

Statewide Fire Prevention Code (SFPC) Sub-workgroup

November 21, 2025

10:00 AM

Location: 4224 Cox Rd, Glen Allen, VA 23060 - **Virginia Housing Center**

AGENDA

1) Welcome

2) Introductions

3) Discussion

- **Code Change Proposals:**

- FP105.3.1-24
- FP107.11-24
- FP107.12-24
- FP107.12.1-24
- FP112.1-24
- FP112.5(1)-24
- FP307.2-24
- FP501.5-24
- FP904.2.2.1-24
- FP1208(1)-24
- FP4106.1.3-24
- FP6112-24

4) Next Steps

FP105.3.1-24

SFPC: 105.3.1

Proponents: DHCD Staff, representing DHCD (sbco@dhcd.virginia.gov)

2021 Virginia Statewide Fire Prevention Code

Revise as follows:

105.3.1 Notification. The fire official or their designee shall notify the *DHCD* within 60 days of the ~~employment, contract or termination separation~~ of all ~~a~~ *technical assistants* *assistant* for enforcement of the SFPC.

Reason Statement:

The requirement for localities/Fire Officials to notify DHCD when they hire a new technical assistant is no longer necessary, as actions required for new technical assistants (creating a DHCD registration system profile and requesting a Learning Center account) can and should be completed by the new employee. There is no special action required on the part of DHCD.

It remains important for localities to notify DHCD when a technical assistant leaves a locality so that the DHCD profile can be updated accordingly. The word "termination" is changed to "separation" to be inclusive or more inclusive of any situation where the employee leaves the locality, including resignation, termination, or retirement. "or their designee" is added to recognize that this notification does not need to come from the Building Official directly. The phrase "for enforcement of the SFPC" is removed because the definition of technical assistant covers this and removal increases consistency with the DHCD notification sections in the VCC and VPMC.

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

This proposal will not increase or decrease cost.

FP107.11-24

SFPC: 107.11, 107.12

Proponents: Greg Cavalli, representing Virginia Department of Fire Programs (gregory.cavalli@vdfp.virginia.gov)

2021 Virginia Statewide Fire Prevention Code

Revise as follows:

107.11 State Fire Marshal's office permit fees for explosives, blasting agents, theatrical flame effects, and fireworks. Complete permit applications shall be submitted to and received by the State Fire Marshal's Office not less than 15 days prior to the planned use or event. A ~~\$500~~ \$750 expedited handling fee will be assessed on all permit applications submitted less than 15 days prior to the planned use or event. Inspection fees will be assessed at a rate of ~~\$60~~ \$90 per staff member per hour during normal business hours (Monday through Friday, 8:30 a.m. to 4:30 p.m.) and at a rate of ~~\$90~~ \$135 per hour at all other times (nights, weekends, holidays). State Fire Marshal's Office permit fees shall be as follows:

1. Storage of explosives and *blasting agents*, 12-month *permit* ~~\$250~~ \$375 first magazine, plus \$150 ~~\$225~~ per each additional magazine on the same site.
2. Use of explosives and *blasting agents*, nonfixed site, 6-month *permit* ~~\$250~~ \$375 per site, plus inspection fees.
3. Use of explosives and blasting agents, fixed site, 12-month permit ~~\$250~~ \$375 per site.
4. Sale of explosives and *blasting agents*, 12-month *permit* ~~\$250~~ \$375 per site.
5. Manufacture explosives (unrestricted), *blasting agents*, and fireworks, 12-month *permit* ~~\$250~~ \$375 per site.
6. Manufacture explosives (restricted), 12-month *permit* ~~\$20~~ \$30 per site.
7. Fireworks display in or on state-owned property ~~\$300~~ \$450 plus inspection fees.
8. Pyrotechnics or proximate audience displays in or on state-owned property ~~\$300~~ \$450 plus inspection fees.
9. Flame effects in or on state-owned property ~~\$300~~ \$450 plus inspection fees.
10. Flame effects incidental to a permitted pyrotechnics display ~~\$150~~ \$225 (flame effects must be individual or group effects that are attended and manually controlled).

Exception: Permit fees shall not be required for the storage of explosives or *blasting agents* by state and local law enforcement and fire agencies.

107.12 State annual compliance inspection fees. Fees for compliance inspections performed by the State Fire Marshal's office shall be as follows:

1. Nightclubs.
 - 1.1. ~~\$350~~ \$525 for occupant load of 100 or less.
 - 1.2. ~~\$450~~ \$675 for occupant load of 101 to 200.
 - 1.3. ~~\$500~~ \$750 for occupant load of 201 to 300
 - 1.4. ~~\$500~~ \$750 plus \$50 \$75 for each 100 occupants where occupant loads exceed 300.

2. Private college dormitories with or without assembly areas. If containing assembly areas, such assembly areas are not included in the computation of square footage.
 - 2.1. ~~\$150~~ ~~\$225~~ for 3,500 square feet (325 m²) or less.
 - 2.2. ~~\$200~~ ~~\$300~~ for greater than 3,500 square feet (325 m²) up to 7,000 square feet (650 m²).
 - 2.3. ~~\$250~~ ~~\$375~~ for greater than 7,000 square feet (650 m²) up to 10,000 square feet (929 m²).
 - 2.4. ~~\$250~~ ~~\$375~~ plus ~~\$50~~ ~~\$75~~ for each additional 3,000 square feet (279 m²) where square footage exceeds 10,000 square feet (929 m²).
3. Assembly areas that are part of private college dormitories.
 - 3.1. ~~\$50~~ ~~\$75~~ for 10,000 square feet (929 m²) or less provided the assembly area is within or attached to a dormitory *building*.
 - 3.2. ~~\$100~~ ~~\$150~~ for greater than 10,000 square feet (929 m²) up to 25,000 square feet (2323 m²) provided the assembly area is within or attached to a dormitory *building*, such as gymnasiums, auditoriums or cafeterias.
 - 3.3. ~~\$100~~ ~~\$150~~ for up to 25,000 square feet (2323 m²) provided the assembly area is in a separate or separate *buildings* such as gymnasiums, auditoriums or cafeterias.
 - 3.4. ~~\$150~~ ~~\$225~~ for greater than 25,000 square feet (2323 m²) for assembly areas within or attached to a dormitory *building* or in a separate or separate *buildings* such as gymnasiums, auditoriums or cafeterias.
4. Hospitals.
 - 4.1. ~~\$300~~ ~~\$450~~ for 1 to 50 beds.
 - 4.2. ~~\$400~~ ~~\$600~~ for 51 to 100 beds.
 - 4.3. ~~\$500~~ ~~\$750~~ for 101 to 150 beds.
 - 4.4. ~~\$600~~ ~~\$900~~ for 151 to 200 beds.
 - 4.5. ~~\$600~~ ~~\$900~~ plus ~~\$100~~ ~~\$150~~ for each additional 100 beds where the number of beds exceeds 200.

