

Interpretations

Of

The

1978 USBC



Interpretation 1/78

Issued January 12, 1978
Section 118.7, BOCA Basic Building Code/1978 Edition

- Q. Does Section 118.7 of the 1970 BOCA Basic Building Code apply to local jurisdictions for permits issued in 1973 and 1974 which have established their own permits fee procedures?
- A. 36-105 Code of Virginia empowers the local governing body to levy fees to defray the cost of enforcement of the Virginia Uniform Statewide Building Code. 36-118 Code of Virginia empowers the State Building Code Technical Review Board to interpret the provisions of the Building Code. The State Board of Housing did not adopt Section 118.0 through 118.8 of the BOCA Code and therefore, it is the decision of this Board that they are without jurisdiction on this request.

Interpretation 2/78

Issued April 7, 1978
Section 440-14, National Electrical Code/1975 and 1978 Edition

- Q. Could the disconnect switch for a central air conditioning unit be located inside a dwelling if the disconnect is visible from the outside through a glass door or window?
- A. No. Even though the disconnect switch for a central air conditioning unit may be "visible from the outside through a glass door or window," it is our opinion, it still could not be considered "readily accessible"--a definite part of the requirement in Section 440-14, National Electrical Code, both 1975 and 1978 editions. Pertinent to this whole matter, is the definition of "readily accessible" in Article 100 of the aforementioned codes.

Interpretation 3/78

Issued October 6, 1978
Section 116.0, BOCA Basic Building Code/1978 Edition

- Q. Where single family dwellings are to be moved often in two or more sections, can the local building official approve such construction if in his judgement the approval would not be detrimental to the public safety or health?
- A. Yes. Such houses may be moved in whole or in part, provided when reconstructed at the new location they are made to comply with the provisions of the Virginia Uniform Statewide Building Code and of course local zoning.

Interpretation 4/78

Issued November 21, 1986
Article 336-3, National Electrical Code/1978 Edition

Q. Does Article 336-3 "Uses Permitted or Not Permitted" say that the Type NM and Type NMC cables shall not be used in any dwellings or structures that exceed three floors?

A. Yes.

Interpretation 5/78

Issued February 23, 1979
Table E-1, BOCA Basic Plumbing Code/1978 Edition

Q. Is the use of plastic pipe, polyethylene (PE), for water service SDR-PR pipe (grade PE-3406) limited by the Code to PE grade 3406, or can other grades such as PE 2306 manufactured in accordance with ASTM D2239 Standard, be used for water service?

A. Yes.

Interpretation 6/78

Issued February 23, 1979
Section 428.8.2, BOCA Basic Building Code/1978 Edition

Q. Is there an alternative to the requirements of Section 428.8.2?

A. No. There is no alternative to Section 428.8.2. Adequate protection must be provided to prevent small children from falling into swimming pools. However, second paragraph of the Section provides for alternate methods.

Interpretation 7/78

Issued February 23, 1979
Section 904.2, Tables 904, 920, BOCA Basic Building Code/1978 Edition

Q. Is pegboard considered a fixturing device within a mercantile or similar occupancy rather than a wall finish material? The pegboard is secured to furring strips which are in turn secured to masonry or sheetrock walls. I have considered the pegboard material a fixturing device to secure the merchandise racks, and as such is not required to meet the 200 flame spread rating of Section 904.2 and Table 904.

A. No. The pegboard must be considered as a wall finish and the flame spread requirements of Section 904.2 and Table 904 apply.

The pegboard described constitutes a wall surface and would affect the spread of fire within the room, depending on its resistance to flame spread.

Interpretation 8/78

Issued February 23, 1979
Section P-405.1.3, BOCA Basic Plumbing Code/1978 Edition

- Q. Is Revere Bronzite WT Tube an acceptable material to be used for water distribution?
- A. Yes. While it is not the policy of the Board to endorse a specific manufacturer's product, the Board finds that this class of product is an acceptable material when installed in compliance with the applicable provisions of the Uniform Statewide Building Code.

