



**VIRGINIA DEPARTMENT OF HOUSING
AND COMMUNITY DEVELOPMENT**

Partners for Better Communities¹

2024 Code Development Cycle

General Information



Jeff Brown, Deputy Director of Building and Fire Regulation

Paul Messplay, Code & Regulation Specialist

Florin Moldovan, Code & Regulation Specialist

Chris Scott, Code & Regulation Specialist

Khushnood Nabizada, Administrative Assistant

2024 Code Development Cycle (tentative dates)



April 1st: cdpVA opened for submission of code change proposals

June: Notices of Intended Regulatory Action (NOIRAs) published

June - July: Study Groups and Sub-Workgroups begin meeting

July 14th: BHCD Public Hearing (with VFSB for SFPC)

October 8th: Deadline for submission of proposals for the 2024 CDC

July – November 2025: Stakeholder Workgroup meetings on proposals

March 2026: BHCD meets to consider proposals

September 2026: BHCD meets to consider proposed regulations

March 2027: BHCD meets to consider final regulations

October 2027: 2024 Virginia Codes Effective

codes.iccsafe.org/codes/Virginia

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



va.cdpassess.com Virginia's online code development System

Virginia DHCD



Virginia's Online Code Development Process

The cdpVA® system is Virginia's new online Code Development Process. cdpVA® allows you to create code change proposals, submit public comments and access any information about the Virginia Code Change Process. Virginia is a leader in building and fire code regulations, and stakeholder input is vital to Virginia's code development process. We encourage participation in this process through cdpVA®, and ask that you invite colleagues and peers with an interest in the Virginia Code Change Process to participate.

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HOW IT WORKS

Meeting Information

Information regarding workgroup meetings, including date, time, location and agendas, will be available through cdpVA®.

All information is listed under each workgroup, so be sure to follow the workgroups that you are most interested in, and plan to attend meetings throughout the Code Change Process.

Online Code Access

In cdpVA®, you will be able to access both the current Virginia Building Codes, as well as the International Codes.

Having both sets of online codes offers the ability to create a proposal by modifying existing state amendments to the International Codes or to change the text of the International Codes.

Need Assistance?

For information about the Virginia Code Change Process, contact:
Virginia Department of Housing and Community Development (DHCD)
(804) 371-7150
sbco@dhcd.virginia.gov

Tutorial videos and how-to guides about cdpVA® are available online. For issues with cdpVA®, contact: cdpassess@iccsafe.org

Get started with cdpVA - Powered by ICC cdpACCESS by registering your FREE account.

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LINKS

[Code Development Process Flowchart](#)

[2024 Code Development Cycle Documents](#)

[2021 Code Development Cycle Documents](#)

<https://www.dhcd.virginia.gov/2024-code-development-cycle>

- Workgroup documents (agendas, meeting summaries, etc.)
- Sub-workgroup documents (agendas, meeting summaries, etc.)
- Study Group documents (agendas, meeting summaries, etc.)
- General Information (memos, schedules, process flow chart, etc.)
- 2024 Base Documents

<https://www.dhcd.virginia.gov/2024-code-development-cycle>

WORKGROUP DOCUMENTS	SINGLE EXIT STAIR STUDY GROUP
EXPEDITING PERMITS AND COS STUDY GROUP	HEATING & COOLING STUDY GROUP June 23, 2025 Heating and Cooling Study Group Meeting: Agenda Summary Documents
SFPC SUB-WORKGROUP	ENERGY SUB-WORKGROUP
MEMOS NOIRA Stakeholder Memo Code Development Cycle Stakeholder Memo - April 1, 2025 Code Development Cycle Stakeholder Memo - June 10, 2025	BASE DOCUMENTS 2024 IBSR Base Document 2024 SFPC Base Document 2024 VEBC Base Document 2024 VPMC Base Document 2024 VCC Base Document
GENERAL INFORMATION	

- 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

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

- Initial General Stakeholder Workgroup meeting(s) will be in July 2025
- Proposal Submission Deadline for the 2024 Code Development Cycle
October 8, 2025
- Final General Stakeholder Workgroup meeting(s) will be mid-November