5. *State-Regulated Care Facilities:*

5.1 Facilities licensed by the Virginia Department of Social Services based on licensed capacity as follows:

- 5.1.1. ~~\$50~~ \$75 for 1 to 8.
- 5.1.2. ~~\$75~~ \$110 for 9 to 20.
- 5.1.3. ~~\$100~~ \$150 for 21 to 50.
- 5.1.4. ~~\$200~~ \$300 for 51 to 100.
- 5.1.5. ~~\$300~~ \$450 for 101 to 150.
- 5.1.6. ~~\$400~~ \$600 for 151 to 200.
- 5.1.7. ~~\$500~~ \$750 for 201 or more.

Exception: Annual compliance inspection fees for any *building* or groups of *buildings* on the same site may not exceed \$2500.

5.2 Family Day Homes licensed by the Department of Education based on licensed capacity as follows:

- 5.2.1. ~~\$50~~ \$75 for 1 to 8.
- 5.2.2. ~~\$75~~ \$110 for 9 to 20.
- 5.2.3. ~~\$100~~ \$150 for 21 to 50.
- 5.2.4. ~~\$200~~ \$300 for 51 to 100.
- 5.2.5. ~~\$300~~ \$450 for 101 to 150.
- 5.2.6. ~~\$400~~ \$600 for 151 to 200.
- 5.2.7. ~~\$500~~ \$750 for 201 or more.

Exception: Annual compliance inspection fees for any *building* or groups of *buildings* on the same site may not exceed \$2500.

6. Registered complaints.

- 6.1. No charge for first visit (initial complaint), and if violations are found.
- 6.2. ~~\$5+~~ \$75 per hour for each State Fire Marshal's office staff for all subsequent visits.

7. *Bonfires* (small and large) on state-owned property.

- 7.1. For a small *bonfire* pile with a total fuel area more than 3 feet (914 mm) in diameter and more than 2 feet (610 mm) in height, but not more than 9 feet (2743 mm) in diameter and not more than 6 feet (1829 mm) in height, the *permit* fee is ~~\$50~~ \$75. If an application for a *bonfire permit* is received by the State Fire Marshal's office less than 15 days prior to the planned event, the *permit* fee shall be ~~\$100~~ \$150. If an application for a *bonfire permit* is received by the State Fire Marshal's office less than seven days prior to the planned event, the *permit* fee shall be ~~\$150~~ \$300.
- 7.2. For a large *bonfire* pile with a total fuel area more than 9 feet (2743 mm) in diameter and more than 6 feet (1829 mm) in height, the *permit* fee is ~~\$150~~ \$300. If an application for a *bonfire permit* is received by the State Fire Marshal's office less than 15 days prior to the planned event, the *permit* fee shall be ~~\$300~~ \$450. If an application for a *bonfire permit* is received by the State Fire Marshal's office less than seven days prior to the planned event, the *permit* fee shall be ~~\$450~~ \$600.

Reason Statement:

While conducting research on fee revenue for the State Fire Marshal's Office, which was mandated by the Virginia General Assembly via the 2025 state budget, Virginia Department of Fire Programs (VDFP) staff identified a significant deficit in the SFMO inspection program. This report will be publicly released soon and should include joint recommendations between the Board of Housing and Community Development and the Virginia Fire Services Board. This deficit has forced the SFMO to operate with vacant positions in order to stay within its operating budget. The fees provided in 107.12 have remained unchanged since 2009, which is a major factor in creating this deficit. While the hourly fees for fireworks, blasting agents, and explosives were not directly addressed by the research, they likewise have not been updated since 2009 and are subject to the same inflationary forces as the fees the research did examine. The cumulative rate of inflation per the Consumer Price Index (CPI) for that time period, for example, is 50.58% according to the United States Department of Labor. Additionally, since 2009, several factors have led to increased costs by SFMO. These costs include vehicle costs, salaries, and technological costs. Inflation has increased cost of living adjustments to salaries and prices paid for services such as software subscriptions. Continuous supply-side shocks in the past few years have kept vehicle costs high on top of inflationary pressures. All of these factors contribute to the deficit. This proposal would adjust fees from their current 2009-era levels in accordance with the CPI to help alleviate this deficit.

The proposed fees are based on current fees adjusted for the cumulative CPI increase from 2009 to present. These increases would reduce the SFMO inspection program deficit and allow the office to fill vacant positions, increasing fire safety in the localities in which the SFMO serves as the authority for enforcing the SFPC. Currently, the SFMO holds liability for all provisions of the Statewide Fire Prevention Code on all state property, 63 counties, 130 towns, and 6 cities in the Commonwealth.

Cost Impact: The code change proposal will increase the cost

The code change proposal will result in cost increases. It should be noted that local fire marshals, who have the ability to adjust their fees on an annual basis, already may charge more for these inspections than the SFMO currently does. For example, the base rate for fireworks/pyrotechnics/flame effects permits are \$1000 for Stafford County and \$450 for the City of Virginia Beach.

FP107.12-24

SFPC: 107.12

Proponents: Greg Cavalli, representing Virginia Department of Fire Programs (gregory.cavalli@vdfp.virginia.gov)

2021 Virginia Statewide Fire Prevention Code

Revise as follows:

107.12 State annual compliance inspection fees. Fees for compliance inspections performed by the State Fire Marshal's office shall be as follows:

1. Nightclubs.
 - 1.1. \$350 for occupant load of 100 or less.
 - 1.2. \$450 for occupant load of 101 to 200.
 - 1.3. \$500 for occupant load of 201 to 300.
 - 1.4. \$500 plus \$50 for each 100 occupants where occupant loads exceed 300.
2. Private college dormitories with or without assembly areas. If containing assembly areas, such assembly areas are not included in the computation of square footage.
 - 2.1. \$150 for 3,500 square feet (325 m²) or less.
 - 2.2. \$200 for greater than 3,500 square feet (325 m²) up to 7,000 square feet (650 m²).
 - 2.3. \$250 for greater than 7,000 square feet (650 m²) up to 10,000 square feet (929 m²).
 - 2.4. \$250 plus \$50 for each additional 3,000 square feet (279 m²) where square footage exceeds 10,000 square feet (929 m²).
3. Assembly areas that are part of private college dormitories.
 - 3.1. \$50 for 10,000 square feet (929 m²) or less provided the assembly area is within or attached to a dormitory *building*.
 - 3.2. \$100 for greater than 10,000 square feet (929 m²) up to 25,000 square feet (2323 m²) provided the assembly area is within or attached to a dormitory *building*, such as gymnasiums, auditoriums or cafeterias.
 - 3.3. \$100 for up to 25,000 square feet (2323 m²) provided the assembly area is in a separate or separate *buildings* such as gymnasiums, auditoriums or cafeterias.
 - 3.4. \$150 for greater than 25,000 square feet (2323 m²) for assembly areas within or attached to a dormitory *building* or in a separate or separate *buildings* such as gymnasiums, auditoriums or cafeterias.

