



**VIRGINIA DEPARTMENT OF HOUSING
AND COMMUNITY DEVELOPMENT**

Partners for Better Communities¹

2024 Code Development Cycle

General Information



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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

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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	

What are they and what is their purpose?

- Documents compiled by staff at the beginning of each Virginia code development cycle for each of the following regulations: SFPC, USBC, and IBSR
- Not intended to create substantive changes to the existing regulations
- Could be viewed as broad code change proposals
- Intended to serve as the basis for the publishing of proposed regulations
- Must be approved by the BHCD
- Correlated by DHCD staff with individual code change proposals approved by the BHCD
 - Individual code change proposals approved by the BHCD take precedence over conflicting provisions of the Base Documents
 - The approved Base Documents + approved individual code change proposals = proposed regulations



2024 SFPC Base Document (BD)

- The purpose of the 2024 SFPC BD is to convert the 2021 SFPC to the 2024 SFPC by comparing the language in the 2021 SFPC to the 2024 IFC
- Make those necessary changes to the 2021 SFPC to bring in the 2024 IFC and keep existing state amendments to the 2021 IFC
- Differences between the 2021 IFC and the 2024 IFC which are not affected by existing state amendments to the 2021 IFC are not addressed in the BD, unless they introduce new construction related requirements
 - New construction related requirements are revised to maintenance/operation provisions as part of the BD, and further reviewed and vetted by SFPC SWG, as needed



- Section 103.1: revised with correct code edition and physical address for ICC.



A. 103.1 General. The following document is adopted and incorporated by reference to be an enforceable part of the SFPC:

The International Fire Code -- ~~2021~~ 2024 Edition, hereinafter referred to as "IFC," published by the International Code Council, Inc., ~~500 New Jersey Avenue, NW, 6th Floor,~~ 200 Massachusetts Avenue, NW, Suite 250, Washington, DC 20001-2070, ~~1-888-422-7233.~~ 1-888-422-7233.

- Table 107.2: added operational permit requirements for temporary heating or cooking within tents, which is new to the 2024 IFC.

<u>Temporary heating or cooking in tents or membrane structures. An operational permit is required to operate temporary heating or cooking equipment within tents or membrane structures.</u>			

Base Documents cont. – Examples of Changes



- Section 311.2.3: revised charging statement and deleted unamended text from the BD to more accurately describe the existing amendment.



2. Change the last sentence of Section 311.2.3 to read:

~~311.2.3 Fire separation. Fire resistance rated partitions, fire barriers, and fire walls separating vacant tenant spaces from the remainder of the building shall be maintained.~~ Protection of openings, joints, and penetrations in fire-resistance-rated assemblies shall be maintained in accordance with Chapter 7.

- Section 317.1: revised with 2024 IFC terminology and range of Sections referenced.

~~1.~~ Change Section 317.1 to read:

317.1 General. ~~Landscaped~~ Vegetative roofs and landscaped roofs shall be maintained in accordance with Sections 317.2 through ~~317.5.~~ 317.4.

Base Documents cont. – Examples of Changes



- Section 319: the 2024 IFC relocates the MFPV to Section 4106. Existing amendments relocated to Section 4106 for correlation with the 2024 IFC.



~~N. Change Section 319, Mobile Food Preparation Vehicles, to read:~~

~~319.1 General. Mobile food preparation vehicles that are equipped with appliances that utilize open flames or produce smoke or grease laden vapors shall comply with this section.~~

D. Change Section 4106, Mobile Food Preparation Vehicles, to read:

4106.1 General. Mobile food preparation vehicles that are equipped with appliances that utilize open flames or produce smoke or grease laden vapors shall comply with this section.

- Section 319 (2024 IFC): added to the BD to replace reference to Section 105.5 with the appropriate SFPC Section 107.2.

1. Change Section 319.3.1 to read:

319.3.1 Permits required. Permits shall be obtained from the fire code official in accordance with Section 107.2 prior to engaging in industrial additive manufacturing operations.

Base Documents cont. – Examples of Changes



- **Section 320.4.1:** section new to the 2024 IFC. Added “Unless otherwise approved in accordance with the ABC” for consistency with other existing amendments to avoid automatic noncompliance of existing buildings approved under earlier editions of the code, via code modification, etc.



2. Change Section 320.4.1 (items 1 through 4 remain) to read:

Unless otherwise approved in accordance with the applicable building code, not more than 15 cubic feet (0.42 m³) of lithium-ion or lithium metal batteries shall be permitted to be stored in containers in accordance with all of the following:

- **Section 320.4.3.1 (et seq.):** new Sections to the 2024 IFC. The requirements set forth by the IFC are dealt with under the USBC prior to approving the use/occupancy of a given building. Revised to remove “new construction” provisions, with similar language used in the 2021 SFPC for ESS (see Sections 1207.9.3 or 1207.9.4 of the 2021 SFPC for some examples).

9. Change Section 320.4.3.1 to read:

320.4.3.1 Distance from storage to exposures. Where the applicable building code requires a separation between outdoor storage of lithium-ion or lithium metal batteries, including storage beneath weather protection, and the following exposures, such separation shall be maintained.

1. Not less than 20 feet (6096 mm) from any building, lot line, public street, public alley public way or means of egress.

Base Documents cont. – Examples of Changes



- Section 608.18 (including subsections): the 2024 IFC makes several changes. Revised sections to remove and replace construction type language with maintenance type language.



~~27.~~ 26. Change Sections 608.18 through 608.18.2 to read:

~~608.18 Special requirements for Group A2L refrigerant machinery rooms. Group A2L and B2L refrigerant. Machinery rooms with systems containing for Group A2L and B2L refrigerants shall comply with Sections 608.18.1 through 608.18.3.~~ be maintained in accordance with the applicable building code.

~~Exception: Machinery rooms conforming to the Class 1, Division 2 hazardous location classification requirements of NFPA 70.~~

~~608.18.1 Refrigerant detection system. Refrigerant detection systems in machinery rooms shall be maintained Elevated temperatures. Unless otherwise approved in accordance with the applicable building code.~~ code, open flame-producing devices or continuously operating hot surfaces over 1,290°F (700°C) shall not be permanently installed in the room.

~~608.18.2 Emergency ventilation system operation. An emergency ventilation system shall be maintained to operate at the minimum exhaust rate specified Refrigerant detector. Refrigerant detectors required or provided in accordance with the applicable building code. Means to manually~~

Base Documents cont. – Examples of Changes



- **Sections 904.12 and 904.13:** Hybrid fire-extinguishing system requirements are new to the 2024 IFC. Revised charging statement; updated section number for existing amendment; and removed “construction” requirements from the new provisions (904.12 Hybrid fire-extinguishing systems.)