Interpretation 9/78

Issued March 30, 1979
Section M-300.6, BOCA Basic Mechanical Code/1978 Edition
Section 725-2, National Electrical Code/1978 Edition

- Q. Can FR Poly Dekoran 1219 be used in return air plenums?
- A. Yes. The use of polyethylene tubing for pneumatic control purposes may be installed in locations (i.e., plenums) similar to those allowed under the 1978 National Electrical Code; NFPA-70, Article 725 - Class 1, 2 and 3 - Remote-Control, Signaling and Power-Limited Circuits. Article 725-2 (b), Exception, will give the specifics of this application. The polyethylene tubing shall meet material designation 1219 FR in accordance with UL listing under UL94-V-2.

Interpretation 10/78

Issued April 27, 1979
Section P-801.0, BOCA Basic Plumbing Code/1978 Edition

- Q. Are gutters and downspouts required for one and two family dwellings under the BOCA Basic Plumbing Code, Article 8?
- A. No. Section 801.1 of the 1978 Basic Plumbing Code indicates that storm water from one and two family dwellings may discharge onto flat areas such as streets or onto lawns so long as the flow is away from the building. Sections P-803.2 and P-803.3 are to be utilized if gutters and downspouts are to be used.

Interpretation 11/78

Issued March 30, 1979
Section 612.5.2, BOCA Basic Building Code/1978 Edition

Q. Four doors installed at the main entrance as part of the required means of egress.

Doors 3 and 4 are completely free swinging tempered glass storefront construction. The only hardware provided are closers.

Doors 1 and 2 are each 1 pair of 3' x 7' wood paneled doors with no astragal. Although only one leaf of these doors is required for egress capacity, it is desired to have both leaves free swinging with NO LATCHING DEVICES. The hardware provided is as follows:

1. NO LATCHING DEVICES.
2. Push, pull, and closers each leaf.
3. Left leaf provided with cylinder lock outside and thumb turn inside for locking (for building security).
4. Right leaf provided with a head and floor bolt to secure when locking.
5. In addition to the above hardware, a sign has been posted on the left leaf stating "THIS DOOR TO REMAIN UNLOCKED DURING OCCUPANCY."

Q. Would the installation as described meet the intent of Section 612.5.2?

A. Yes. The installation described meets the requirements of Section 612.5.2 of the 1978 BOCA Basic Building Code. Since the left door is the only one required for egress, it alone must meet the requirements of Sections 612.5.1 and 612.5.2. The left door has no latching devices, therefore panic hardware is not required. The exterior cylinder lock with interior thumb turn is permitted by Section 612.5.1.

Interpretation 12/78

Issued April 27, 1979
Section P-1606.4.8, BOCA Basic Plumbing Code/1978 Edition

Q. Does the installation of a conventional water heater equipped with the wrapping as described comply with the intent of Section P-1606.4.8?

A. Yes. Supplementary insulation should not be applied that will blanket access covers located over controls or over house wiring connection boxes and covers on these connection boxes.

Interpretation 13/78

Issued March 30, 1979

Section 119.1, BOCA Basic Building Code/1978 Edition

- Q. Is a contractor, who applies and signs the application for a building permit, fails to call for the final inspection and obtain the certificate of use and occupancy as required by Section 119.1, responsible for the structure until such inspection is made and certificate of occupancy is issued?
- A. Yes. Since the contractor applied for and obtained a permit, signed for it and was in control of the work, he is also responsible for complying with the provisions of the Building Code. Section 121.1 of the Code states that it is unlawful for any person to occupy and building in violation of any provisions of the Code. Depending on the circumstances, the person who occupied the building may also be in violation of Section 119.1.

Interpretation 14/78

Issued July 25, 1980

Sections P-1604.1.6, P-1604.1.9, P-1604.1.11, P-1606.4.5, BOCA
Basic Plumbing Code/1978 Edition

- Q. (1) Would a valve be required on a hot water heater in a single family dwelling?
- Q. (2) If so, would this valve be required to have an 85% opening?
- A. (1) Yes. Section 1604.1.9 requires a valve on each hot water heater.
- A. (2) Yes. Section 1604.1.11 refers.