4. Hospitals.

- 4.1. \$300 for 1 to 50 beds.
- 4.2. \$400 for 51 to 100 beds.
- 4.3. \$500 for 101 to 150 beds.
- 4.4. \$600 for 151 to 200 beds.
- 4.5. \$600 plus \$100 for each additional 100 beds where the number of beds exceeds 200.

5. *State-Regulated Care Facilities:*

5.1 Facilities licensed by the Virginia Department of Social Services based on licensed capacity as follows:

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- 5.1.3. \$100 for 21 to 50.
- 5.1.4. \$200 for 51 to 100.
- 5.1.5. \$300 for 101 to 150.
- 5.1.6. \$400 for 151 to 200.
- 5.1.7. \$500 for 201 or more.

Exception: Annual compliance inspection fees for any *building* or groups of *buildings* on the same site may not exceed \$2500.

5.2 Family Day Homes licensed by the Department of Education based on licensed capacity as follows:

- 5.2.1. \$50 for 1 to 8.
- 5.2.2. \$75 for 9 to 20.
- 5.2.3. \$100 for 21 to 50.
- 5.2.4. \$200 for 51 to 100.
- 5.2.5. \$300 for 101 to 150.
- 5.2.6. \$400 for 151 to 200.
- 5.2.7. \$500 for 201 or more.

Exception: Annual compliance inspection fees for any *building* or groups of *buildings* on the same site may not exceed \$2500.

6. Registered complaints.

- 6.1. No charge for first visit (initial complaint), and if violations are found.
- 6.2. \$51 per hour for each State Fire Marshal's office staff for all subsequent visits.

7. *Bonfires* (small and large) on state-owned property.

7.1. For a small *bonfire* pile with a total fuel area more than 3 feet (914 mm) in diameter and more than 2 feet (610 mm) in height, but not more than 9 feet (2743 mm) in diameter and not more than 6 feet (1829 mm) in height, the *permit* fee is \$50. If an application for a *bonfire permit* is received by the State Fire Marshal's office less than 15 days prior to the planned event, the *permit* fee shall be \$100. If an application for a *bonfire permit* is received by the State Fire Marshal's office less than seven days prior to the planned event, the *permit* fee shall be \$150.

7.2. For a large *bonfire* pile with a total fuel area more than 9 feet (2743 mm) in diameter and more than 6 feet (1829 mm) in height, the *permit* fee is \$150. If an application for a *bonfire permit* is received by the State Fire Marshal's office less than 15 days prior to the planned event, the *permit* fee shall be \$300. If an application for a *bonfire permit* is received by the State Fire Marshal's office less than seven days prior to the planned event, the *permit* fee shall be \$450.

8. General fire code inspection: \$250.

9. Re-inspection: \$200.

10. Retail sale of 1.4G Virginia Permissible Fireworks - permanent and temporary facilities:

10.1. 45-day permit: \$350.

10.2. 365-day permit: \$750.

11. Mobile food preparation vehicle: \$200.

Reason Statement:

While conducting research on fee revenue for the State Fire Marshal's Office, which was mandated by the Virginia General Assembly via the 2025 state budget, Virginia Department of Fire Programs (VDFP) staff identified a significant deficit in the SFMO inspection program.

This report will be publicly released soon and should include joint recommendations between the Board of Housing and Community Development and the Virginia Fire Services Board. This deficit has forced the SFMO to operate with vacant positions in order to stay within its operating budget. Three categories of inspections account for over 95% of the deficit: general fire code inspections, re-inspections, and fireworks retailer inspections. Additionally, the SFMO has been tasked with the inspection of an increasing number of Mobile Food Preparation Vehicles as specified in Section 319 of the SFPC, an inspection type for which no fee exists under 107.12.

Since 2009, when the SFMO moved from the Department of Housing and Community Development to VDFP, several factors have led to increased costs by SFMO. These costs include vehicle costs, salaries, and technological costs. Inflation has increased cost of living adjustments to salaries and prices paid for services such as software subscriptions. Continuous supply-side shocks in recent years have kept vehicle costs high on top of inflationary pressures. The cumulative rate of inflation for that time period, per the Consumer Price Index, is 50.58% according to the United State Department of Labor.

Under 13VAC5-52-40 Section 104.2, the SFMO is responsible for enforcing the SFPC for all localities that choose not to adopt and enforce the code. Based on information collected for the report, the current fee schedule only allows the SFMO to conduct roughly two-thirds of its inspection duties, largely due to positions being held vacant in order to allow the office to operate within its budget. As the SFMO currently holds liability for all provisions of the Statewide Fire Prevention Code on all state property, in 63 counties, 130 towns, and 6 cities in the Commonwealth, the ability to fill vacant deputy fire marshal positions will increase fire safety in those localities. However, unlike those localities that do enforce the code locally, the SFMO is not able to charge fees in these common inspection categories. Adopting the proposed fees for these inspections would help address much of the deficit, allowing the office to fill vacant positions and better protect citizens of the Commonwealth.

Cost Impact: The code change proposal will increase the cost

The code change proposal will produce cost increases for these four inspection categories as the code currently does not allow the SFMO to charge fees in these areas. However, these fees are already being charged in some localities that enforce the SFPC and are not uncommon.

FP107.12.1-24

SFPC: 107.12.1 (New)

Proponents: Greg Cavalli, Virginia Department of Fire Programs, representing Virginia Department of Fire Programs
(gregory.cavalli@vdfp.virginia.gov)

2021 Virginia Statewide Fire Prevention Code

Add new text as follows:

107.12.1 Market based fee adjustment. Prior to the start of the code development cycle, the State Fire Marshal shall submit a report to the Board of Housing and Community Development. This report shall detail the number of inspections, by category, conducted in the period since the previous code development cycle, the revenues collected by the State Fire Marshal's Office through fees, and the costs of conducting the inspections. The Board shall consider the report and decide if a fee adjustment should be made based on the market costs of conducting the inspections. Should the Board decide not to adjust the fees, it will provide a written explanation to the State Fire Marshal's Office and the Virginia Fire Services Board that provides the reasons why it has decided against adjustment.