13. Change ~~Section~~ Sections 904.12 and 904.13 to read:

904.12 Hybrid fire-extinguishing systems shall be maintained, periodically inspected and tested in accordance with NFPA 770. Records of inspection and testing shall be maintained.

904.13 Aerosol fire-extinguishing systems. Aerosol fire-extinguishing systems shall be periodically inspected, tested, and maintained in accordance with this section, NFPA 2010, and with their listing. Such devices and appurtenances shall be maintained in compliance with manufacturer's instructions.

- 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

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804-371-7150



cdpVA

B105.1-24

VCC: 105.1; VPMC: 104.4; SFPC: 105.1.1

Proponents: Ronald Clements, representing Chesterfield County Building Inspection Department (clementsro@chesterfield.gov)

2021 Virginia Construction Code

Revise as follows:

105.1 Appointment of building official. Every *local building department* shall have a building official as the executive official in charge of the department. The building official shall be appointed in a manner selected by the *local governing body*. ~~After permanent~~ After appointment, the building official shall not be removed from office except for cause after having been afforded a full opportunity to be heard on specific and relevant charges by and before the appointing authority. *DHCD* shall be notified by the appointing authority within 30 days of the appointment or release of ~~a permanent or acting~~ the building official.

Note: Building officials are subject to sanctions in accordance with the *VCS*.

2021 Virginia Property Maintenance Code

Revise as follows:

104.4 Local enforcing agency. In jurisdictions enforcing this code, the local governing body shall designate the agency within the local government responsible for such enforcement and appoint a *code official*. The local governing body may also utilize technical assistants to assist the *code official* in the enforcement of this code. ~~A permanent~~ The appointed *code official* shall not be removed from office except for cause after having been afforded a full opportunity to be heard on specific and relevant charges by and before the appointing authority. *DHCD* shall be notified by the appointing authority within 30 days of the appointment or release of ~~a permanent or acting~~ the *code official* and within 60 days after retaining or terminating a technical assistant.

Note: *Code officials* and technical assistants are subject to sanctions in accordance with the *VCS*.

2021 Virginia Statewide Fire Prevention Code

Revise as follows:

105.1.1 Appointment. The fire official shall be appointed in a manner selected by the *local government* having jurisdiction. ~~After permanent~~ appointment, the fire official shall not be removed from office except for cause after having been afforded a full opportunity to be heard on specific and relevant charges by and before the appointing authority.

Reason Statement:

VBCOA supports this code change.

This code change is submitted on behalf of Delegate Delores Oats. During the 2024 legislative session, HB1092 was introduced by Delegate Oats that intended to limit building official appointments to 10 years and make it clear that they were not permanent appointments. The bill was submitted due to concerns that though the appointment code provision provides for the removal of the building official with cause, the statement that the appointment was permanent could make it difficult to remove the building official even with cause. The bill was left in committee after the 2024 session, and we offered to assist Delegate Oats with submission of a code change for the 2024 Virginia code cycle. This code change does not limit the appointment to 10 years but removes the word “permanent” from the third sentence, clarifying that the building official can be removed with cause. Since the building official can be removed with cause, it is not a permanent appointment in the sense that the building official is immune from removal. The maintenance and fire officials were added for consistency.

Cost Impact: The code change proposal will not increase or decrease the cost

This provision does not impact the cost of construction.

FP202-24

SFPC: SECTION 202

Proponents: Gerry Maiatico, County of Warren & Virginia Fire Prevention Association, representing Virginia Fire Prevention Association (gmaiatico@warrencountyfire.com)

2021 Virginia Statewide Fire Prevention Code

Revise as follows:

MOBILE FOOD PREPARATION VEHICLES. Vehicles, covered trailers, carts, and enclosed trailers, boats and watercraft, or other moveable devices capable of being able to be occupied by persons during cooking operations and that contain cooking equipment that utilize open flames or are capable of producing smoke or grease laden vapors for the purpose of preparing and serving food to the public. Vehicles, boats or watercraft used for private recreation shall not be considered mobile food preparation vehicles.

Reason Statement: Multiple localities have experienced boats and watercraft being converted to a food preparation type vehicle. The current definition of a mobile food preparation vehicle is not clear as to if this type of apparatus is included. This proposed language provides that clarity.

Cost Impact: The code change proposal will not increase or decrease the cost

No impact

FP601.2-24

IFC: 601.2; SFPC: 110.1; IFC: SECTION 202 (New)

Proponents: Gerry Maiatico, County of Warren & Virginia Fire Prevention Association, representing Virginia Fire Prevention Association (gmaiatico@warrencountyfire.com)

2024 International Fire Code

Revise as follows:

601.2 Hazard abatement. Operations or conditions deemed unsafe or hazardous by the *fire code official* shall be abated. Equipment, appliances, materials and systems that are modified or damaged and constitute an electrical shock or fire hazard shall not be used. When in the fire code official's opinion, there is actual or potential danger to the occupants or extreme risk of fire to the property due to the improper installation, use and/or maintenance of equipment, appliances, or the building *utilities* and violations of this code have been found, the fire code official may order the *utilities* service to be disconnected or terminated to the affected equipment, appliance, building or portions thereof. Abatement of hazards, repairs or reconnection of *utilities* to the affected equipment, appliance, building or portions thereof shall be done in accordance with the applicable building code.

2021 Virginia Statewide Fire Prevention Code

Revise as follows:

110.1 General. The fire official shall order the following dangerous or hazardous conditions or materials found to be noncompliant with provisions found within the subsequent sections of this code to be removed or remedied in accordance with the SFPC:

1. Dangerous conditions which are liable to cause or contribute to the spread of fire in or on said premises, *building* or structure, or to endanger the occupants thereof.
2. Conditions which would interfere with the efficiency and use of any fire protection equipment.
3. Obstructions to or on fire escapes, stairs, passageways, doors or windows, which are liable to interfere with the egress of occupants or the operation of the fire department in case of fire.
4. Accumulations of dust or waste material in air conditioning or ventilating systems or grease in kitchen or other exhaust ducts.
5. Accumulations of grease on kitchen cooking equipment, or oil, grease or dirt upon, under or around any mechanical equipment.
6. Accumulations of rubbish, waste, paper, boxes, shavings, or other combustible materials, or excessive storage of any combustible material.
7. Hazardous conditions arising from defective or improperly used or installed ~~electrical wiring, equipment~~ equipment, appliances or appliances- any portion of a building's utilities.
8. Hazardous conditions arising from defective or improperly used or installed equipment for handling or using combustible, explosive or otherwise hazardous materials.
9. Dangerous or unlawful amounts of combustible, explosive or otherwise hazardous materials.
10. All equipment, materials, processes or operations which are in violation of the provisions and intent of this code.

