

State of Virginia's Adoption

- October 1, 2003
- Statewide adoption of amendments
- We must begin enforcement on this date unless plans were substantially completed.
- Mandatory enforcement after October, 2004

What Codes do we enforce?

- **Building Code (IBC 2000)**
- **Mechanical Code (IMC 2000)**
- **Plumbing Code (IPC 2000)**
- **Fuel Gas Code (IFGC 2000)**
- **Electric Code (NEC1999)**
- **Dwelling Code (IRC 2000)**
- **Energy Code (IECC 2000)**
- **Accessibility (ANSI 117)**
- **Property Maintenance Code (IPMC 2000)**
- **Statewide Building Code (USBC2003)**

USBC

- Uniform Statewide Building Code
 - State of Virginia
 - Adopts model codes by reference
 - Family of I Codes 2000 edition
 - NEC 1999 edition
 - Uniform across State
 - May not be amended by City or County

Description

- I Codes are a family of Codes
- Integrated - with inter-related code provisions linked together
- Developed by City, County and State building safety professionals with significant input from the design community and the construction industry.
- Industry membership on code committees establishes a consensus-based code development process.

FOR MORE INFO...

www.iccsafe.org

Significant Changes in IRC

- **Table R301.4 requires trusses with slope greater than 3/12 must have bottom chord live load of 20 ps**
- **R305.1 Ceiling height of 7' for certain rooms**
- **R308.4.9 Safety glazing is required for stair landings w/ 60 inches of floor.**
- **R309.2 Garage separation from habitable areas with 1/2 inch drywall on walls and 5/8 inch in floor ceiling separations. Adjacent walls supporting this must be 1/2 inch drywall.**
- **R310.1 Basements with habitable space must have egress window.**
- **R312.1.2 Floor or landing on each side of exit can't be more than 1.5 inches lower than top of threshold. On all other exterior doors is cannot exceed 7 3/4 inches.**
- **R312.1.1 a 3' X 3' landing is required at bottom of attic stair where the room above can be habitable.**
- **R314.2 Stair riser and depth requirements remain the same: 8 1/4 inch rise; 9 inch minimum tread.**

Significant Changes in IRC

- R316.1 Guardrails are required on screened porches if floor is 30" AFF
- R403.1 Exception allows a shed 256 square foot to be built w/o footings.
- R403.1.6 Permits anchor bolts to extend 7 inches into masonry.
- R602.10 Alternate shear wall design required for shorter wall sections ie garage walls.
- R703.7.2.1 Option for brick veneer support provided.
- R703.9 Weather resistive barrier required for EIFS systems.
- Table N1102 Requires sloped ceiling insulation to be R30. This will require rafters sufficient to accommodate the insulation.
- Permits ICF's as conventional construction
- Permits light gauge steel framing as conventional construction
- Permits AAV's
- Requires Arc Fault Circuit Interupters in bedrooms
- Re-roofing is exempt from permit

Comparison of Codes

- **CABO**

- minimum habitable room size 150 square feet
- No requirement for window labeling
- No requirement for ducts in garages

- **IRC**

- minimum habitable room size 120
- Double pane windows must be labeled
- Ducts in garages and penetrations must be 26 gauge

Comparison of Codes

- **CABO**

- Basement – no egress requirement
- Porches – no requirement for positive anchorage

- **IRC**

- Egress required
- Window well egress details
- Porches, stairs must be anchored to primary structure.

Comparison of Codes

● CABO

- Landings required off sliding doors.
- No open risers on stairs
- No requirement for foam plastic
- No requirement for premises ID

● IRC

- Landings exempt off sliding doors
- Open risers permitted on stairs.
- Protection required for foam plastic
- Premises ID required

Comparison of Codes

- **CABO**

- Deck attachment not mentioned
- Sleeping area joist spans not separated
- Girder spans standard
- End Jointed lumber not mentioned

- **IRC**

- Detailed deck attachment requirements
- Sleeping area joist spans mentioned
- Girder spans more detailed
- End jointed lumber accepted

Comparison of Codes

- **CABO**

- Top Plate offset 48”
- Stud shoes not mentioned
- Cutting & Notching required
- Headers mentioned with girders

- **IRC**

- Top plate offset 24”
- Stud shoes permitted
- Cutting & Notching illustrated
- New table for headers

Comparison of Codes

- **CABO**

- No requirement for flood resistant construction
- Concrete & Masonry wall tables
- I Joists are not mentioned

- **IRC**

- Requirements for flood resistant construction
- Concrete & Masonry tables are more detailed.
- I Joist fabrication standards

Comparison of Codes

- **CABO**

- ICFs required engineering
- Steel framing required engineering
- EIFS required engineering

- **IRC**

- ICFs conventional
- Steel Framing conventional
- EIFS –
Manufacturer's instructions

Comparison of Codes

● CABO

- Metal roofs not mentioned
- 2 sources of combustion air required.
- Fuel gas reworked

● IRC

- Metal roof coverings mentioned
- 1 source of combustion air permitted
- IFGC: New pipe sizing, expanded tables, etc

Comparison of Codes

- **CABO**

- Water supply testing not required
- Backflow test not required
- Water heater did not require drain pan

- **IRC**

- Water supply testing required
- Backflow testing required
- Water heater requires drain pan

Comparison of Codes

- **CABO**

- Water heaters may be on floor

- **IRC**

- Water heaters must be 18" aff in garage

What's next?

- **2003 IRC is already printed**
- **State is working on adoption for next year.**