

VBCOA – IRC Committee Report  
April 4, 2013

1. About twenty IRC committee members met on March 18, in Henrico County to review the IRC code changes submitted for review in Dallas. The members broke into 6 work groups and reviewed different portions of the 479 code changes.
2. I consolidated the results into a Virginia position paper (attached).
3. Several of the members received scholarships to Dallas and want to express gratitude to VBCOA and DHCD for their contributions. I look forward to having them participate in the committee hearings.

Chuck Bajnai

	SECTION	SUBJECT	VBCOA	
1	101.2	SCOPE OF LIVE WORK IN TOWNHOUSES	NA	
	2	102.7.1	ADDITIONS, ALTS, REPAIRS	NA
	3	102.7.1	RELOCATIONS	NA
		104.10.1		
		301.2.4		
	4	322.1	FLOOD HAZARD	NA
	5	105.1		NA
	6	105.2	DECKS - EXEMPT FROM PERMIT	NA
	7	106.1.	WALL BRACING INFO ON PLANS	NA
	8	106.1.4		NA
	9	109.1.4.1	HIGH WIND INSPECTIONS	NA
			REDEFINE ACCESSORY STRUCTURE deletes	
10		202	3000 sqft	AS
			REDEFINE ACCESSORY STRUCTURE includes	
11		202	basements	AS
	12	202	REDEFINE ATTIC	AS
	13	202	BACKFLOW PREVENTOR	AS
	14	202	BACKFLOW PREVENTOR	IDENTICAL
	15	202	DEFINE BALCONY & DECK	AM
	16	202	CONDITIONED SPACE	AS
	17	202	BACKFLOW PREVENTOR	AS
	18	202	FACTORY MADE AIR DUCT	AS
	19	202	FIBER-CEMENT PRODUCTS	AS
	20	202	MASONRY CHIMNEY	AS
	21	202	FLEX AIR CONNECTOR	AS
	22	202	GYP BD	AS
				WAIT TIL
	23	202	IMPACT PROTECTIVE SYS FOR GLASS	12.6
	24	202	MASONRY UNIT	AS
	25	202	MECHANICAL JOINT	AS
	26	202	PHOTOVOLTAIC MODULE	AS
	27	202	PHOTOVOLTAIC SHINGLES	AS
	28	202	PLUMBING SYSTEMS	AS
	29	202	POLLUTION	D
	30	202	SHINGLE FASHION	AS
	31	202	STAIRWAY, SPIRAL	AS
	32	202	WASTE RECEPTOR	AS
	33	202	WASTE RECEPTOR	IDENTICAL
34		301.1	APPLICATION	D
		301.1.1		
		602.3(2)		
35		803.2.3.1	ROOF SHEATHING ATTACH WOOD FRAME STRUCTURES	D
36		301.1.3.1	IN HIGH SEISMIC	NP
37		F301.2(2)	SEISMIC MAP	NP

38	T301.2(1)	SPECIAL WIND REGIONS	AS
	202		
39	301, etc	HIGH WIND REGIONS	AS
40	301.2.1.1.1	SUNROOMS	AM
41	301.2.1.2	WINDOWS IN HIGH WIND AREA	AM
42	301.2.1.2	WINDOWS IN HIGH WIND AREA	AS
	T301.2.1.2		
	602.3		
43	ETC	"BASIC" WIND SPEED	AS
	301.2.1.4		
	603.3.2		
44	ETC	EXPOSURE CATEGORY	AS
45	301.2.1.4	EXPOSURE CATEGORY	NP
46	301.2.1.4	EXPOSURE CATEGORY	D
47	301.2.2.2.1	WEIGHT OF ROOF MATLS	AS
	301.2.2.2.5		
48	ETC	IRREGULAR STRUCTURES	AS
49	301.2.2.2.5	IRREGULAR STRUCTURES	AS
50	301.2.2.2.5	IRREGULAR STRUCTURES	NP
	301.2.4		
51	322.1	FLOOD PLAIN	AS
	301.2.4.1		
52	322.1.1	FLOOD PLAIN	AS
53	301.3	STORY HEIGHT LIMITED TO 11'-7"	AS
54	301.3	WALL BRACING ADJUST FACTOR	AS
	301.4		
	505.2	ADDITIONAL DESIGN LOADS	
55	ETC	FOR STEEL	D
56	301.5	LIVE LOAD TABLE	AS
57	T301.5	LIVE LOAD TABLE	AS
58	T301.5	LIVE LOAD TABLE (GUARDS)	AM
59	T301.5	LIVE LOAD TABLE	AS
60	T301.5	LIVE LOAD TABLE (DECKS & GYP BD)	AS
61	T301.7	DEFLECTION TABLE	D
62	T301.7	DEFLECTION TABLE	AS
		FIRE SEPARATION DISTANCE	
63	302	MEASURED TO PROPERTY LINES	AS
64	302.1	EXT WALLS ON LOT LINE	D
65	302.1	EXT WALLS ON LOT LINE	D
66	302.1	EXT WALLS ON LOT LINE	D
67	T302.1(1)	EAVES ON LOT LINE	AM
68	T302.1(1)	EXT WALLS ON LOT LINE	D
69	T302.1(1)	EXT WALLS ON LOT LINE	D
70	T302.1(1)	EXT WALLS ON LOT LINE	D
71	T302.1(1)	EXT WALLS ON LOT LINE	AS
72	T302.1(1)	WINDOWS ON LOT LINE	AS
73	T302.1(2)	EXT WALLS W/ SPRINKLERS	D
74	302.1.1	EXT STAIRWAYS	AM
75	302.1.1	ACCESSORY STRUCTURES	D
76	302.1.1	PROJECTIONS	D