2024 International Fire Code

Add new text as follows:

New Definition. Utilities. The essential services that enable a building, equipment or an appliance to function effectively.

Reason Statement:

Section 110.1 (7) of the SFPC provides language to render a unsafe condition due to *hazardous conditions arising from defective or improperly used or installed electrical wiring, equipment, or appliances*. There are no immediate actions outside of section "601.2 Hazard Abatement" and "601.2.1 Correction of Unsafe Condition" that provides provisions for immediate safety actions such as securing and/or terminating power or other essential services to the equipment, appliance, building or portions thereof. Only the language "shall not be used".

This proposal will afford the Fire Code Official to cause for the immediate termination and/or disconnection of a buildings utilities for the effected equipment, appliance, building or portions thereof.

This proposal defines "utilities" while amending the unsafe structure 110.1 (7) to include all the buildings utilities and not limited this provision to electrical in nature.

Similar language is included in section 111.1 if the IFC, which is deleted and replaced with VA Chapter 1. This proposal also ensures that all corrective actions and/or reconnection of the utilities is done so in accordance with the applicable building code.

Cost Impact: The code change proposal will not increase or decrease the cost

No impact forseen

FP3101.1-24

SFPC: CHAPTER 31, SECTION 3101, 3101.1, SECTION 3103, 3103.1, 3103.2, 3103.2.1, 3103.3, 3103.3.1, 3103.4, 3103.5, 3103.6, 3103.7, 3103.7.1, 3103.8, 3103.8.1, 3103.8.2, 3103.8.3, 3103.8.4, 3103.8.5, 3103.8.6, 3103.9, 3103.9.1, 3103.9.2, 3103.9.3, 3103.10, 3103.10.1, 3103.10.2, 3103.10.3, 3103.10.4, 3103.11, 3103.12, 3103.12.1, 3103.12.2, TABLE 3103.12.2, 3103.12.3, 3103.12.4, 3103.12.5, 3103.12.5.1, 3103.12.6, 3103.12.6.1, 3103.12.7, 3103.12.8, SECTION 3104, 3104.1, 3104.2, 3104.3, 3104.4, SECTION 3105, 3105.1, 3105.2, 3105.3, 3105.4, 3105.5, 3105.6, 3105.6.1, 3105.6.2, 3105.7, 3105.8, 3105.9

Proponents: Ron Clements, Chesterfield, representing Building Inspection Department (clementsro@chesterfield.gov)

2021 Virginia Statewide Fire Prevention Code

Revise as follows:

CHAPTER 31

~~TENTS, TEMPORARY SPECIAL EVENT MEMBRANE STRUCTURES AND OTHER MEMBRANE STRUCTURES, AND OUTDOOR ASSEMBLY EVENTS~~

SECTION 3101 GENERAL

3101.1 Scope. Tents, temporary special event structures, and membrane structures shall comply with this chapter. The provisions of Section 3103 are applicable only to temporary tents and membrane structures. ~~The provisions of Section 3104 are applicable to temporary and permanent tents and membrane structures.~~

SECTION 3103 TEMPORARY TENTS AND MEMBRANE STRUCTURES

3103.1 General. All temporary tents and membrane structures shall comply with this section.

Delete without substitution:

3103.2 Approval required. Tents and membrane structures having an area in excess of 900 square feet (84 m^2) shall not be erected, operated or maintained for any purpose without first obtaining a permit and approval from the *fire code official* in accordance with Table 107.2.

3103.2.1 Multiple tents. The aggregate area of multiple tents separated by less than 12 feet (3658 mm) shall not exceed 900 square feet (84 m^2) unless *approved* in accordance with Section 3103.2.

3103.3 Outdoor assembly event. For the purposes of this chapter, an outdoor assembly event shall include a circus, carnival, tent show, theater, skating rink, dance hall or other place of assembly in or under which persons gather for any purpose

3103.3.1 Special amusement area. (Section deleted.)

3103.4 Permits. Permits shall be required as set forth in Section 107.2 .

3103.5 Use period. Temporary *tents*, air supported, airinflated or tensioned *membrane structures* shall not be erected for a period of more than 180 days within a 12 month period on a single premises.

3103.6 Construction documents. ~~A detailed site and floor plan for tents or membrane structures with an occupant load of 50 or more shall be provided with each application for approval. The tent or membrane structure floor plan shall indicate details of the means of egress facilities, seating capacity, arrangement of the seating and location and type of heating and electrical equipment. The construction documents shall include an analysis of structural stability.~~

Revise as follows:

3103.7 Inspections. The entire tent, air-supported, airinflated or tensioned membrane structure system shall be inspected at regular intervals, but not less than two times per permit use period, by the permittee, owner or agent to determine that the installation is maintained in accordance with this chapter, the this chapter and the applicable building code.

Exception: Permit use periods of less than 30 days.

3103.7.1 Inspection report. Where required by the fire code official, an inspection report shall be provided ~~and shall consist of maintenance, anchors and fabric inspections by the permittee, owner, or agent documenting performance of the inspections required per Section 3103.7.~~

3103.8 Access ,location and parkingParking. Access and Parking, ~~location and parking for~~ for temporary tents and membrane structures shall be in accordance with this section.

3103.8.1 Access. Fire apparatus access roads shall be provided in accordance with Section 503.

3103.8.2 LocationParking. ~~Tents or membrane structures shall not be located within 20 feet (6096 mm) of lot lines, buildings, other tents or membrane structures, parked vehicles or internal combustion engines.~~ Parked vehicles or internal combustion engines shall not be located within 20 feet (6096 mm) of lot lines, buildings, other tents or membrane structures, parked vehicles or internal combustion engines. For the purpose of determining required distances, support ropes and guy wires shall be considered as part of the temporary membrane structure or tent. Exception: Motor vehicle display, parking, competition, and demonstration activities in accordance with Sections 3107.15 through 3107.15.5.3.