- 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
- All code change proposals and any recommendations on code change proposals are reviewed by the General Workgroups and assigned a Workgroup recommendation prior to BHCD consideration

- Review and discuss code change proposals within their subject matter prior to the proposals being considered by the General Stakeholder Workgroup
- Address questions and concerns related to proposals to identify areas for compromise, where appropriate, in an effort to reach consensus
- May develop new code change proposals as determined appropriate
- Members may support proposals by joining the proposal as a proponent
- All code change proposals are reviewed by the General Workgroups and assigned a Workgroup recommendation prior to BHCD consideration

2024 Code Development Cycle Study Groups:

- Single Exit Stair Buildings
- Expediting Permits and Certificates of Occupancy
- Heating and Cooling
- Unsafe Structures

2024 Code Development Cycle Sub-workgroups:

- Energy
- Statewide Fire Prevention Code



Division of Building and Fire Regulations

State Building Codes Office

codedevelopment@dhcd.virginia.gov

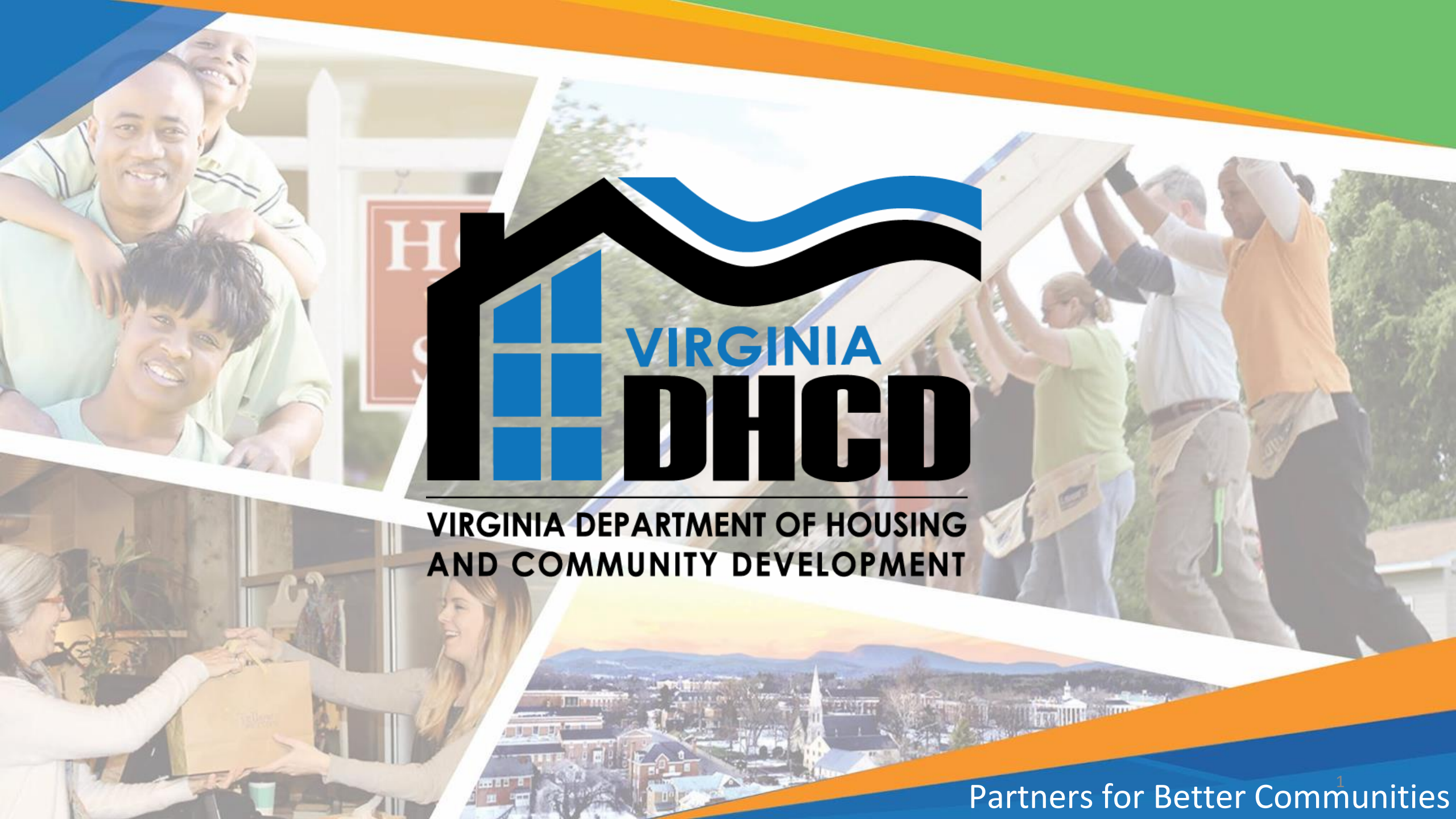
804-371-7150



cdpVA



**VIRGINIA DEPARTMENT OF HOUSING
AND COMMUNITY DEVELOPMENT**



Partners for Better Communities¹

Virginia Codes – A Brief Overview of the Heating and Cooling Requirements



- The Virginia Uniform Statewide Building Code (USBC) contained building maintenance requirements beginning with the 1984 edition
 - USBC, Volume II – Building Maintenance Code, 1984 Edition
 - New set of regulations originally adopted by the BHCD on November 18, 1985
 - Technical requirements based on the 1984 BOCA Basic/National Existing Structures Code
 - Effective Date October 1, 1986

- The 1990, 1993, and 1996 USBC, Volume II – Building Maintenance Code editions were based on the BOCA National Property Maintenance Code
 - Heating requirements were prescribed for:
 - Residential buildings
 - Nonresidential structures
 - No cooling requirements

- **1990 USBC, Volume II – Building Maintenance Code**
 - **Residential buildings**
 - Must be supplied with sufficient heat during October 1 to May 15 to maintain a room temperature in all habitable rooms, bathrooms, and toilet rooms of not less than:
 - **65°F** during the hours between 6:30 AM and 10:30 PM