Reason Statement:

While conducting research on fee revenue for the State Fire Marshal's Office, which was mandated by the Virginia General Assembly via the 2025 state budget, Virginia Department of Fire Programs (VDFP) staff identified a significant deficit in the SFMO inspection program. This report will be publicly released soon and should include joint recommendations between the Board of Housing and Community Development and the Virginia Fire Services Board. This deficit has forced the SFMO to operate with vacant positions in order to stay within its operating budget. The fees provided in 107.12 have remained unchanged since 2009, which is a major factor in creating this deficit. Since 2009, several factors have led to increased costs by SFMO. These costs include vehicle costs, salaries, and technological costs. Inflation has increased cost of living adjustments to salaries and prices paid for services such as software subscriptions. Continuous supply-side shocks in the past few years have kept vehicle costs high on top of inflationary pressures. The cumulative rate of inflation for that time period, per the Consumer Price Index, is 50.58% according to the United State Department of Labor. This change would provide a needed mechanism for adjusting fees as the costs associated with providing inspections fluctuate.

The current fee schedule only allows the SFMO to conduct roughly two-thirds of its inspection duties, largely due to positions being held vacant in order to allow the office to operate within its budget. By generating more revenue from the inspection program, the SFMO would be able to fill at least some of the positions that are currently vacant. As the SFMO currently holds liability for all provisions of the Statewide Fire Prevention Code on all state property, 63 counties, 130 towns, and 6 cities in the Commonwealth, the ability to fill vacant deputy fire marshal positions will increase fire safety in those localities.

Cost Impact:

The code change proposal may cause cost increases down the line or possibly cost decreases, depending on the market and the costs of conducting inspections. Any cost increases would reflect the diminished purchasing power of the dollar as driven by increases in the Consumer Price Index. Fees in localities that appoint a local fire marshal may already be adjusted, as local fire marshals have the ability to request such adjustments from their local governing body on an annual basis. It should be noted that this will *not* resolve the deficit SFMO faces, as it only creates a mechanism for regular reporting to the Board of Housing and Community Development.

FP112.1-24

SFPC: 112.1, 112.5

Proponents: Eric Mays, representing Prince William County (emays@pwcgov.org)

2021 Virginia Statewide Fire Prevention Code

Revise as follows:

112.1 Local Board of Fire Prevention Code Appeals (LBFPCA). Each *local governing body* which enforces the SFPC shall have a *LBFPCA* to hear appeals as authorized herein or it shall enter into an agreement with the governing body of another county or municipality, with some other agency, or with a state agency approved by the *DHCD* to act on appeals. An appeal case decided by some other approved agency shall constitute an appeal in accordance with this section and shall be final unless appealed to the State Review Board. Fees may be levied by the local governing body in order to defray the cost of such appeals.

112.5 Application for appeal. The *owner* of a structure, the owner's agent or any other person involved in the maintenance of the structure, or activity, may appeal a decision of the fire official concerning the application of the SFPC or the fire official's refusal to grant modification under Section 106.5 to the provisions of the SFPC. The appeal shall first lie to the *LBFPCA* and then to the State Review Board except that appeals concerning the application of the SFPC or refusal to grant modifications by the *State Fire Marshal* shall be made directly to the State Review Board. The appeal shall be submitted to the *LBFPCA* within 14 calendar days of the application of the SFPC. When the local governing body has established a fee for the filing of an appeal, the local enforcing agency shall establish a written policy for the process and methods of payments. The written request for appeal is not considered to be complete and filed until the fee is paid. The application shall contain the name and address of the *owner* of the structure and the person appealing if not the *owner*. A copy of the written decision of the fire official shall be submitted along with the application for appeal and maintained as part of the record. The application shall be stamped or otherwise marked by the *LBFPCA* to indicate the date received. Failure to submit an application for appeal within the time limit established by this section shall constitute acceptance of the fire official's decision.

Note: In accordance with § 27-98 of the Code of Virginia, any local fire code may provide for an appeal to a local board of appeals. If no local board of appeals exists, the State Review Board shall hear appeals of any local fire code violation.

Reason Statement:

The Code Change Proposal is to clarify the requirements related to the timely filing of an appeal. The Virginia Construction Code requires appeals to be submitted within 30 days of the code official's decision and to be heard by the local appeals board within 30 days. The State Technical Review Board recently held a preliminary hearing to determine if an appeal was submitted in a timely manner. The appeal application fee was not paid until approximately 3 months after the filing of the written request to appeal; thereby delaying the appeal process. The current Code does not address any linkage between the appeal application and the payment of an appeal application fee. For consistency, the Code Change Proposal address the VCC, VRC, VMC and SFPC.

DHCD Staff Note: This code change proposal was initially submitted as part of proposal B119.5(1)-24. DHCD Staff split proposal B119.5(1)-24 into three separate proposals:

B119.5(1)-24: VCC portion of original proposal

FP112.1-24: SFPC portion of original proposal (this proposal)

PM107.5-24: VPMC portion of original proposal

Cost Impact: The code change proposal will not increase or decrease the cost
The code change provides an administrative clarification and does not impact cost.

FP112.5(1)-24

SFPC: 112.5

Proponents: DHCD staff on behalf of the State Building Code Technical Review Board (TRB); (sbco@dhcd.virginia.gov)

2021 Virginia Statewide Fire Prevention Code

Revise as follows:

112.5 Application for appeal. ~~The owner of a structure, the owner's agent or any other person involved in the maintenance of the structure, or activity, may appeal a decision of the fire official concerning the application of the SFPC or the fire official's refusal to grant modification under Section 106.5 to the provisions of the SFPC. Any person aggrieved by the local enforcing agency's application of the SFPC or the refusal to grant a modification to the provisions of the SFPC may appeal to the LBFPCA.~~ The appeal shall first lie to the *LBFPCA* and then to the State Review Board except that appeals concerning the application of the SFPC or refusal to grant modifications by the *State Fire Marshal* shall be made directly to the State Review Board. The appeal shall be submitted to the *LBFPCA* within 14 calendar days of the application of the SFPC. The application shall contain the name and address of the *owner* of the structure and the person appealing if not the *owner*. A copy of the written decision of the fire official shall be submitted along with the application for appeal and maintained as part of the record. The application shall be stamped or otherwise marked by the *LBFPCA* to indicate the date received. Failure to submit an application for appeal within the time limit established by this section shall constitute acceptance of the fire official's decision.

Exception: Any summons issued in accordance with 111.5 of this code are not eligible for appeal.