77		302.2	TOWNHOUSES	NP
78		302.2	TOWNHOUSES	D
79		302.2	TOWNHOUSES	D
80		302.2	TOWNHOUSES	D
	81	302.2	TOWNHOUSES	D
82		302.2	TOWNHOUSES	D
	83	302.2.1	CONTINUITY	AS
84		302.2.2	EXCEPTION FOR ATTIC VENTS	D
	85	302.2.2	PARAPETS	D
86		302.2.3	PARAPETS	AS
87		302.3	TWO FAMILY DWELLINGS	D
88		302.4.2	MEMBRANE PENTRATION	AS
89		302.4.3	PENTRATION OF FIRE ASSYS	NP
			DOORS BETWEEN GARAGE AND HOUSE	
90		302.5.1	SELF CLOSING DEVICE	D
91		302.6	ADD CARPORTS	AS
92		302.10.1	INSULATION	AS
93		302.11.1	FIREBLOCKING	D
	94	302.12	DRAFTSTOPPING	D
95		302.12	DRAFTSTOPPING	AS
96		302.13	SEALANTS	D
	97			
	PT1	303.1	HABITABLE ROOMS	NP
	97			
	PT2	303.1	HABITABLE ROOMS	NP
98		303.1	HABITABLE ROOMS	AS
99		303.1	HABITABLE ROOMS	NP
	100			AS
	101			AS
	102	303.7	STAIRWAY ILLUMINATION	AS
103		303.7	STAIRWAY ILLUMINATION	D
		202		
104		303.8	COURT & YARD	NP
		202		
		304		
	105	305.1	MIN AREA - HABITABLE ATTIC	NP
106		304.1	MIN AREA OF A ROOM	D
	107	305.1	MIN HEIGHT -BASEMENTS	NP
108		305.1	MIN HEIGHT	AS
109		307.2	BATH/SHOWER WALLS	AS
110		308.1	GLAZING	D
111		308.4.2	GLAZING ADJ TO PERP DOORS	NP
112		308.4.3	GLAZING ADJ TO CLOSET OR BATH	AS
113		308.4.5	GLAZING ADJ TO EDGE OF SHOWER	NP
	114	308.4.6	GLAZING ADJ TO STAIRS	AS
115		308.4.7	GLAZING ADJ TO BOTTOM OF STAIR	AS
116		308.6.9.1	SKYLIGHTS	D
	117	310	EERO DOORS	AS