 - **60°F** during all other hours
 - Applies to every owner and operator of any building who rents, leases or lets one or more dwelling unit, rooming unit, dormitory, or guest room, on terms either express or implied, to furnish heat to occupants
 - **Nonresidential structures**
 - Must be provided with sufficient heat during October 1 to May 15 to maintain a temperature of not less than **65°F** during working hours
 - Applies to every owner of any structure who rents, leases, or lets the structure or any part thereof on terms, either express or implied, to furnish heat to occupants thereof

- Beginning with the 2000 USBC edition, the ICC-family of codes is used as basis for the Virginia Codes
- 2000 USBC, Part III – Maintenance of Existing Buildings
 - Technical requirements based on the 2000 International Property Maintenance Code (IPMC)
 - Virginia introduces new requirements for cooling
 - Presumably to comply with the Virginia Residential Landlord Tenant Act (§§ 55.1-1200 through 55.1-1262 of the Code of Virginia)
 - No cooling requirements set forth by the IPMC

2000 USBC, Part III – Maintenance of Existing Buildings

- **Heating**
 - Mostly same as the 1990 USBC, Volume II – Building Maintenance Code, with an exception
- **Cooling**
- Residential buildings must be supplied with cooling during the period from May 15 to October 1 to maintain a temperature of not more than **80°F** in all habitable rooms
 - Applies to every owner and operator of a **Group R-2 apartment building** who rents, leases or lets one or more dwelling units, rooming units or guestrooms on terms, either expressed or implied, to furnish cooling to the occupants thereof
 - No cooling requirements for other residential or non-residential structures

2012 USBC, Part III – Virginia Maintenance Code

- Same heating and cooling temperatures and dates as earlier USBC editions
- Specifically authorizes the code official to approve:
 - Code modifications when requested for unusual circumstances; or
 - Converting shared heating and cooling piping HVAC systems 14 calendar days before or after the established dates if warranted by extended periods of unusual temperatures
- Clarifies that the heating requirements apply to every owner and operator of a **Group R-2 apartment building or other residential dwelling** who rents, leases, etc.