Note: In accordance with § 27-98 of the Code of Virginia, any local fire code may provide for an appeal to a local board of appeals. If no local board of appeals exists, the State Review Board shall hear appeals of any local fire code violation.

Reason Statement: This proposal was submitted by DHCD staff on behalf of the State Building Code Technical Review Board (TRB). The purpose of the proposal is to have the language in the SFPC align with the language for similar provisions in the VCC and VPMC. The addition of the exception is consistent with the NOV notice of appeal in Section 111.5.

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

FP307.2-24

SFPC: 307.2

Proponents: John Miller, representing Virginia Department of Forestry (john.miller@dof.virginia.gov)

2021 Virginia Statewide Fire Prevention Code

Revise as follows:

307.2 Permit required. A permit shall be obtained from the *fire code official* in accordance with Section 107.2 prior to kindling a fire for recognized silvicultural or range or wildlife management practices, prevention or control of disease or pests, or a bonfire. Application for such approval shall only be presented by and permits issued to the *owner* of the land upon which the fire is to be kindled.

Reason Statement:

Deletes the word "Silvicultural" from section 307.2 thereby removing the requirement to obtain a permit prior to kindling a fire for recognized silvicultural purposes. Silvicultural fires are already extensively regulated under Virginia Code of Law 10.1-1142, and the added permit requirement here creates an undue burden on practitioners.

Additionally, the Commonwealth of Virginia provides additional regulations and guidance around the use of silvicultural or prescribed burns being accomplished by Certified Prescribed Burn Managers, as defined under Virginia Code of Law 10.1-1150.1. Again, the 307.2 permitting requirements add an additional unnecessary administrative step to the very extensive silvicultural fire planning requirements expected of Virginia Certified Prescribed Burn Managers.

Finally, there is a concern that in lieu of a consistent statewide permitting process, Virginia localities left to enforce this permitting requirement on their own will create a wide diversity of requirements and expectations across the Commonwealth, creating their own special challenges for silvicultural practitioners working to meet these requirements on an annual basis. Removal of the word "silviculture" from the section 307.2 code will eliminate the related challenges, while keeping the essence of the 307.2 permitting requirements intact.

The Virginia Department of Forestry reports that there is an average of 410 prescribed silvicultural burns annually, totaling more than 18,500 acres.

Cost Impact: The code change proposal will decrease the cost

The proposed code change significantly reduces the staff time and costs associated with administering a permit process for silvicultural fires. The proposed code change also reduces the time and costs incurred by the practitioners of silvicultural burning who must work to meet the new permitting requirements.

FP501.5-24

SFPC: 501.5 (New)

Proponents: Andrew Milliken, representing Stafford County Fire Marshal's Office (amilliken@staffordcountyva.gov)

2021 Virginia Statewide Fire Prevention Code

Add new text as follows:

501.5 Approval. It shall be unlawful to occupy or operate any portion of a building, structure, or premises unless the installation of the fire service features required by this chapter have been approved by the fire code official.

Reason Statement: Currently, Chapter 5 of the Virginia Statewide Fire Prevention Code requires a number of Fire Service Features (such as fire department access, water supply, etc.) to be provided as part of a new building, structure or premises. Although the plans for such features are required to be approved by the Fire Code Official (VSFPC 501.3), the installation of these features is not specifically required to be inspected or approved by the Fire Code Official prior to use or occupancy. This proposal adds a new section to clarify that the Fire Code Official must also approve the installation of required Fire Service Features.

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

This code change proposal is to clarify that required Fire Service Features are to be approved by the Fire Code Official. There is no increase or decrease to the cost of construction or installation.

FP904.2.2.1-24

IFC: 904.2.2.1 (New)

Proponents: Lee Stoermer, representing Loudoun County Fire Rescue Fire Marshal Office (lee.stoermer@loudoun.gov)

2024 International Fire Code

Add new text as follows:

904.2.2.1 Approved plans commercial Type I hood. Commercial Type I hoods shall have a copy of the approved fire suppression plans from the AHJ and the approved plans shall be available at all times the commercial hood and/or cooking appliances located under the hood are in operation. Any deviation in the cook line/appliance location, under the hood, from the approved plans, or changes to the fire suppression system, may result in the suspension of cooking operations until the cook line and/or hood are restored to the approved configuration, or new plans are approved, and the system has been retested in accordance with the building code.

Reason Statement:

Justification

Restaurants and other commercial food preparation establishments often replace their cooking appliances or alter the cook line arrangement under the kitchen hood. It is imperative that the appliances remain in their approved locations, under their respective fire suppression nozzles, under the Type I hood. The Type I hood suppression systems are designed to protect specific appliances with specific nozzles, and there are requirements for nozzle angles or nozzle height over individual appliances. Altering appliance locations can easily render the fire suppression system ineffective. Having the approved plans immediately available at all times the cookline is in operation allows the fire inspector to determine if any changes were made that could adversely affect performance of the fire suppression system that creates a hazardous condition.

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

COst should neither increase or decrease for those locations with an approved kitchen hood suppression system plan. THis requirement simply makes it the customers resposnibility to maintain these records and have them availabel for review by the fire inspector when on site to collaborate the approved plan with the applicances and the hood system.

FP1208(1)-24

SFPC: 1208 (New), 1208.1 (New), 1208.2 (New), 1208.3 (New), 1208.4 (New), 1208.5 (New)

Proponents: Andrew Milliken, representing Stafford County Fire Marshal's Office (amilliken@staffordcountyva.gov)

2021 Virginia Statewide Fire Prevention Code

Add new text as follows:

1208 **Electric Vehicle Charging Systems**

1208.1 General. Where provided, electric vehicle charging systems shall be in accordance with this section.

Exception: Sections 1208.3 through 1208.5 shall not apply to electric vehicle charging systems located at one- and two-family dwellings.

1208.2 Operations and Maintenance. Where provided, electric vehicle charging systems shall be operated and maintained in accordance with the applicable building code, the listing and the manufacturer instructions.

1208.3 Emergency Disconnects and Shutoffs. Where provided, electric vehicle charging system electrical power disconnects, emergency disconnects and shutoffs shall be maintained in accordance with the applicable building code, the listing and the manufacturer instructions. Where electrical power disconnects, emergency disconnects or shutoffs are not provided and labeled at the electric vehicle charging system equipment, an approved sign or label shall be provided and maintained at the equipment to indicate the location of the electrical power disconnect for the electric vehicle charging system.

1208.4 Impact Protection. Where subject to motor vehicle impact or other physical damage, electric vehicle charging system equipment protection shall be provided and maintained in accordance with the applicable building code and section 312.