Interpretation 15/78

Issued November 30, 1979

Table 214, Section 909.1.2, BOCA Basic Building Code/1978 Edition

- Q. In Type 4B Residential Townhouse (R-3) construction, when the party wall constitutes an interior lot line rather than a lease line, is the fire separation rating of the party wall greater (2 hr.) than the 1 hr. rating required by Section 909.1.2?
- A. The required fire-resistive rating is 2 hours. As defined in Section 201.3 of the Building Code a party wall is a fire wall on an interior lot line, used for joint service between two buildings.

Table 214 - Fireresistance Ratings of Structural Elements (In Hours) requires that for type 4B construction fire walls and party walls must have a 2-hour fireresistive rating.

Interpretation 16/78

Issued November 30, 1979
Sections 209.0, 315.2, 909.1.2 and Table 902, BOCA Basic Building
Code/1978 Edition

A Group of 50 "Townhouses" or "Rowhouses" are to be constructed on a single land parcel; each individual dwelling is to be rented.

The dwellings are divided by fire separation walls meeting the fire grading for Class R-3 Use Group in Table 902 and Section 909.1.2 "Multiple, singled-family dwellings; side-by- side."

- Q. Are these dwellings properly classified as "R-3", as implied by Section 909.1.2, and within the broad definition as noted in Section 209.4; or, are they properly classified "R-2", multifamily dwellings?
- A. Section 909.1.2 defines such single family dwellings as Use Group R-3 and as such are not subject to the requirements of 315.2.

Interpretation 17/78

Issued April 25, 1980
Sections 112.5, 113.5, BOCA Basic Building Code/1978 Edition

- Q. Do the above-mentioned sections mean we must keep the plans on file even after the permit has been finalized?
- A. No. Section 108.7 only indicates that the building official shall keep record of applications received, permits and certificates issued, fees collected, reports of inspections, notices and orders issued in the official records as long as the building is in existence. Section 113.5 says that one (1) set of plans is to be retained by the building official but does not say how long he must keep them. The length of time they are kept must be determined by local regulations.

Interpretation 18/78

Issued October 12, 1979
Section 110.0, BOCA Basic Building Code, 1978 Edition

- Q. Do we have the right to go back on a job after a final inspection has been made if the owner finds a violation and can we then cite the builder with a violation notice?
- A. Yes. Section 110 requires the Building Official to make all necessary inspections during and after the construction of a building. Section 114.2 states that a permit is a license to proceed with the work and not authority to violate any Code provision. Section 114.3 states that all provisions of the permit must be complies with.

Section 121.1 states that it is unlawful for any person or firm to occupy or construct or alter any building in violation of any Code provision. It is the responsibility of the Building Official to enforce the provisions of the Building Code either before or after the building is complete.

Interpretation 19/78

Issued October 12, 1979

Section 203.4, BOCA Basic Building Code/1978 Edition

Q. A building is classified as "A-3"; occupancy permit issued for use as a restaurant. Would the classification change if the building was also used a night club or a disco?

A. Yes. A building would have to be reclassified as "A-2" Section 119 refers.

Interpretation 20/78

Issued October 12, 1979

Sections 1216.3.3, 1216.9, 1216.9.2, BOCA Basic Building Code/1978 Edition

Q. (1) Is the intent of Section 1216.3.3, in light of the other sections cited above, that smoke detectors required in individual guest rooms in occupancy Group R-1 (hotel, motel, lodging house, boarding house and dormitory) be of the single station type giving alarm in the individual guest, sleeping room or suite only; or must these detectors be connected to the closed circuit, supervised system and give alarm to the whole building as required in Sections 1216.9 and 1216.9.2?

Q. (2) Does 1216.3.3 still require single station detectors if the entire building is sprinklered under 1216.4?

A. (1) Yes. Section 1218.2 exempts automatic fire alarm devices protecting individual dwelling units from being connected to an approved central station, proprietary system or remote station system.