2015 USBC, Part III – Virginia Maintenance Code

- The heating temperature to be maintained raised from 65°F to 68°F
 - Change made as part of the Base Document development
 - Unclear why the change was made; possibly to match the IPMC and IMC?

2018 USBC, Part III – Virginia Maintenance Code

- The cooling temperature to be maintained lowered from 80°F to 77°F
 - Changes made to conform with the emergency regulations adopted by the BHCD at their March 18, 2019, meeting

2021 USBC Heating Requirements - Residential



Virginia Construction Code (VCC)	Virginia Mechanical Code (VMC)	Virginia Property Maintenance Code (VPMC)
<p>Required in every dwelling unit or portion thereof which is to be rented, leased or let on terms, either expressed or implied, to furnish heat to the occupants thereof.</p> <p>Heating facilities must be capable of maintaining the room temperature during the period from October 15 to May 1 at:</p> <ul style="list-style-type: none">• 65°F (18°C) during the hours between 6:30 a.m. and 10:30 p.m.• Not less than 60°F (16°C) during other hours <p>Note: requirements can be traced back as early as the 1984 USBC.</p>	<p>Active or passive space-heating systems required for <u>all interior spaces intended for human occupancy</u> with some exceptions for Group F, H, S and U occupancies and spaces where the primary purpose is not associated with human comfort.</p> <p>Heating systems must be capable of maintaining an indoor temperature of not less than 68°F (20°C).</p> <p>Note: requirements can be traced back as early as the 2000 IMC.</p>	<p>Required in Group R-2 apartment buildings and other residential buildings with one or more dwelling unit, rooming unit, dormitory, or guestroom rented, leased or let on terms, either expressed or implied, to furnish heat to the occupants thereof.</p> <p>The owner must supply heat during October 15 to May 1 to maintain not less than 68°F (20°C) in <u>all habitable rooms, bathrooms, and toilet rooms</u>.</p> <ul style="list-style-type: none">• Allows for code modifications• Not required to maintain temperature when the outdoor temperature is below the winter outdoor design temperature and the heating system is operating at its full design capacity

2021 USBC Heating Requirements – Nonresidential Structures



Virginia Construction Code (VCC)	Virginia Mechanical Code (VMC)	Virginia Property Maintenance Code (VPMC)
<p>Heating facilities required in every enclosed occupied space, with some exceptions for processing, storage and operation areas, and areas in which persons are primarily engaged in vigorous physical activities.</p> <p>Heating facilities must be capable of producing sufficient heat during the period from October 1 to May 15 to maintain a temperature of not less than 65°F (18°C) during all working hours.</p> <p>Note: <i>requirements can be traced back as early as the 1984 USBC.</i></p>	<p>Active or passive space-heating systems required for <u>all interior spaces intended for human occupancy</u> with some exceptions for Group F, H, S and U occupancies and spaces where the primary purpose is not associated with human comfort.</p> <p>Heating systems must be capable of maintaining an indoor temperature of not less than 68°F (20°C).</p> <p>Note: <i>requirements can be traced back as early as the 2000 IMC.</i></p>	<p>Heating facilities required for indoor occupiable workspaces with some exceptions for processing, storage and operation areas, and areas in which persons are primarily engaged in vigorous physical activities.</p> <p>Heating facilities must be capable of producing sufficient heat during the period from October 1 to May 15 to maintain a temperature of not less than 65°F (18°C) during the period the spaces are occupied.</p>