1208.5 Emergency Procedures. Emergency procedures shall be provided and maintained on an approved sign at an approved and conspicuous location at the charging station(s). The sign shall read:

IN CASE OF FIRE:

1. IF POSSIBLE, SHUT OFF AND UNPLUG THE VEHICLE

2. USE THE EV CHARGER EMERGENCY DISCONNECT

3. REPORT THE INCIDENT TO THE FIRE DEPARTMENT

FIRE DEPARTMENT PHONE NUMBER: _____

FACILITY ADDRESS: _____

Reason Statement:

This proposal builds on the consensus proposal FP1208 which provides operations and maintenance requirements for electric vehicle charging stations. Most of the sections in this proposal mirror the sections in FP1208 but this proposal is intended to provide additional clarifications and electrical power disconnect information. Section 1208.1 includes an exception to make it abundantly clear that the majority of this section does not apply to one- and two-family dwellings. Section 1208.2 adds language to ensure that requirements from the product listing or manufacturer's instructions are required to be followed. Section 1208.3 specifically addresses maintaining and identifying the location of the electrical power disconnect, emergency disconnect and any emergency shutoff when provided for this equipment. Section 1208.4 ensures that vehicle impact protection is consistent with the applicable building code and SFPC section 312. Finally, section 1208.5 provides revised wording to provide clear and consistent terminology. All of these requirements are needed to help address emerging fire safety concerns as identified in a recent Fire Protection Research Foundation reports.

<https://www.nfpa.org/news-blogs-and-articles/blogs/2024/07/12/parking-garages-and-evs>

Although the frequency of electric vehicle fires has not been shown to be significantly different than other vehicle fires, the impact of these fires to the fire service and ultimately the community is exponentially different. For example, where the water required to extinguish a traditional internal combustion engine vehicle fire is approximately 500 gallons typically from a single fire apparatus and concluded in about 30 minutes, the water needed for an electric vehicle fire is measured in thousands of gallons involving multiple apparatus for at least 60-90 minutes and often much more. If you haven't experienced a typical electric vehicle fire, the following video provides an excellent perspective on these types of incidents.

<https://youtu.be/J0gRFIbsx1E>

As the installation and use of electric vehicle charging stations continues to grow throughout Virginia, it is critical that fire safety concerns, particularly regarding identifying the location of the electrical power disconnect, be adequately addressed at the lowest possible cost.

Cost Impact: The code change proposal will increase the cost

Although minimal, this proposal does add a requirement for labeling/signage of the electrical power disconnects at electric vehicle charging stations as well as a sign for emergency procedures. The vehicle impact protection referenced, is a long-standing requirement of the National Electric Code so that is not an increased cost for this proposal. Also, except for the labeling/signage for the electrical power disconnects, all other requirements within this proposal are already consensus changes in proposal FP1208.

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

FP6112-24

SFPC: 6112 (New), 6112.1 (New), 6112.2 (New), 6112.3 (New), 6112.4 (New), 6112.4.1 (New), 6112.5 (New), 6112.6 (New), 6112.6.1 (New), 6112.6.2 (New), 6112.7 (New), 6112.7.1 (New), 6112.8 (New), 6112.9 (New), 6112.10 (New), 6112.10.1 (New), 6112.10.2 (New), 6112.11 (New), 6112.12 (New)

Proponents: Lee Stoermer, representing Loudoun County Fire Rescue Fire Marshal Office (lee.stoermer@loudoun.gov)

2021 Virginia Statewide Fire Prevention Code

Add new text as follows:

6112 **LP Gas Vendor Requirements**

6112.1 General. LP Gas marketers shall comply with sections 6112.1 through 6112.12

6112.2 Definition.

Uncontrolled Leak: An uncontrolled leak shall be defined as one that cannot be controlled with the closing of a valve that immediately stops the flow of product.

6112.3 Emergency Notifications - LP Gas Marketer: Upon notification by a customer of a known or suspected gas leak, the LP Gas Marketer shall:

1. Instruct the customer to shut off propane container valve if safe to do so.
2. Instruct the customer to exit the home and move to a safe location outside or to a neighbor's home.
3. Instruct the customer to call 9-1-1 from a safe area for assistance.
4. Dispatch an appropriately qualified individual to provide skilled support to emergency services on site, as needed.

6112.4 LP Gas Marketer Onsite Responsibilities: Upon arrival at the site of a leak, LP Gas Marketer Representative shall:

1. Meet with the incident commander and await assignment.
2. If emergency services were not notified determine if propane supply was shut off as instructed.
3. Perform an incident size up to determine if the reported leak has continued to create hazardous conditions.
4. If a leak has continued since initial notification of the marketer by the customer was not resolved by the closure of a valve on the tank or in the piping system, or an unsafe condition is identified while on site that could be immediately hazardous to life and health; call 9-1-1 for emergency services.

6112.4.1 Unsafe conditions. Unsafe conditions shall include suspicion of a flammable environment caused by the fuel gas, suspicion of concentrations of carbon monoxide or decreased levels of oxygen. Suspected leaks shall be determined by use of metering devices. *At no time shall a person's olfactory (sense of smell) be used as the measurement of a leak.*

6112.5 Notification of flaring operations. Any flaring operations that are being conducted at a location other than the LP-gas marketer's facility, shall require notification of the fire department for emergency operations, or when a non-emergent situation be approved by the Fire Code Official prior to the flaring operation.

6112.6 Customer Records. Individual records for each customer shall be maintained by the LP-gas marketer for the life of the customer's relationship plus 24 months. Records shall include records of actions taken upon report of odors or leaks communicated to the LP Gas marketer.

6112.6.1 Records Information Minimums. Records shall include at a minimum the date, time, customer's name, address of suspected leak, and the findings or resolution.

6112.6.2 Records accessibility. Records shall be made available for review upon request by the Fire Official. Records of maintenance and repairs shall be transferred to other marketers or service personnel when requested, including cathodic protection testing records.

6112.7 Notification for Unsafe Customer Owned Containers. Immediately of becoming aware of a customer owned LPG container that is no longer deemed suitable for continued service, the LP Gas marketer shall notify the Fire Official in writing if the customer refuses to remove the container from service.

6112.7.1 Notification Requirements of Unsafe Containers. Written notification shall include, at a minimum, the physical location (address) of the LPG container, type of LPG container (aboveground, underground, or mounded), size (gallorage) of LPG container, description of problem, and current volume (%) reading at time of suitability determination.

6112.8 LP-Gas Operational Status Verification. Where damage is noted to a container and/or appurtenances during inspection, further operations shall be stopped until operational status is confirmed and repairs completed. Emergency conditions (odor or leak) shall be reported using notifications as listed in 6112.3 and 6112.4, and documented as per 6112.6.