Exceptions:

- ~~1- Separation distance between membrane structures and tents not used for cooking is not required where the aggregate floor area does not exceed 15,000 square feet (1394 m²).~~
- ~~2- Membrane structures or tents need not be separated from buildings where all of the following conditions are met:~~
 - ~~2.1- The aggregate floor area of the membrane structure or tent shall not exceed 10,000 square feet (929 m²).~~
 - ~~2.2- The aggregate floor area of the building and membrane structure or tent shall not exceed the allowable floor area including increases as indicated in the International Building Code.~~
 - ~~2.3- Required means of egress are provided for both the building and the membrane structure or tent including travel distances.~~
 - ~~2.4- Fire apparatus access roads are provided in accordance with Section 503.~~

Delete without substitution:

3103.8.3 Location of structures in excess of 15,000 square feet in area. ~~Membrane structures having an area of 15,000 square feet (1394 m²) or more shall be located not less than 50 feet (15 240 mm) from any other tent or structure as measured from the sidewall of the tent or membrane structure unless joined together by a corridor.~~

3103.8.4 Membrane structures on buildings. ~~Membrane structures that are erected on buildings, balconies, decks or other structures shall be regulated as permanent membrane structures in accordance with Section 3102 of the International Building Code.~~

3103.8.5 Connecting corridors. ~~Tents or membrane structures are allowed to be joined together by means of corridors. Exit doors shall be provided at each end of such corridor. On each side of such corridor and approximately opposite each other, there shall be provided~~

openings not less than 12 feet (3658 mm) wide.

3103.8.6 Fire break. An unobstructed fire break passageway or fire road not less than 12 feet (3658 mm) wide and free from guy ropes or other obstructions shall be maintained on all sides of all *tents* and *membrane structures* unless otherwise *approved* by the *fire code official*.

3103.9 Structural stability and anchorage required. ~~Tents or membrane structures~~ and their appurtenances shall be designed and installed to withstand the elements of weather and prevent collapsing. Documentation of structural stability shall be furnished to the *fire code official*.

3103.9.1 Tents and membrane structures exceeding one story. Tents and membrane structures exceeding one story shall be designed and constructed to comply with the *applicable building code*.

3103.9.2 Tents and membrane structures greater than 7,500 square feet. Tents and membrane structures greater than 7,500 square feet (697 m²) shall be designed and constructed to comply with the *applicable building code*.

3103.9.3 Tents and membrane structures with an occupant load greater than 1,000. Tents and membrane structures with an occupant load greater than 1,000 shall be designed and constructed to comply with the *applicable building code*.

3103.10 Temporary air-supported and air-inflated membrane structures. Temporary air-supported and air-inflated *membrane structures* shall be in accordance with Sections 3103.10.1 through 3103.10.4.

3103.10.1 Door operation. During high winds exceeding 50 miles per hour (22 m/s) or in snow conditions, the use of doors in air-supported structures shall be controlled to avoid excessive air loss. Doors shall not be left open.

3103.10.2 Fabric envelope design and construction. Air supported and air inflated structures shall have the design and construction of the fabric envelope and the method of anchoring in accordance with ASI 77.

3103.10.3 Blowers. An air-supported structure used as a place of assembly shall be furnished with not less than two blowers, each of which has adequate capacity to maintain full inflation pressure with normal leakage. The design of the blower shall be so as to provide integral limiting pressure at the design pressure specified by the manufacturer.

3103.10.4 Auxiliary inflation systems. Places of public assembly for more than 200 persons shall be furnished with an auxiliary inflation system capable of powering a blower with the capacity to maintain full inflation pressure with normal leakage in accordance with Section 3103.10.3 for a minimum duration of 4 hours. The auxiliary inflation system shall be either a fully automatic auxiliary engine generator set or a supplementary blower powered by an internal combustion engine that shall be automatic in operation. The system shall be capable of automatically operating the required blowers at full power within 60 seconds of a commercial power failure.

3103.11 Seating arrangements. Seating in *tents* or *membrane structures* shall be in accordance with Chapter 10.

3103.12 Means of egress. ~~Means of egress~~ for temporary *tents* and *membrane structures* shall be in accordance with Sections 3103.12.1 through 3103.12.8.

3103.12.1 Distribution. ~~Exits~~ shall be spaced at approximately equal intervals around the perimeter of the *tent* or *membrane structure*, and shall be located such that all points are 100 feet (30 480 mm) or less from an *exit*.

3103.12.2 Number. ~~Tents or membrane structures~~ or a usable portion thereof shall have not less than one exit and not less than the number of *exits* required by Table 3103.12.2. The total width of *means of egress* in inches (mm) shall be not less than the total *occupant load* served by a *means of egress* multiplied by 0.2 inches (5 mm) per person.

TABLE 3103.12.2 MINIMUM NUMBER OF MEANS OF EGRESS AND MEANS OF EGRESS WIDTHS FROM TEMPORARY MEMBRANE STRUCTURES AND TENTS

OCCUPANT LOAD	MINIMUM NUMBER OF MEANS OF EGRESS	MINIMUM WIDTH OF EACH MEANS OF EGRESS (inches)	MINIMUM WIDTH OF EACH MEANS OF EGRESS (inches)
		Tent	Membrane Structure
10 to 199	2	72	96
200 to 499	3	72	72
500 to 999	4	96	72
1,000 to 1,999	5	120	96
2,000 to 2,999	6	120	96
Over 3,000 ^a	7	120	96

For SI: 1 inch = 25.4 mm.

- a. When the occupant load exceeds 3,000, the total width of means of egress (in inches) shall be not less than the total occupant load multiplied by 0.2 inches per person.

3103.12.3 Exit openings from tents. ~~Exit~~ openings from ~~tents~~ shall remain open unless covered by a flame resistant curtain. The curtain shall comply with the following requirements:

1. Curtains shall be free sliding on a metal support. The support shall be not less than 80 inches (2032 mm) above the floor level at the ~~exit~~. The curtains shall be so arranged that, when open, no part of the curtains obstructs the ~~exit~~.
2. Curtains shall be of a color, or colors, that contrasts with the color of the ~~tent~~.

3103.12.4 Doors. ~~Exit~~ doors shall swing in the direction of ~~exit~~ travel. To avoid hazardous air and pressure loss in air supported ~~membrane structures~~, such doors shall be automatic closing against operating pressures. Opening force at the door edge shall not exceed 15 pounds (66 N).

3103.12.5 Aisle. The width of ~~aisles~~ without fixed seating shall be in accordance with the following:

1. In areas serving employees only, the minimum ~~aisle~~ width shall be 24 inches (610 mm) but not less than the width required by the number of employees served.
2. In public areas, smooth surfaced, unobstructed ~~aisles~~ having a minimum width of not less than 44 inches (1118 mm) shall be provided from seating areas, and ~~aisles~~ shall be progressively increased in width to provide, at all points, not less than 1 foot (305 mm) of ~~aisle~~ width for each 50 persons served by such ~~aisle~~ at that point.

3103.12.5.1 Arrangement and maintenance. The arrangement of ~~aisles~~ shall be subject to approval by the ~~fire code official~~ and shall be maintained clear at all times during occupancy.

3103.12.6 Exit signs. ~~Exits~~ shall be clearly marked. ~~Exit~~ signs shall be installed at required ~~exit~~ doorways and where otherwise necessary to indicate clearly the direction of egress where the ~~exit~~ serves an ~~occupant load~~ of 50 or more.