2021 USBC Cooling Requirements



Occupancy	Virginia Construction Code (VCC)	Virginia Mechanical Code (VMC)	Virginia Property Maintenance Code (VPMC)
Dwelling Units	N/A	N/A	<p>Required in Group R-2 apartment buildings where one or more dwelling unit, rooming unit, dormitory, or guestroom is rented, leased or let on terms, either expressed or implied, to furnish cooling to the occupants thereof.</p> <p>The owner and operator must supply cooling during the period from May 15 to October 1 to maintain a temperature of not more than 77° F (25°F) in <u>all habitable rooms</u>.</p> <ul style="list-style-type: none"> allows the code official to consider code modifications maintenance of the minimum temperature not required when the outdoor temperature is higher than the summer design temperature and the cooling system is operating at its full design capacity
Nonresidential Structures	N/A	N/A	N/A

- House Bill 1658
 - Directs the BHCD to convene a stakeholder advisory group to evaluate changes to the USBC addressing temperature regulation
- Senate Bill 748 (Summary as introduced)
 - Directs the BHCD to convene a stakeholder advisory group to evaluate changes to the USBC addressing temperature regulation

Why are we here?



- Not a new issue
- Emergency Regulations adopted by the BHCD in 2019
- Ongoing issue, twice every year during season changes
- Review and explore potential solutions

2025 Regular Session

HB1658

Board of Housing and Community Development; USBC; stakeholder group to evaluate temperature regulation.

Status

Failed

Patron

Introduced by: Karen Keys-Gamarra (Chief Patron)

Summary As Introduced |

Board of Housing and Community Development; USBC; stakeholder group to evaluate temperature regulation. Directs the Board of Housing and Community Development to convene a stakeholder advisory group to evaluate changes to the Uniform Statewide Building Code addressing temperature regulation. The stakeholder group shall submit its findings and recommendations to the Board and to the Chairmen of the House Committee on General Laws and the Senate Committee on General Laws and Technology no later than November 1, 2025.

Bill Versions

House	Introduced	Impact Statement	PDF
Fiscal Impact Statement from Department of Planning and Budget			

History

1/3/2025	House	Prefiled and ordered printed; Offered 01-08-2025 25102708D
1/3/2025	House	Referred to Committee on Rules
1/19/2025	House	Fiscal Impact Statement from Department of Planning and Budget (HB1658)
1/29/2025	House	Tabled in Rules (14-Y 0-N)

2025 Regular Session

SB748

Uniform Statewide Building Code; stakeholder group to evaluate temperature regulation.

Status

Failed

Patron

Introduced by: Barbara A. Favola (Chief Patron)

[Summary As Passed Senate](#) | [All Summaries](#)

Board of Housing and Community Development; USBC; temperature regulation. Directs the Board of Housing and Community Development to, during the 2024 Virginia Code Development Cycle, evaluate potential revisions to the Uniform Statewide Building Code to require that certain owners and operators that rent, lease, or let one or more dwelling unit, rooming unit, or guestroom to supply cooling and furnish heat to maintain certain temperatures in all habitable rooms.

[Bill Versions](#) | [Show All Versions](#)

Senate	General Laws and Technology Substitute Adopted (25105063D-S1)	Impact Statement	PDF
Fiscal Impact Statement from Department of Planning and Budget			

History

11/23/2024	Senate	Prefiled and ordered printed; Offered 01-08-2025 25100538D
11/23/2024	Senate	Referred to Committee on General Laws and Technology
1/15/2025	Senate	Reported from General Laws and Technology with substitute (9-Y 6-N)
1/16/2025	Senate	Committee substitute printed 25105063D-S1
1/17/2025	Senate	Rules suspended
1/17/2025	Senate	Constitutional reading dispensed (on 1st reading) (40-Y 0-N)
1/17/2025	Senate	Passed by for the day
1/20/2025	Senate	Read second time

1/20/2025	Senate	Reading of substitute waived
1/20/2025	Senate	General Laws and Technology Substitute agreed to
1/20/2025	Senate	Engrossed by Senate - committee substitute
1/21/2025	Senate	Read third time and passed Senate (21-Y 19-N)
1/21/2025	Senate	Fiscal Impact Statement from Department of Planning and Budget (SB748)
2/5/2025	House	Placed on Calendar
2/5/2025	House	Read first time
2/5/2025	House	Referred to Committee on Rules
2/17/2025	House	Tabled in Rules (18-Y 0-N)