6112.9 Identification of Out-of-Service LP-Gas Containers. LP-gas containers that are deemed no longer suitable for continued service shall be clearly identified at the fill connection(s) by using out-of-service tags and/or a lock out/tag out system with hazard/danger tag; a copy of the out of-service tag shall be provided to the customer, and a copy of the out-of-service tag shall be maintained in accordance with section 6112.6. Containers deemed unsafe shall be reported in accordance with section 6112.7.

6112.10 Returning an LP-gas Container to service. All repairs shall be completed as per the applicable Code. All actions taken shall be documented and maintained in accordance with sections 6112.6 through 6112.6.2.

6112.10.1 Returning Containers to Service Documentation. When returning a container previously deemed no longer suitable for service to normal operation, actions taken shall be documented and maintained in accordance with sections 6112.6 through 6112.6.2.

6112.10.2 Returning Containers to Service Action. After returning to service, "Out of Service" tags shall be removed from the LP-gas container. Actions taken shall be documented and maintained in accordance with 6112.6 through 6112.6.2.

6112.11 Container pressure and leak testing. Following any empty LP-gas condition, no more than 5% of the tank's volume shall be filled until required leak and pressure testing is completed, per NFPA 58. Actions taken shall be documented and maintained in accordance with 6112.6 through 6112.6.2.

6112.12 LP-Gas Marketer Identification Labels. LP-Gas Marketer information shall be attached to the container, on the dome assembly or other conspicuous location. This information shall contain, at minimum, the marketer's name and a 24-hour emergency contact number. Identification labels shall be readily visible.

Reason Statement:

Reason statement:

2024 Virginia Statewide Fire Prevention Code

On February 16th, 2024, in Loudoun County, Virginia, an explosion occurred as the result of a leak from a 500-gallon underground Liquefied Petroleum Gas (LPG) storage tank. This explosion injured ten (10) first responders and resulted in the death of Firefighter Trevor Brown, from the Sterling Volunteer Fire Company (SVFC).

During the investigation it was identified that an LPG provider (retailer, vendor, distributor, maintenance/service provider, etc.) could become complacent with their knowledge of Fire Code requirements, to include tracking inspection, maintenance, and repair records, testing documents, and appropriately identifying an out-of-service or impaired LPG system

An independent, multijurisdictional committee completed an after-action report of this incident to identify respective education, training, and response recommendations to reduce the risk of similar types of events occurring in the future. A separate Fire Prevention Code Investigation was conducted that identified perceived gaps in existing Fire Codes, which should also be addressed to reduce associated risk to members of the community, members of the LPG industry, and first responders.

The new fire code sections presented here highlight issues identified during those investigations and are intended to reduce risk, strengthen requirements, and provide additional enforcement tools to support overall safety. While most LPG providers are already following these procedures, failure to consistently follow Fire Code requirements could result in another catastrophic explosion, injuries, or death.

These additions support a culture of safety and transparency which requires LPG providers to maintain appropriate service records and provide accurate information and documentation to customers; these actions allow access to vital information that can be shared with first responders in an emergency, and to the Fire Code Official when needed. While additional documentation may be required, respective effort and personnel costs associated with time or labor should be minimal. LPG providers should already be routinely utilizing leak detection equipment, so no additional costs should be expected; the multi-gas atmospheric monitoring requirements can be fulfilled by requesting assistance from fire and rescue resources if an LPG provider does not have access to multi-gas atmospheric monitoring equipment.

In closing, these recommendations support the promise that was made to the family of Firefighter Trevor Brown (SVFC) to identify why the explosion occurred, and to take the steps necessary to help reduce the likelihood of similar events from occurring in the future so that his loss was not in vain.

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

Costs associated with these code section changes should be minimal, if any, as these are items that vendors should already be performing if currently properly following NFPA 58 standards, as well as contacting emergency services for atmospheric monitoring if required during an emergency or uncontrolled leak situation.

Attached Files

- **Silver Ridge afteraction report doc link.pdf**
<https://va.cdpass.com/proposal/1365/1953/files/download/937/>
- **LP Gas SFPC 2024 changes.pdf**
<https://va.cdpass.com/proposal/1365/1953/files/download/934/>



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January 14, 2025

For Immediate Release:

Significant Incident Report on February 2024 Silver Ridge Explosion Released

The Loudoun County Combined Fire and Rescue System's (LC-CFRS) Significant Incident Report (SIR) is complete for the 2024 explosion in Sterling that resulted in the line of duty death of Firefighter Trevor Brown and injured thirteen others.

On February 16, 2024, LC-CFRS units were operating on the scene of a gas leak at 347 Silver Ridge Drive where their investigation identified an underground propane tank in the rear of the structure that was leaking. Firefighters immediately upgraded the call, requesting a Hazardous Materials Team, and evacuated the residents from the home. Shortly thereafter, a catastrophic explosion occurred, leveling the home and trapping several firefighters in the burning debris. Two firefighters had to be rescued by Rapid Intervention Teams after they were unable to escape. Tragically, ten first responders were significantly injured, two civilians received minor injuries, and Firefighter Trevor Brown lost his life.

Immediately following the incident, System Chief Keith Johnson established a Significant Incident Team (SIT) led by Chief Thomas Coe of Frederick County, Maryland, Division of Fire and Rescue Services, and consisting of fourteen internal and external stakeholders and subject matter experts. The objective of the SIT was to gather and assess all available information regarding the incident, identifying both strengths and weaknesses in adherence to local and regional operational protocols. The Significant Incident Report (SIR) developed by the SIT contains a comprehensive review and analysis of factors, actions, and other items surrounding this incident and recommendations aimed at enhancing future response efforts in a safe and efficient manner.

The following concepts highlight the challenges faced by first responders in this rapidly evolving incident and the factors that contributed to the sequence of events that occurred:

- **Risk Assessment:** Key indicators were not fully understood during the initial and on-going size-ups, which compromised the safety of on-scene personnel.
- **Event Escalation:** The incident escalated from a routine outside gas leak call to a catastrophic explosion, catching responders off guard.
- **Communication Challenges:** There were delays in relaying critical information and confusion regarding mayday calls, which impacted the effectiveness of response efforts.
- **Resource Allocation:** There were issues with resource allocation and coordination, particularly ensuring an adequate water supply and managing the rescue operation of trapped personnel.



- **Command Structure:** The Command structure faced challenges in managing the complex and rapidly evolving situation, leading to difficulties in coordinating rescue efforts, patient treatment/transport, and ensuring scene accountability.