3103.12.6.1 Exit sign illumination. ~~Exit~~ signs shall be either ~~listed~~ and ~~labeled~~ in accordance with UL 924 as the internally illuminated type and used in accordance with the listing or shall be externally illuminated by luminaires supplied in either of the following manners:

1. Two separate circuits, one of which shall be separate from all other circuits, for ~~occupant loads~~ of 300 or less.
2. Two separate sources of power, one of which shall be an ~~approved~~ emergency system, shall be provided where the ~~occupant load~~ exceeds 300. Emergency systems shall be supplied from storage batteries or from the on-site generator set, and the system shall be installed in accordance with NFPA 70. The emergency system provided shall have a minimum duration of 90 minutes when operated at full design demand.

3103.12.7 Means of egress illumination. ~~Means of egress~~ shall be illuminated with light having an intensity of not less than 1 foot-candle (11 lux) at floor level while the structure is occupied. Fixtures required for ~~means of egress~~ illumination shall be supplied from a separate circuit or source of power.

3103.12.8 Maintenance of means of egress. The required width of ~~exits, aisles~~ and passageways shall be maintained at all times to a ~~public way~~. Guy wires, guy ropes and other support members shall not cross a ~~means of egress~~ at a height of less than 8 feet (2438 mm). The surface of ~~means of egress~~ shall be maintained in an ~~approved~~ manner.

SECTION 3104

~~TEMPORARY AND PERMANENT TENTS~~

~~AND MEMBRANE STRUCTURES~~

3104.1 General. Tents and membrane structures, both temporary and permanent, shall be in accordance with this section. Permanent tents and membrane structures shall also comply with the ~~applicable building code~~.

3104.2 Flame propagation performance treatment. Before a permit is granted, the owner or agent shall file a certificate executed by an ~~approved~~ testing laboratory certifying that the tents and membrane structures and their appurtenances; sidewalls, drops, and tarpaulins; floor coverings, bunting, and combustible decorative materials and effects, including sawdust where used on floors or passageways, are composed of material meeting the flame propagation performance criteria of Test Method 1 or Test Method 2, as appropriate, of NFPA 701 or shall be treated with a flame retardant in an ~~approved~~ manner and meet the flame propagation performance criteria of Test Method 1 or Test Method 2, as appropriate, of NFPA 701, and that such flame propagation performance criteria are effective for the period specified by the permit.

3104.3 Label. ~~Membrane structures or tents~~ shall have a permanently affixed label bearing the following information:

1. The identification of size and fabric or material.
2. The names and addresses of the manufacturers of the ~~tent~~ or air-supported structure.
3. A statement that the fabric or material meets the requirements of Section 3104.2.
4. If treated, the date the fabric or material was last treated with flame retardant solution, the trade name or kind of chemical used in treatment, name of person or firm treating the fabric or material, and name of testing agency and test standard by which the fabric or material was tested.
5. If untreated, a statement that no treatment was applied when the fabric or material met the requirements of Section 3104.2.

3104.4 Certification. An affidavit or affirmation shall be submitted to the ~~fire code official~~ and a copy retained on the premises on which the tent or air-supported structure is located. The affidavit shall attest to all of the following information relative to the flame propagation performance criteria of the fabric:

1. Names and address of the owners of the tent or air-supported structure.
2. Date the fabric was last treated with flame retardant solution.
3. Trade name or kind of ~~chemical~~ used in treatment.
4. Name of person or firm treating the material.
5. Name of testing agency and test standard by which the fabric was tested.

SECTION 3105

TEMPORARY SPECIAL EVENT STRUCTURES

3105.1 General. Operation and maintenance of temporary stage canopies shall be in accordance with Section 3104, Sections 3105.2 through 3105.7 and ANSI E1.21.

3105.2 Approval. Temporary stage canopies in excess of 400 square feet (37 m²) shall not be erected for any purpose without first obtaining approval and a permit from the building official.

3105.3 Permits. Permits shall be required as set forth in Section 107.2.

3105.4 Use period. Temporary special event structures erected in accordance with ANSI E1.21 shall not be erected for a period of more than six consecutive weeks.

3105.5 Required documents. Documents shall be submitted to the building official where required by the USBC.

3105.6 Inspections. Inspections shall comply with Section 106 and Sections 3105.6.1 and 3105.6.2.

3105.6.1 Independent inspector. The owner of a temporary stage canopy shall employ a qualified, independent ~~approved~~ agency or individual to inspect the installation of a temporary stage canopy.

3105.6.2 Inspection report. The inspecting agency or individual shall furnish an inspection report to the building official and ~~fire code official~~. The inspection report shall indicate that the temporary stage canopy was inspected and was or was not installed in accordance with the ~~approved~~ construction documents. Discrepancies shall be brought to the immediate attention of the installer for correction. Where any discrepancy is not corrected, it shall be brought to the attention of the building official and ~~fire code official~~ and the designated responsible party.

3105.7 Means of egress. The means of egress for temporary stage canopies shall comply with Chapter 10 and the ~~applicable building code~~.

3105.8 Location. (Section deleted.)

3105.9 Portable fire extinguishers. Portable fire extinguishers shall be provided as required by Section 906.

Reason Statement:

Per SFPC Sections 101.2 through 101.4, the scope of the SFPC is maintenance and operations, not construction. Per Section 101.4 any provision that is not within the maintenance and operations scope or that conflicts with the USBC is invalid. Though a great deal of work has been done to remove invalid construction provisions from the SFPC that are in the IFC, chapter 31 has not been fully addressed. Tents are structures regulated by the USBC; therefore, all the construction related provisions of SFPC Chapter 31 for tents, special event and membrane structures are invalid provisions. This code change proposal removes the invalid construction provisions that are addressed by the USBC.

Specifically:

Chapter title- Temporary special events has been removed because the entire section is proposed to be removed since all the provisions are construction provisions addressed in the VCC. Outdoor assembly events have been added since that topic is addressed in this chapter.

3101.1- The last sentence that addresses Section 3104 is proposed for deletion as a companion to the proposal to delete that section.

3102.1- No proposed revisions.

3103.2- This section is proposed for deletion because it requires fire official approval prior to erection, which is clearly based on the IFC requirement for the fire official to regulate the erection of the tent. This is addressing the fire permit as a construction permit. Section

3103.4, which is being retained, addresses the operational permit requirement.

3103.3- No proposed revisions.

303.3.1- No proposed revisions. Already deleted per state amendment.

3103.4- No proposed revisions. This is the section that addresses operational permit requirements.

3103.5 thru 3103.6- These sections are proposed for deletion because they are construction provisions within the scope of the VCC.