118		310.1	EERO WITH SPRINKLERS	NP
	119	310.1.1	EERO SIZE OPENINGS	NP
120		310.1.4	EERO HARDWARE	AS
121		310.1.5	EERO ID	NP
122		310.1.5	EERO ID	D
123		310.1.5	EERO ID	D
124		310.6	EERO IN ADDITIONS	D
125		311.1	MEANS OF EGRESS	AS
126		311.3.2	LANDINGS AT TOP OF STAIR	D
127		311.4	VERT EGRESS	D
128		311.6	MIN 32" HALLWAYS	D
129		311.7	STAIRWAYS	D
130		311.7.1	HANDRAIL AT STAIRS	D
131		311.7.2	HEADROOM AT SPIRAL STAIRS	D
132		311.7.3	VERT RISE OF STAIRS	AS
133		311.7.5.1	RISERS 4" SPHERE	D
134		311.7.5.1	RISERS 6" SPHERE	D
135		311.7.5.3	NOSINGS	NP
136		311.7.8.2	HANDRAIL CONTINUITY	AS
137		311.7.9	STAIR ILLUMINATION	AS
138		311.7.10.1	SPIRAL STAIRS	D
139		311.7.10.1	SPIRAL STAIRS	AS
		202		
140		311.7	ALT TREAD DEVICE	AS
141		311.8.1	MINIMUM SLOPE - RAMPS	AS
142		311.8.1	MINIMUM SLOPE - RAMPS	AS
143		312.1.1	GUARDS ON OPEN SIDES	AS
144		312.1.1	GUARDS	D
145		312.1.2	HEIGHT OF GUARDS	D
146		312.2	WINDOW SILLS	AS
147		312.2	WINDOW SILLS	D
	148	313.1	FIRE SPRINKLERS	D
	149	313.1.1	FIRE SPRINKLERS	AS
150		313.1	FIRE SPRINKLERS-TOWNHOUSES	D
151		313.2	FIRE SPRINKLERS	AS
152		313.2	FIRE SPRINKLERS	D
153		313.2	FIRE SPRINKLERS	AS
	154	314.1	SMOKE ALARMS	AS
		314.2	DELETE REQUIREMENT OF SMOKE	
155		315.2	DETECTION SYS FROM OFFSITE MONITORING	AS
			SMOKE ALARMS ADJACENT TO	
	156	314.3.1	KITCHEN OR BATHROOM	AS
157		314.3.1	ADDING SMOKE ALARMS ON ALTERATIONS	AS
158		314.3.1	ADDING SMOKE ALARMS ON ALTERATIONS	D
159		314.5	SPRINKLER ACTIVATION ALARM	D
	160	315.1	REWRITE CO ALARMS	
161		315.3	WHERE CO ALARMS ARE REQD	AS
162		315.3	WHERE CO ALARMS ARE REQD	AM
163		316.3	FOAM PLASTICS	NP
164		316.3	FOAM PLASTICS	NP

165		316.3	FOAM PLASTICS	D
	166	316.4	FOAM PLASTICS	
167		316.4	FOAM PLASTICS	AS
168		316.5.3	FOAM PLASTICS in attics	AS
	169	316.5.4	FOAM PLASTICS in crawls	D
170		316.5.3	FOAM PLASTICS in attics	AS
171		316.5.4	FOAM PLASTICS in crawls	AS
172		316.5.11	FOAM PLASTIC SPRAYED ON SILLS	D
173		316.5.11	FOAM PLASTIC SPRAYED ON SILLS	AS
	174	316.6	FOAM PLASTIC SPECIFIC APPROVAL	D
		316.5.12		
175		316.8	FOAM SHEATHING	NP
176		317.3	SS FASTENERS	NP
	177	320.1.1	ACCESSIBILITY OF GUEST ROOMS	D
178		320.1.2	ACCESSIBILITY OF GUEST ROOMS	D
179		320.2	TYPE C UNITS visitability	D
	180			AS
181				NP
182				D
183				AS
184				NP
185				D
186				D
187				NP
188				D
189				NP
190				D
	191			D
192				D
193				NP
194				D
195				AS
196				AM
197				AS
	198			
	199			
198				AM
199		323.1	STORM SHELTERS	AS
		324		
		325		
		326		
		327		
	200	328		D
201		324	RADON	D
202		324.1	WINDOW REPLACEMENT	D
		301.2.2.3.1		
203		324	MEZZANINES	D
204		401.2	HIGH WIND	AS
205		401.3	DRAINAGE	D
206		401.5	PROTECTING ADJOINING STRUCTURES	D