A. (2) Yes. The intent of the Code has been to require the single station detectors according to Section 1216.2.2 in all cases. This was recently clarified by action on Code Change B 300-79 which was approved as submitted. Section 1216.4 now specifically states that the single station detectors are still required when a building is fully sprinklered.

Interpretation 21/78

Issued July 25, 1980
Section 917.3, Table 917, BOCA Basic Building Code/1978 Edition

Use Group A-4, Type 2C Construction: "Exitway access" corridors have a one (1) hour rating. It is desired to have vision panels between the classrooms and the "exitway access" corridors.

- Q. (1) Are wired glass panels permitted to be used other than in the door?
- Q. (2) If so, what is the limiting number?
- Q. (3) Could the entire wall be made out of glass panels with a 3/4 hour rated walls. They are limited in size to 1296 square inches?
- A. (1) Yes. Section 917.3 allows wire glass panels in one (1) hour rated walls. They are limited in size to 1296 square inches in area as per Table 917.
- A. (2) The number is not limited. However, the aggregate width of such panels and doors may not exceed 25% of the length of the wall in which they are located (Section 909.2.1).
- A. (3) No. Table 214 requires the corridor walls to have a one (1) hour fire resistive rating. As noted above, wire glass may be used in Class "C" doors and panels, with total width limited to 25% of the wall length.

Interpretation 22/78

Issued October 12, 1979
Section 423.0, BOCA Basic Building Code/1978 Edition

- Q. (1) Does the Uniform Statewide Building Code take precedence over a local zoning ordinance regulating parking?
- Q. (2) Would the parking arrangements on the attached sheet meet the Building Code requirements?
- A. (1) No. The number, size and arrangement of parking spaces has traditionally been a zoning requirement. ^U36-97(7) Code of Virginia, provides the term "Building Regulations" does not apply to zoning ordinances. ^U36-98 Code of Virginia, provides that the Uniform Statewide Building Code shall supersede local building codes and building regulations. Zoning regulations are not included and therefore are not overruled by the Building Code.
- A. (2) Yes. The illustration showing a parking area between two stone walls meets the letter of the Code but not its intent. With cars parked in each space, it is not possible to park or unpark a large car with only 12 ft. of access lane to maneuver in. To meet performance requirements, the land should be 24 ft. wide or the parking space should be at 45 degrees to the stone wall.

Interpretation 23/78

Issued October 12, 1979

Section 1211.7, BOCA Basic Building Code/1978 Edition

Q. Does a 2-1/2 inch standpipe in a 3 and 4 story business building have to deliver a minimum flow of 500 gallons per minute with a residual pressure of 65 lbs. of pressure at the topmost outlet?

A. Yes. Section 1211.7 is clear on this point. The supply must be adequate to maintain 65 lbs. of pressure at the topmost outlet while delivering a flow of 500 gallons per minute.

Interpretation 24/78

Issued July 25, 1980

Section P-1403.1, BOCA Basic Plumbing Code/1978 Edition

Q. (1) Does this section mean that dual services of potable water shall be provided to the hospital property from the public water main?

Q. (2) Do alternate sources of water have to come from the public water main or can wells, permanent tank trucks be used?

Q. (3) What measures should the city take to reasonably insure that water level/pressure at the public main serving the hospital will not be interrupted?

A. (1) Yes.

A. (2) The Board concludes that this question is not within the purview to answer as these areas are not specifically addressed by the Uniform Statewide Building Code.