3103.7- Revised to clarify that these are maintenance inspections performed per this section and the applicable building code.

3103.7.1- Revised to clarify that the reports requested documentation of the maintenance inspections performed per this section and the applicable building code.

3103.8- Location is proposed for deletion since in the context of this section it is a fire safety distance requirement within the scope of the VCC.

3103.8.1- No proposed revisions.

3103.8.2- Location is proposed for deletion since in the context of this section it is a fire safety distance requirement within the scope of the VCC. The section is proposed to be specific to maintaining separation from parked vehicles and the tent, which is within SFPC scope. Additionally, an exception is proposed to address allowances already in SFPC Section 3107.15 for vehicle parking and demonstrations within the tent.

3103.8.3 thru 3103.8.5- - These sections are proposed for deletion because they are construction provisions within the scope of the VCC.

3103.8.6- No proposed revisions.

3103.9 thru 3103.12.8 - These sections are proposed for deletion because they are construction provisions within the scope of the VCC. Section 3103.10.1 is not proposed for deletion because it is an operational requirement.

Sections 3104 and 3105- These sections are proposed for deletion in their entirety because they are construction provisions within the scope of the VCC.

Cost Impact: The code change proposal will not increase or decrease the cost

This will not affect the cost of construction since the provisions proposed for deletion are already invalid and the sections proposed for revision are editorial in nature.

B3102.1-24

IBC: 3102.1, 3103.1, 3103.1.3, 3103.2

Proponents: Ron Clements, Chesterfield, representing Building Inspection Department (clementsro@chesterfield.gov)

2024 International Building Code

Revise as follows:

3102.1 General. The provisions of Sections 3102.1 through 3102.8 shall apply to *air-supported, air-inflated, membrane-covered cable, membrane-covered frame and tensile membrane structures*, collectively known as *membrane structures*, ~~erected for a period of 180 days or longer. Those erected for a shorter period of time shall comply with the International Fire Code.~~ Membrane structures covering water storage facilities, water clarifiers, water treatment plants, sewage treatment plants, greenhouses and similar facilities not used for human occupancy are required to meet only the requirements of Sections 3102.3.1 and 3102.7. Membrane structures erected on a building, balcony, deck or other structure for any period of time shall comply with this section.

3103.1 General. The provisions of Sections 3103.1 through 3103.8 shall apply to structures erected for a period of less than 180 days. ~~Temporary special event structures, tents, umbrella structures and other membrane structures erected for a period of less than 180 days shall also comply with the International Fire Code.~~ Temporary structures erected for a longer period of time and public-occupancy temporary structures shall comply with applicable sections of this code.

Exceptions:

1. Public-occupancy temporary structures complying with Section 3103.1.1 shall be permitted to remain in service for 180 days or more but not more than 1 year where approved by the building official.
2. Public-occupancy temporary structures within the confines of an existing structure are not required to comply with Section 3103.6.

Delete without substitution:

3103.1.3 Permit required. ~~Temporary structures that cover an area greater than 120 square feet (11.16 m²), including connecting areas or spaces with a common means of egress or entrance that are used or intended to be used for the gathering together of 10 or more persons, shall not be erected, operated or maintained for any purpose without obtaining a permit from the building official.~~

Revise as follows:

3103.2 Construction documents ~~Label.~~ A permit application and construction documents shall be submitted for each installation of a temporary structure. The construction documents shall include a site plan indicating the location of the temporary structure and information delineating the means of egress and the occupant load. ~~loadload~~ Membrane structures or tents shall have a permanently affixed label bearing the following information:

1. The identification of size and fabric or material.
2. The names and addresses of the manufacturers of the tent or air-supported structure.
3. A statement that the fabric or material meets the requirements of Section 3102.3.1.
4. If treated, the date when a flame-retardant treatment was last applied to the fabric or material, the trade name or kind of chemical used in treatment, name of person or firm treating the fabric or material, and name of testing agency and test standard by which the fabric or material was tested.
5. If untreated, a statement that no treatment was applied when the fabric or material met the requirements of Section 3102.3.1..

Reason Statement:

The tent and membrane structures provisions of the IBC and IFC are set up with the intent that erection of permanent tents and membrane structures is regulated by the IBC and the building official, and erection of temporary tents and membrane structures is regulated by the IFC and the fire official. This is contrary to how the VCC and SFPC are scoped in Virginia. The VCC regulates erection of

all tents and membrane structures. The SFPC regulates maintenance and operations of all tents and membrane structures. VCC Chapter 31 is set up based on the IBC/IFC model to send the code user to the IFC for temporary tents and membrane structures. This code structure creates several problems when applied in Virginia. First, as addressed in a companion code change to the SFPC, the construction provisions in the SFPC are invalid and unenforceable by the fire official. Second, the reference in the VCC to the IFC for temporary tents and membrane structures creates numerous conflicts between the IFC and the VCC. Per VCC Section 101.6 #5, when there are conflicts between the VCC and referenced codes or standards the VCC supersedes the referenced code or standard.

Below is a full list of all the IFC code sections applicable to erection of temporary tents and membrane structures and a note as to the validity of the IFC section based on the hierarchy of code established by VCC 101.6 #5. Only IFC Sections 3103.9 thru 3103.9.4, 3104.2 and 3104.3 are applicable, the other sections are the same subject matter as a VCC Section and therefore invalid per VCC 101.6 #5. The proposed revisions to VCC Sections 3102.1 and 3103.1, and relocation of IFC 3104.3 to VCC revised Section 3103 address the subject matter covered in the valid IFC Sections keeping the code user in the VCC. It should not require two code books to simply install a temporary tent. This code change simplifies the code, does not lower levels of safety, reduces regulation, and avoids the need to go to the IFC to hunt for applicable provisions. It also will increase consistency of enforcement as it is doubtful there is currently consistent application considering there are almost 50 IFC code sections that must be evaluated to determine validity.

Explanation of the specific VCC Changes proposed:

3102.1 and 3103.1- Removing the IFC reference from Sections 3102.1 and 3103.1 affects the valid provisions of the IFC, which the analysis provided below demonstrates are sections 3103.9 thru 3103.9.4, 3104.2 and 3104.3. By removing the IFC reference it will allow use of VCC 3102.8 for inflation system requirements instead of IFC Section 3103.9. This solves another problem that the current IBC/IFC organization creates, which is that current VCC 3102.8 is only applicable to permanent structures and IFC 3109.3 and 3109.4 are only applicable to places of public assembly. That leaves any other use, such as an inflatable structure used for a farmers' market or craft fair, without specific requirements for inflation systems. The provisions of IFC 3109.2 for fabric, design and construction are addressed in numerous Sections in VCC chapter 31 with the limitation to permanent structures removed. Additionally, the removal of the IFC references will allow use of VCC 3102.3 thru 3102.3.1 for construction type and membrane fire propagation requirements, instead of IFC Section 3104.2.

