeal procedures. All such appeals shall be subject to further review by the Review Board if requested by the applicant, see Section 127.6 and if necessary a Court Review as described in Section 127.7. All such appeals and decisions regarding same shall be transmitted to the Review Board.

Section 1600.0 Scope

(add a third paragraph as follows:)

The administration and enforcement of elevator inspection shall be the responsibility of the local governmental body, see Section 107.1.

1600.05 (new section) Administration and Enforcement:

The local governmental body shall be responsible for administration and enforcement of elevator inspection as called for in Section 107.1. The following basic functions shall be provided by the local governing body or others as described in Section 107.1:

- (1) Local examination and certification of elevator contractors, except those certified by the State of Virginia after September 1, 1975. The examination and certification procedures are to be approved by the State Board of Housing.
- (2) Establish permit, fee, and inspection procedures for: the construction and installation of elevators; safety tests; periodic statutory inspections as called for in the standard, ANSI A 17.1-1971.

Section 1700.0 Scope

The design and installation of plumbing systems, including sanitary and storm drainage, sanitary facilities, water supplies and storm water and sewage disposal in buildings shall comply with the requirements of this article and accepted engineering practice as defined in the Basic Plumbing Code listed in Appendix B, except delete article 1 of the Plumbing Code.

Optional standards to this article may be used for Use Group L-4 structures (Section 210.4) only as described in Appendix B standard, "One and Two Family Dwelling Code Under The Nationally Recognized Model Codes/1971 Edition." Otherwise all such structures may be designed as Use Group L-3 buildings in compliance with this article.

The administration and enforcement of all plumbing inspection shall be the responsibility of the local governmental body, see Section 107.1.

1700.5 (new section) Administration and Enforcement:

The local governmental body shall be responsible for administration and enforcement of plumbing inspection as called for in Section 107.1. The following functions shall be provided by the local governing body or others as described in Section 107.1:

- (1) Local examination and certification of plumbing workers and contractors, except those contractors certified by the State of Virginia after September 1, 1975. The examination and certification procedures are to be approved by the Virginia Board of Housing.
- (2) Establish permit, fee and inspection procedures.
Also the local governmental body may establish a special appeal board in lieu of that described in Section 127.0 and special appeal procedures. All such appeals shall be subject to review, if requested by the applicant, by the Review Board, see Section 127.6 and if necessary a Court Review as described in Section 127.7.

Section 1800.0 Scope

(add a second paragraph as follows:)

Optional standards to this article may be used for Use Group L-4 structures (Section 210.4) only as described in Appendix B standard, "One and Two Family Dwelling Code Under The Nationally Recognized Model Codes/1971 Edition." Otherwise all such structures may be designed as Use Group L-3 buildings in compliance with this article.

The administration and enforcement of all air-conditioning, refrigeration and mechanical ventilation inspection shall be the responsibility of the local governmental body, see Section 107.1.

Section 1900.4 Conflicting Laws:

Nothing herein contained shall be deemed to nullify any provisions of the zoning laws or any other statute or legally adopted rule pertaining to building construction of the State of Virginia in respect to the location, use, height, area of building and type of construction except as may be specifically exempted in these provisions, nor have the effect of increasing working stresses or reducing exit facilities and health provisions as prescribed in the Basic Code. Special attention is directed to the State of Virginia Industrialized Building Unit and Mobile Home Safety Law, Chapter 305 of the Acts of the General Assembly of 1970. This statute prescribes that the State Corporation Commission of Virginia shall prescribe standards for industrialized (Prefabricated) building units and mobile homes. These standards, as adopted regulations of the State Corporation Commission, shall govern all such structures and shall override any requirements of the Basic Code which may be in variance with these regulations.

Section III - Inconsistent Local Building Codes and Regulations Repealed

That all building codes and regulations of the counties, municipalities and State agencies in conflict herewith are repealed as called for in Chapter 829, Section 36-100 of the Acts of the General Assembly of 1972.

Section IV - Saving Clause

That nothing in these regulations hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or local regulations repealed as cited in SECTION III of these regulations; nor shall any just or legal right or remedy of any character be lost, impaired or affected by these regulations.

Section V - Date of Effect

That the Virginia Board of Housing shall certify to the adoption of these regulations and cause the same to be published as required by the statute of Chapter 829; and these regulations shall take effect one hundred eighty days after the publication thereof and provided further that such effective date be not later than September 1, 1973.

Definitions Included in the Uniform Statewide Building Code Act

“State Board” means the State Board of Housing.

“Division” means the Division of State Planning and Community Affairs.

“Director” means the Director of the Division of State Planning and Community Affairs.

“Review Board” means the Board of State Building Code Review.

“Building Code” means the Uniform Statewide Building Code.

“Code provisions” means the provisions of the Uniform Statewide Building Code as adopted and promulgated by the State Board of Housing, and the amendments thereof as adopted and promulgated by such Board from time to time.

“Building regulations” means any law, rule, resolution, regulation, ordinance or code, general or special, or compilation thereof, heretofore or hereafter enacted or adopted by the State or any county or municipality, including departments, boards, bureaus, commissions, or other agencies thereof, relating to construction, reconstruction, alteration, conversion, repair, or use of structures and buildings and installation of equipment therein. The term does not include zoning ordinances or other land use controls.

“Municipality” means any city or town in this State.

“Local governing body” means the governing body of any city, county or town in this State.

“Local building department” means the agency or agencies of any local governing body charged with the administration, supervision, or enforcement of building codes and regulations, approval or plans, inspection of buildings, or issuance of permits, licenses, certificates or similar documents prescribed or required by State or local building regulations.

“State agency” means any State department, board, bureau, commission, or agency of this State.

“Building” means a combination of any materials, whether portable or fixed, having a roof to form a structure for the use or occupancy by persons, or property. The word “building” shall be construed as though followed by the words “or part or parts thereof” unless the context clearly requires a different meaning.

“Equipment” means plumbing, heating, electrical, ventilating, air-conditioning and refrigeration equipment, elevators, dumbwaiters, escalators, and other mechanical additions or installations.

"Construction" means the construction, reconstruction, alteration, repair or conversion of buildings.

"Owner" means the owner or owners of the freehold of the premises or lesser estate therein, a mortgagee or vendee in possession, assignee of rents, receiver, executor, trustee, lessee or other person, firm or corporation in control of a building.