207	401.5	SITE WORK	D
208	402.2.1	MATERIALS FOR CONCRETE	D
209	402.4	MASONRY	NP
210	403.1		NP
211	403.1.1	FOOTING TABLES	AS
212	F403.1	FOOTING FIGURES	AS
213	F403.1(2)		NP
214	403.1.2	FOOTINGS IN HIGH SEISMIC	NP
215	403.1.2	FOOTINGS FOR IRREGULAR STRUCT.	NP
216	403.1.3	FOOTINGS FOR IRREGULAR STRUCT.	NP
217	403.1.6	FOUNDATION ANCHORS	AS
218	403.1.6	FOUNDATION ANCHORS	AS
219	403.1.6	FOUNDATION ANCHORS	D
220	403.1.8.1		AM
221	T403.3(1)		NP
222	T403.4		AS
223	404.1.1		AS
224	T404.1.1(1)		NP
	T404.1.1(1)		
225	T404.1.2(8)	SOIL CLASSIFICATION CH AND MH	AM
226	404.1.4.1		AS
227	404.1.2.3.6.1	STAY IN PLACE FORMS	AS
	404.1.3		
228	404.4	48" RETAINING WALLS	AS
229	404.5.1		NP
230	405.1	CONC OR MASONRY FOUNDATIONS	D
231	405.1	CONC OR MASONRY FOUNDATIONS	D
232	406.1	CONC OR MASONRY FOUNDATIONS	D
233	406.1	CONC OR MASONRY FOUNDATIONS	D
234	501.3		AS
235	501.3		D
236	501.3		D
237	501.3		AS
238	501.3		D
239	501.3		D
240	501.3		D
241	502.1		AS
242	502.1.6		AS
243	502.1.8		AS
244	502.1.8		AS
245	502.1.8		AS
246	502.1.9		AS
247	T502.3.3(1)		D
248	T502.3.1(1)	SPAN TABLES FOR HEM FIR	AS
249	T502.3.3(1)	CANTILEVER SPANS	AS
250	T502.5(1)	GIRDER/HEADER SPANS	AS
251	502.5	HEADER SPANS FOR PORCHES	AS
252	502.5		AS
253	502.6.2		D
254			NP

255			AS
256			AS
257			AS
258			NP
259			AS
260	507.2.3	LOCATION OF LATERAL BRACING	AS
261	507.2.3	LATERAL DEVICES NOT REQD <30"	AS
262	507.2.3	LOCATION OF LATERAL BRACING	D
		ATTACHED DECKS!!!	
263	507.1	LATERAL DEVICES NOT REQD <30"	D
264	507.1	NEW DECK PACKAGE	AS
265	507.2	LEDGER BOLTING	D
266	507.3	PLASTIC GUARDS	AS
	301.5		
267	507	PLASTIC GUARDS	AS
268	507	REWRITE DECKS	NP
269			AS
270			D
271			NP
272	T602.3(1)	FASTENER SCHEDULE	AS
273	T602.3(1)	FASTENER SCHEDULE	AS
274	T602.3(1)	FASTENER SCHEDULE	AS
275	T602.3(1)	FASTENER SCHEDULE	AS
276	T602.3(1)	FASTENER SCHEDULE	AS
277	T602.3(1)	FASTENER SCHEDULE	AS
278	T602.3(1)	FASTENER SCHEDULE	AS
279			AS
280			
281		"justfied by analysis"	AS
282			D
283		tall wall table to be eliminated	AS
284			AS
285			AS
286			AS
287			NP
288			AS
289			AS
290			AS
291			D
292			AS
293			AS
294			D
295			AS
296			AS
297			AS
298			NP
299			NP
300			D



301		AS
302		AS
303		D
304		D
305		D
306		AS
307		AS
308		D
309		D
310		AS
311		AS
312		AS
313		AM
314		NP
315		NP
316		D
317		D
318		D
319		AS
320		NP
321		AS
322		AS
323		AS
324		AS
325		AS
326		D
327		AS
328		AS
329		NP
330		NP
	331	AS
	332	AS
	333	NP
	334	NP
	335	AS
	336	AS
	337	AS
	338	AS
	339	AS
	340	NP
	341	AS
	342	NP
	343	NP
	344	AS
	345	AS
	346	AS
	347	AS
	348	AS
	349	NP
	350	AS

351		AS
352	gyp bd - remove "drywall" and replace with GB	AS
353		AS
354		AS
355		AS
356		NP
357		NP
358		NP
359		NP
360		AS
361		NP
362		AS
363		NP
364		AS
365		NP
366		AS
367		NP
368		AS
369		AS
370	370	
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383		
384		
385		
386		
387		D
388		AS
389		NP
390		NP
391		NP
392		D
393		AS
394		D
395		D
396		NP
397		AS
398		AS
399		D
400		NP

401		D
402	Ventilation rewrite	AM
403		D
404		D
405		D
406		D
407	attic access	AS
408		AS
409		D
410		NP
411		AS
412		D
413		D
414		AS
415		NP
416		AS
417		AS
418		D
419		D
420		D
421		D
422		NP
423		AM
424		D
425		D
426		NP
427		AS
428		AS
429		NP
430		NP
431		NP
432		NP
433		AS
434		D
435		NP
436		D
437		D
438		D
439		AS
440		D
441		D
442		D
443		NP
444		AD
445		D
446		NP
447		NP
448		NP
449		AS
450		NP

451		AS
452		AS
453		NP
454		AS
455		AS
456		AS
457		D
458		D
	459	AS
460		D
	461	AS
462		
463		
	464	
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