The SIT also determined key factors that favorably impacted incident outcomes. These findings include:

- **Training:** LC-CFRS requires firefighter mayday training as part of the Firefighter I and II curriculum that contributed to positive outcomes for the first responders trapped in the explosion. Prior to the incident, telecommunicators from the Loudoun County Fire and Rescue Emergency Communications Center (LCFR-ECC) participated in mayday training that helped prepare them for the intricacies of firefighter rescue operations.
- **LCFR-ECC Management and Coordination:** The LCFR-ECC staff worked diligently to manage and track radio communications throughout the incident and ensured the Incident Commander was provided with the information in a timely manner.
- **Technical Rescue Expertise:** Two technical rescue units, one from Loudoun County's Kincora Station and the other from Fairfax County's North Point Station, arrived quickly and used their extensive training to rapidly develop a victim removal plan and executed that plan in a coordinated effort.
- **Behavioral Health Response:** The emotional and mental well-being of LC-CFRS members was a high priority during and after the Silver Ridge Drive Incident. As responders were released from the scene, they were directed to a central location where peer support team members, clinicians, and canines were available for support. The LC-CFRS Behavioral Health Team remains engaged and ready to assist our personnel.

In summary, the completed SIR underscores the need for continuous improvement in emergency response protocols, training, and communication strategies to mitigate risks and enhance the safety of responders in high-pressure situations. By implementing the recommendations outlined in this report, LC-CFRS members can better prepare for, and respond to, similar incidents in the future, ultimately saving lives and safeguarding communities. In the coming months, LC-CFRS leadership will work to identify resources and opportunities utilizing recommendations from this report to develop additional training and establish priorities and focus areas for further improvements.

A criminal case remains open after charges were filed against an employee of the gas company that filled the propane tank belonging to the residents of 347 Silver Ridge Drive. On Monday, October 21, 2024, findings from the Loudoun County Fire and Rescue Fire Marshal's Office (LCFR-FMO) investigation were presented to a Loudoun County Circuit Court Grand Jury, resulting in the indictment of Roger Bentley, a former employee of Southern States Cooperative, Inc. – Leesburg – Fairfax Petroleum Service's (Southern States) on various charges related to the incident. The Loudoun County Commonwealth Attorney's Office continues working with LCFR-FMO as they prepare for the upcoming criminal trial. All previously issued press releases regarding the Silver Ridge Drive incident can be found on the [official LCFR website](#).

The completed SIR and Recommendations Matrix are available on the [Significant Incident Reviews page](#) of our website, along with a link to the previously issued press releases regarding the Silver Ridge Drive incident.

###

SECTION 6112

LP-Gas Vendor Requirements

6112.1 Emergency Notifications Required.

Any report of an uncontrolled leak or undetermined source of an LPG odor that is reported directly to an LP-gas vendor shall be reported to immediately the local fire department or 911.

6112.1.1 Emergency Notifications Required

All reports of an odor or leak shall be documented and maintained within the customer's record, and shall be available for review by the Fire Official upon request. This record should include at a minimum the date, time, caller's name, address of suspected leak, phone number, and a description of the problem/complaint along with resolution. Records shall be maintained for the life of the LP-gas container.

6112.2 Notification of flaring operations.

Any flaring operations that are being conducted at a location other than at the LP-gas vendor's facility, shall be approved by the Fire Code Official prior to the flaring operation.

6112.3 Customer Records.

Individual records for each customer shall be maintained by the LP-gas vendor for the life of the customer's LP-gas container of any fixed site LPG tank. If a customer transfers LP-gas service to another vendor, customer records shall be transferred upon request to the new LP-gas vendor. This shall apply to all ASME aboveground LP-gas storage containers and ASME underground or mounded LP-gas storage containers. Records shall be maintained as hard copy or electronically. Records shall be available for review by the Fire Official upon request. **Customer files shall, at a minimum, include container data plate information, installation date, inspection records, maintenance records, testing records, and transfer history.

6112.4 Notification for Impaired or Out-of-Service LP-gas Containers.

Within 7 days of becoming aware of an impaired or out-of-service LPG container, the LPG Company shall notify the Fire Official in writing or through IROL if available in that jurisdiction. Information shall include physical location (address) of the LPG container, type of LPG container (aboveground, underground, or mounded), size (gallage) of LPG container, description of problem, testing records, and current volume (%) reading at time of discovery.

6112.4.1 LP-Gas Operational Status Verification

Where damage is noted to a container and/or appurtenances during inspection, further operations shall be stopped until operational status is confirmed. Emergency conditions (odor or leak) shall be reported using notifications as listed in 6112.1.

6112.4.2 Identification of Out-of-Service LP-Gas Containers

LP-gas containers that are impaired or out-of-service shall be clearly identified at the fill connection(s) by using out-of-service tags and/or a lock out/tag out system with hazard/danger tag; a copy of the out-of-service tag shall be provided to the customer, and a copy of the out-of-service tag shall be placed in the customer's file.

6112.4.3 Returning an LP-gas Container to service

Any repairs shall be completed as per the applicable Building Code. When returning an out-of-service container to normal operation, the operational status shall be approved by no less than two (2) qualified personnel that agree the service is completed properly. Out of Service tags shall be removed from the LP-gas container and all repair/maintenance performed shall be documented and provided to the customer; documentation shall be completed within the customer's file after the LP-gas container is returned to normal operational status. Copies of these documents shall be forwarded to the Fire Official.

6112.5 Cathodic Testing.

Cathodic testing shall follow NFPA 58 Liquefied Petroleum Gas Code. Records of cathodic protection testing shall be maintained by the LP-gas vendor and be available for review by the Fire Official upon request.

6112.6 Atmospheric Monitoring Requirements.

Anytime an LP gas vendor is investigating a gas odor or gas leak emergency involving an underground LP-gas container or an aboveground LP-gas container, atmospheric monitoring (metering) devices shall be utilized to ensure a safe working environment and for identifying a safe area for workers, emergency service personnel, and the community.

6112.6.1 Atmospheric Monitoring

Combustible gas instruments ("CGI's") may be used to help pinpoint the source of a leak, however, an atmospheric monitoring device capable of identifying the following shall also be utilized: Oxygen (%), Hydrogen Sulfide (PPM), Carbon Monoxide (PPM), and Lower Explosive Limit (LEL) of LPG (%).

6112.7 Container pressure and leak testing.

Following any empty LP-gas condition, no more than 5% of the tank's volume shall be filled until required leak and pressure testing is complete, per NFPA 58.

6112.8 LP-gas vendor identification labels.

LP-gas vendor information shall be attached to the container, on the dome assembly or other conspicuous location. This information shall contain the vendor's name and a 24-hour emergency contact number. Identification labels shall be readily visible.