3103.1.3- This section is proposed to be deleted because it is invalid per VCC101.6 #1, VCC 108 supersedes.

3103.2- The current Section is invalid as it addresses construction documents, which is superseded by section 109 per VCC101.6 #1. The section is proposed to be revised for relocated IFC Section 3104.3 provisions regarding label requirements on membrane structures.

2024 IFC Sections and why referencing them is not needed or invalid per VCC Section 101.6 #5:

3103.2- Invalid, VCC 108 supersedes.

3103.3- Is applicable in the SFPC and out of scope for VCC.

3103.3.1- Invalid, VCC 3103.1.2 and 411 supersede.

3103.4- Invalid, VCC 3103.1 and 3103.1.1 supersede.

3103.5- Invalid, VCC 109 supersedes.

3103.6 and 3106.1- These provisions are maintenance inspection provisions, which are valid under the SFPC and remain in the SFPC. To the extent they are interpreted to relate to initial erection inspections they are invalid as VCC 113 supersedes.

3103.7- Access and parking are operational issues regulated by the SFPC, not the VCC. Location is invalid as it is regulated by the VCC.

3103.7.1- Is applicable in the SFPC and out of scope for VCC.

3103.7.2 and 3107.3- Location of the tent with respect to other tents and structures is invalid, VCC 3103.3 and 705.5 supersede.

3103..7.4 – This section is just a reference back to the VCC.

3103.7.5- Invalid, VCC 3103.4 supersedes.

3103.7.6- Is applicable in the SFPC and out of scope for VCC.

3103.8 and 3103.8.1- Invalid, VCC 3103.1.2 supersedes.

3103.8.2 thru 3103.8.4- These sections are just referencing back to the VCC.

3103.9 thru 3103.9.4- The proposed revision to VCC Section 3102.1 will allow use of VCC 3102.8 for inflation system requirements instead of IFC Section 3103.9.

3103.10 thru 3103.11.7- Invalid, VCC 3103.4 supersedes.

3103.11.8- Is applicable in the SFPC and out of scope for VCC.

3104.1- The reference to the IBC (VCC) is not needed and the references to 3107 and 3108 are out of scope for VCC. Those provisions remain in the SFPC.

3104.2 The proposed revision to VCC Section 3102.1 will allow use of VCC 3102.3 thru 3102.3.1 for construction type and membrane fire propagation requirements, which will supersede IFC Section 3104.2.

3104.3- This section is proposed to be relocated to VCC revised Section 3103.2 as part of this code change.

3104.4- This section is referencing a non-referenced affidavit to be submitted to the fire official, which is not valid under the VCC.

3105.1- Invalid, since the rest of the section is invalid.

3105.2- Invalid, VCC 108 supersedes.

3105.3- Invalid, VCC 3103.1 and 3103.1.1 supersede.

3105.4- Invalid, VCC 109 supersedes.

3105.5- 3105.5.2- invalid, VCC 113 supersedes

3105.6- Invalid, VCC 3103.4 supersedes.

3105.7- Location of the tent with respect to other tents and structures is invalid, VCC 3103.3 and 705.5 supersede; egress is regulated by VCC 3103.4, apparatus access and egress maintenance are operational issues regulated by the SFPC.

3105.8- Invalid, VCC 3103.1.2 and 906 supersede.

Other sections of IFC Chapter 31 are operations and maintenance provisions that are incorporated into the SFPC.

Cost Impact: The code change proposal will not increase or decrease the cost

This code change is mostly editorial by removing invalid provisions or references to invalid provisions, and relocating other provisions.

This code change does not propose new requirements or remove existing requirements that would affect costs.

FP3303.1-24

IFC: 3303.1

Proponents: Ron Clements, Chesterfield, representing Building Inspection Department (clementsro@chesterfield.gov)

2024 International Fire Code

Revise as follows:

3303.1 Program development and maintenance. ~~The~~ When required by the fire official, the *owner* or *owner's* authorized agent shall be responsible for the development, implementation and maintenance of an *approved*, written *site safety plan* establishing a fire prevention program at the project site applicable throughout all phases of the construction, repair, *alteration* or demolition work. The plan addresses the requirements of this chapter and other applicable portions of this code, the duties of staff and staff training requirements. The plan shall be submitted and *approved* before ~~a building permit is issued.~~ construction operations begin. Any changes to the plan shall be submitted for approval.

Reason Statement:

Prior to the 2021 SFPC, the owners responsibility section did not mandate approval of the plan prior to permit issuance. The 2018 was amended to state that the plan shall be available for the fire code official to review upon request. The Section in the 2021 edition was amended to mandate that the plan shall be submitted and approved prior to building permit issuance. The SFPC applies to all structures, including single family dwellings and accessory structures. The requirement for the fire safety plan applies to all construction from a simple repair to construction of a high rise. Though this is a good requirement for construction of a high rise, it is not practical for small jobs and minor repairs. I doubt any fire officials are enforcing this on every project in the jurisdiction nor are building officials holding up permit issuance until the plan is approved; but, that is the requirement. This proposal gives authority to the fire official to determine when the size and risks of the construction project warrant the need for such a comprehensive plan and does not base permit issuance on approval of the plan. This code change also contributes to regulatory reduction.

Cost Impact:

Assuming for smaller jobs the time to develop the plan takes half a day I estimate the plan development cost to be \$500.00. The daily fire safety inspection is probably on average 1 hour long (will vary greatly depending on job type and size) say \$100.00 an hour/day. Assuming the typical house or smaller commercial job averages 90 days for construction, this code change will save approximately \$9,500.00 per project.

