



**VIRGINIA DEPARTMENT OF HOUSING  
AND COMMUNITY DEVELOPMENT**

Partners for Better Communities<sup>1</sup>

# **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](https://codes.iccsafe.org/codes/Virginia)

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



# [va.cdpassess.com](http://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](mailto:sbco@dhcd.virginia.gov)

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

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

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## LINKS

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[Code Development Process Flowchart](#)

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[2024 Code Development Cycle Documents](#)

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[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: <a href="#">Agenda</a>   <a href="#">Summary</a>   <a href="#">Documents</a>
SFPC SUB-WORKGROUP	ENERGY SUB-WORKGROUP
MEMOS <a href="#">NOIRA Stakeholder Memo</a> <a href="#">Code Development Cycle Stakeholder Memo</a> - April 1, 2025 <a href="#">Code Development Cycle Stakeholder Memo</a> - June 10, 2025	BASE DOCUMENTS <a href="#">2024 IBSR Base Document</a> <a href="#">2024 SFPC Base Document</a> <a href="#">2024 VEBC Base Document</a> <a href="#">2024 VPMC Base Document</a> <a href="#">2024 VCC Base Document</a>
GENERAL INFORMATION	

- All meetings are open to attendance and participation by anyone
- Review and discuss all submitted code change proposals, including all proposals and recommendations from Study Groups and Sub-Workgroups
- A workgroup recommendation is determined for each proposal and the recommendation is provided to the Board of Housing and Community Development
- Workgroup recommendations are classified as follows:

**Consensus for Approval:** No workgroup participant expressed opposition to the proposal

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

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

- Study specific topics that require additional review and discussion
- Identify areas of consensus and disagreement
- Determine if code change proposals or other solutions are appropriate
- May review proposals, provide analysis, make recommendations, and/or develop code change proposals
- All code change proposals and any recommendations on code change proposals are reviewed by the General Workgroups and assigned a Workgroup recommendation prior to BHCD consideration

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



## **2024 Code Development Cycle Study Groups:**

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

## **2024 Code Development Cycle Sub-workgroups:**

- Energy
- Statewide Fire Prevention Code



## Division of Building and Fire Regulations

State Building Codes Office

[codedevelopment@dhcd.virginia.gov](mailto:codedevelopment@dhcd.virginia.gov)

804-371-7150



**cdp**VA

# B1006.3.4-21

IBC®: 1006.3.4

Proponents:

## 2021 International Building Code

Revise as follows:

**1006.3.4 Single exits.** A single *exit* or access to a single *exit* shall be permitted from any *story* or occupied roof where one of the following conditions exists:

1. The *occupant load*, number of *dwelling units* and exit access travel distance do not exceed the values in Table 1006.3.4(1) or 1006.3.4(2).
2. Rooms, areas and spaces complying with Section 1006.2.1 with *exits* that discharge directly to the exterior at the *level of exit discharge*, are permitted to have one *exit* or access to a single *exit*.
3. Parking garages where vehicles are mechanically parked shall be permitted to have one *exit* or access to a single *exit*.
4. Group R-3 and R-4 occupancies shall be permitted to have one *exit* or access to a single *exit*.
5. Individual single-story or multistory *dwelling units* shall be permitted to have a single *exit* or access to a single *exit* from the *dwelling unit* provided that both of the following criteria are met:
  - 5.1. The *dwelling unit* complies with Section 1006.2.1 as a space with one *means of egress*.
  - 5.2. Either the exit from the *dwelling unit* discharges directly to the exterior at the *level of exit discharge*, or the *exit access* outside the *dwelling unit's* entrance door provides access to not less than two *approved* independent *exits*.

6. Not more than 5 stories of Group R-2 occupancy are permitted to be served by a single exit under the following conditions:
- 6.1. The building shall be of not less than one hour fire-resistive construction and shall also be equipped throughout with an automatic sprinkler system in accordance with subsection 903.3.1.1. Residential-type sprinklers shall be used in all habitable spaces in each dwelling unit.
  - 6.2. An exterior stairway or interior exit stairway shall be provided. The interior exit stairway, including any related exit passageway, shall be pressurized in accordance with subsection 909.20. Doors in the stairway shall swing into the interior exit stairway regardless of the occupant load served, provided that doors from the interior exit stairway to the building exterior are permitted to swing in the direction of exit travel.
  - 6.3. A corridor shall separate each dwelling unit entry/exit door from the door to an interior exit stairway, including any related exit passageway, on each floor. Dwelling unit doors shall not open directly into an interior exit stairway. Dwelling unit doors are permitted to open directly into an exterior stairway.
  - 6.4. There shall be no more than 20 feet (6096 mm) of travel to the exit stairway from the entry/exit door of any dwelling unit.
  - 6.5. Travel distance measured in accordance with section 1017 shall not exceed 125 feet (38100 mm).
  - 6.6. Elevators shall be pressurized in accordance with section 909.21 or shall open into elevator lobbies that comply with section 713.14. Where approved by the building official, natural ventilation is permitted to be substituted for pressurization where the ventilation would prevent the accumulation of smoke and gases.
  - 6.7. Other occupancies are permitted in the same building provided they comply with all the requirements of this code. Other occupancies shall not communicate with the Group R occupancy portion of the building or with the single-exit stairway. Exception: parking garages and occupied roofs accessory to the Group R occupancy are permitted to communicate with the exit stairway.
  - 6.8. The exit serving the Group R occupancy shall not discharge through any other occupancy, including an accessory parking garage.
  - 6.9. There shall be no openings within 10 feet (3048 mm) of unprotected openings into the stairway other than required exit doors having a one-hour fire-resistance rating.

**Reason Statement:**

Experience in Seattle and New York City has shown that this kind of development with a limited floorplan can be allowed safely, as well as in other countries. This allows more compact missing middle residential development that was historically common in Virginia but has not been permitted for many years. Reviewers note that there is still a need for reliable aerial access, sprinklers, and alarms.

For more on this see the attached articles "The Single-Staircase Radicals Have a Good Point" by writer Henry Grabar in Slate posted here <https://slate.com/business/2021/12/staircases-floor-plan-twitter-housing-apartments.html> and "The Case for More Single Stair Buildings in the US" by architect Michael Eliason in Treehugger posted here <https://www.treehugger.com/single-stair-buildings-united-states-5197036>

**Cost Impact:** The code change proposal will decrease the cost

Reducing the number of staircases required for smaller missing middle residential structures will reduce cost per square foot and make more sites and configurations feasible.

**Attached Files**

- **The Single-Staircase Radicals Have a Good Point Grabar.pdf**  
<https://va.cdpaccess.com/proposal/944/1676/files/download/525/>

- **singlestaireliason.pdf**

<https://va.cdpassess.com/proposal/944/1676/files/download/521/>



## **NFPA Single-Stair-Symposium-Report**

The NFPA Single-Stair-Symposium-Report is available for free download here:

<https://www.nfpa.org/forms/single-exit-stair-symposium-report>