A. (3) Same as Answer #2.

Interpretation 25/78

Issued April 25, 1980

Section P-405.4, BOCA Basic Plumbing Code/1978 Edition

Q. Is the use of a saddle valve permitted under the requirements of Section P-405.4?

A. Yes. The projection of this device does not significantly retard or obstruct the flow into the main water pipe.

Interpretation 26/78

Issued October 12, 1979
Section 854.9, BOCA Basic Building Code/1978 Edition

Q. Is the aluminum apron, as shown on the attached drawing, required flashing according to Section 854.9?

A. No. Section 854.9 in both the 1975 and 1978 editions of the BOCA Basic Building Code applies to Flashing requirements of gutters only "under built-in gutters." Webster defines built-in as, "forming an integral part of a structure." The detail in question indicates a typical metal gutter, suspended from the building. It is not an "integral part of the structure"; therefore, the requirements of Section 854.9 do not apply.

Interpretation 27/78

Issued January 25, 1980
Section 336-3, National Electrical Code/1978 Edition

Q. Does Section 336-3, "Uses Permitted or Not Permitted," permit Type NM cable to be used in one and two family dwellings without restriction as to the number of floors?

A. Yes. The use of the word or instead of and separates the one and two family dwelling units and exempts them from the more stringent requirements without restrictions as to the number of floors.

Interpretation 28/78

Issued January 25, 1980
Sections 112.1 and 112.2, BOCA Basic Building Code/1978 Edition

Q. Under Section 112.2, if the applicant has posted a bond for the payment of fees (as allowed by the State Board of Housing and Community Development), can the building official prescribe that the form of application for a permit can be over the telephone so long as the building department personnel records the necessary information in writing thereby satisfying the requirements of Section 112.1?

A. Yes. State Statute allows local governing bodies to charge and collect fees in accordance with local ordinances.

The manner in which applications are received is a discretionary act on the part of the building official; therefore, applications received via telephone or mail, could be acceptable when so recorded.

Interpretation 29/78

Issued November 30, 1979

Table 305 (Note), Accumulative Supplement to the Uniform Statewide Building Code/1978 Edition

- Q. Does the note to Table 305, 1978 Accumulative Supplement to the Virginia Uniform Statewide Building Code, Page 30, apply to any of the Subgroups (R-1, R-2, R-3 and R-4) that are included under Use Group R, Residential Buildings, as defined in Section 209.0, 1978 BOCA Basic Building Code? If so, to which of the subgroups does the note apply?
- A. Yes. The note refers to Use Group R, Residential Buildings and all subgroups thereof because Table 305 applies to all buildings and no exception was indicated in the 1978 Amendment.

Interpretation 30/78

Issued April 25, 1980

Section 423.6, BOCA Basic Building Code/1978 Edition

- Q. Would this section apply to a cluster development of townhouses (condominium) with parking as shown on the attached? This parking lot is private property.
- A. Yes. The intent of Section 423.6 of the Basic Building Code is to provide for illumination of parking facilities on private property.

Interpretation 31/78

Issued April 25, 1980

Section 210-8, National Electrical Code/1978 Edition

- Q. Is ground fault protection required on outlets located in a farm storage building that has a dirt floor?
- A. Pursuant to Section 36-97(12) as cited in the 1978 Accumulative Supplement to the Uniform Statewide Building Code, and a supplemental ruling by the Attorney General's Office, the Board concludes that the structure indicated in this interpretation request is exempt from the provisions of the Uniform Statewide Building Code.

Interpretation 32/78

Issued April 25, 1980

Article 518-1, "Places of Assembly," National Electrical Code/1978 Edition

- Q. A restaurant seats more than 100 persons: Are the areas such as kitchen, toilets, halls and store rooms governed by this Article, or is it the actual seating/dining area of the building that is governed by this Article?
- A. Article 518-1 applies only to the seating area where over one hundred (100) people are

involved.

Interpretation 33/78

Issued July 25, 1980
Section 1200.0, BOCA Basic Building Code/1978 Edition

- Q. When and where (if at all) are electric rooms housing only electric service panels and related equipment required to be protected with a fire suppression system?
- A. Rooms enclosing only electrical equipment are not required to be protected by a fire suppression system except when they are within a building which is required to be so protected by provisions of the Uniform Statewide Building Code.