B3301.1-24

IBC: 3301.1, SECTION 3302, 3302.1, 3302.1.1, 3302.2, 3302.3, 3302.3.1; VECB: 1201.5

Proponents: Ron Clements, Chesterfield, representing Building Inspection Department (clementsro@chesterfield.gov)

2024 International Building Code

Revise as follows:

3301.1 Scope. The provisions of this chapter shall govern safety during construction and the protection of adjacent public and private properties. ~~Fire safety during construction shall also comply with the applicable provisions of Chapter 33 of the *International Fire Code*.~~

Delete without substitution:

SECTION 3302 OWNER'S RESPONSIBILITY FOR FIRE PROTECTION

3302.1 Site safety plan. ~~The owner or owner's authorized agent shall be responsible for the development, implementation and maintenance of an *approved*, written site safety plan establishing a fire prevention program at the project site applicable throughout all phases of the construction, *repair, alteration* or demolition work. The plan shall be submitted and *approved* before a *building permit* is issued. Any changes to the plan shall address the requirements of this chapter and other applicable portions of the *International Fire Code*, the duties of staff and staff training requirements. The plan shall be submitted for approval in accordance with the *International Fire Code*.~~

3302.1.1 Components of site safety plans. ~~Site safety plans shall include the following, as applicable:~~

- ~~1. Name and contact information of site safety director.~~
- ~~2. Documentation of the training of the site safety director and fire watch personnel.~~
- ~~3. Procedures for reporting emergencies.~~
- ~~4. Fire department vehicle access routes.~~
- ~~5. Location of fire protection equipment, including portable fire extinguishers, *standpipes*, fire department connections and fire hydrants.~~
- ~~6. Smoking and cooking policies, designated areas to be used where *approved*, and signage locations in accordance with the *International Fire Code*.~~
- ~~7. Location and safety considerations for temporary heating equipment.~~
- ~~8. Hot work permit plan.~~
- ~~9. Plans for control of combustible waste material.~~
- ~~10. Locations and methods for storage and use of *flammable* and *combustible liquids* and other *hazardous materials*.~~
- ~~11. Provisions for site security and, where required, for a fire watch.~~
- ~~12. Changes that affect this plan.~~
- ~~13. Other site specific information required by the *International Fire Code*.~~

3302.2 Site safety director. ~~The owner shall designate a *person* to be the site safety director. The site safety director shall be responsible for ensuring compliance with the site safety plan. The site safety director shall have the authority to enforce the provisions of this chapter and other provisions as necessary to secure the intent of this chapter. Where guard service is provided in accordance with~~

~~the *International Fire Code*, the site safety director shall be responsible for the guard service.~~

3302.3 Daily fire safety inspection. ~~The site safety director shall be responsible for the completion of a daily fire safety inspection at the project site. Each day, all *building* and outdoor areas shall be inspected to ensure compliance with the inspection list in this section. The results of each inspection shall be documented and maintained on-site until a certificate of occupancy has been issued. Documentation shall be immediately available for on-site inspection and review.~~

- ~~1. Any contractors entering the site to perform hot work each day have been instructed in the hot work safety requirements in the *International Fire Code*, and hot work is performed only in areas *approved* by the site safety director.~~
- ~~2. Temporary heating equipment is maintained away from combustible materials in accordance with the equipment manufacturer's instructions.~~
- ~~3. Combustible debris, rubbish and waste material is removed from the *building* in areas where work is not being performed.~~
- ~~4. Temporary wiring does not have exposed conductors.~~
- ~~5. *Flammable liquids* and other *hazardous materials* are stored in locations that have been approved by the site safety director when not involved in work that is being performed.~~
- ~~6. Fire apparatus access roads required by the *International Fire Code* are maintained clear of obstructions that reduce the width of the usable roadway to less than 20 feet (6096 mm).~~
- ~~7. Fire hydrants are clearly visible from access roads and are not obstructed.~~
- ~~8. The location of fire department connections to standpipe and in-service sprinkler systems are clearly identifiable from the access road and such connections are not obstructed.~~
- ~~9. Standpipe systems are in-service and continuous to the highest work floor, as specified in Section 3311.~~
- ~~10. Portable fire extinguishers are available in locations required by Section 3309 and for roofing operations in accordance with the *International Fire Code*.~~
- ~~11. Where a *fire watch* is required, fire watch records complying with the *International Fire Code* are up-to-date.~~

3302.3.1 Violations. ~~Failure to properly conduct, document and maintain documentation required by this section shall constitute an unlawful act in accordance with Section 114.1 and shall result in the issuance of a notice of violation to the site safety director in accordance with Section 114.2. Upon the third offense, the *building official* is authorized to issue a stop work order in accordance with Section 115, and work shall not resume until satisfactory assurances of future compliance have been presented to and *approved* by the *building official*.~~

2021 Virginia Existing Building Code

Delete without substitution:

~~**1201.5 Fire safety during construction.** Fire safety during construction shall comply with the applicable requirements of the *International Building Code* and the applicable provisions of Chapter 33 of the *International Fire Code*.~~

Reason Statement:

These provisions are operations and maintenance provisions copied out of the IFC and are beyond the scope of building code regulations. Though the IFC and IBC have numerous provisions copied between the codes, the USBC and SFPC have clear lines of delineation between building construction regulations in the USBC and maintenance and operations regulations in the SFPC. These provisions are not regulating the building construction, they are regulating the construction operation, and maintenance of the construction site, which should not be in the USBC and are likely invalid. These provisions will remain in the SFPC. This code change also contributes to regulatory reduction.

Cost Impact: The code change proposal will not increase or decrease the cost

. The requirements proposed for deletion remain in the SFPC so this code change will not significantly decrease the costs for the owner to develop and manage the plan required by the SFPC.

FP4106.1.3-24

SFPC: 4106.1.3 (New); IFC: SECTION 202 (New)

Proponents: Gerry Maiatico, County of Warren & Virginia Fire Prevention Association, representing Virginia Fire Prevention Association (gmaiatico@warrencountyfire.com)

2021 Virginia Statewide Fire Prevention Code

Add new text as follows:

4106.1.3 Mobility. Mobile food preparation vehicles shall be moveable, easily transported, or relocated without excessive effort. Mobile food preparation vehicles shall not be utilized as permanent structures by removing wheels, surrounded by decks/porches, permanently affixing to *utilities* or placing the mobile food preparation vehicle in such a manner as to prohibit the mobility of the device. Exception: Mobile food preparation vehicles that have been modified or connected to *utilities* in accordance with the applicable building code.

2024 International Fire Code

Add new text as follows:

New Definition. *Utilities.* The essential services that enable a building, equipment or an appliance to function effectively.

Reason Statement:

Chapter 2 of the SFPC defines the MFPV as a “vehicles, covered trailers, carts, and enclosed trailers, **or other moveable devices**”. This provides the intent that a MFPV is intended to be moveable. Localities throughout the Commonwealth have experienced the MFPV being placed in a situation where the vehicle is no longer “movable”. This has been discovered as the wheels being removed, placing the vehicle up on blocks, surrounding the vehicle with decks/porches and even attaching the vehicle to a buildings electrical system or plumbing systems in a permanent in nature arrangement.

This proposal also includes a definition of *utilities*. This mirrors a proposal submitted to the termination and reconnection of a utilities system.

This proposal provides an exception where the mobile food preparation vehicle arrangement and/or connection to utilities has been permitted and inspected in accordance with the applicable building code.

Cost Impact: The code change proposal will not increase or decrease the cost

No change