Interpretation 34/78

Issued April 25, 1980
Section 370-10, National Electrical Code/1978 Edition

- Q. (1) Are wood frame walls with drywall considered combustible?
- Q. (2) Must outlet boxes be flush with finished surface or project therefrom?
- A. (1) No.
- A. (2) Refer to the 1978 National Electrical Code for the specific type of installation.

Interpretation 35/78

Issued April 25, 1980
Section P-915.0, BOCA Basic Plumbing Code/1978 Edition

- Q. (1) Are the building sumps housing sump pumps or sewage pumps required to have a vent that must run separately and independent to the open air?
- Q. (2) Can the vents from the fixtures discharging into a sump and the sump vent connect together before terminating to the open air?
- Q. (3) Can the vent from a sump and fixtures as described in Question Number 2 connect to other sanitary vents within the building before terminating to the open air?
- A. (1) No.
- A. (2) Yes.
- A. (3) Yes.

Comment: A building sub drain is not required to be vented. Section P-804..2 only requires a discharge pipe for such a storm water system. Sewage ejector sumps are required to be vented according to Section P-915.0. The sump vents may be connected to the

plumbing vent system in the building. Only pneumatic ejectors are required to have an independent vent system terminating above the roof. These type of ejectors do not operate in a sump, they are completely contained in a hermetically-sealed receiver.

Interpretation 36/78

Issued July 25, 1980
Section 1202.7, BOCA Basic Building Code/1978 Edition

A church building, A-4 Use Group, Type 4b or 3c Construction: A Sunday School classroom wing contains two nursery rooms which are only used for a few hours on Sunday, and possibly for a few hours in the evening once a week.

Q. (1) Must these nursery rooms be considered as an I-2 use Group and therefore comply with Section 1202.7?

Q. (2) If so, would Section 213.0 apply also?

Q. (3) Would the classification (interpretation) change if the nursery rooms were used during the week as part of a day care center operation?

A. (1) No. The nursery rooms are a normal accessory use of a Sunday School.

A. (2) No.

A. (3) Yes. The Board has previously determined that "day nurseries" having children below the age of 3 shall be classified as Use Group I-2 Institutional. Therefore, the building must meet the Uniform Statewide Building code requirements of Use Group I-2.

Interpretation 37/78

Issued July 25, 1980
Section 305.3, BOCA Basic Building Code/1978 Edition

Q. For purposes of clarification, would the "mean level" on a "A" roof be one-half the distance between the roof eave and the ridge?

A. Yes.

Interpretation 38/78

Issued July 25, 1980
Section 306.2, BOCA Basic Building Code/1978 Edition

Q. (1) Is the 18' wide posted fire lane required to be paved?

Q. (2) Must the fire lane be reasonably level?

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Q. (1) Since the purpose of the fire lane is to provide access or fire fighting equipment to reach the open space around the building, it should be of materials which will provide such access during all weather conditions.

A. (2) It should be smooth and not too steep for vehicle use.

Interpretation 39/78

Issued July 25, 1980

Sections 610.4 and 909.4, Table 214, BOCA Basic Building Code/1978 Edition

Q. Are the one (1) hour fire separation walls enclosing exitway access corridors serving more than thirty (3) persons required to be extended beyond a non-rated ceiling through concealed space above to floor or roof deck above?

A. Yes. Section 909.4 requires such fire separation walls to extend from the floor to the floor or roof deck above.

Interpretation 40/78

Issued November 7, 1980

Section 315.0, BOCA Basic Building Code/1978 Edition

Q. With the repeal of ^U36-117(F) Code of Virginia, does Section 315 of the 1978 BOCA Basic Building Code apply in its entirety?

A. Section 315 was amended by the State Board of Housing and Community Development, adopting the definitions prescribed in ^U36-137(F) Code of Virginia, until such time as the State Board of Housing and Community Development amends the Virginia Uniform Statewide Building Code.

Interpretation 41/78

Issued December 19, 1980

Sections M-300.13.9 and M-311.0, BOCA Basic Mechanical Code/1978 Edition

Q. (1) Is it the intent of the Uniform Statewide Building code to regulate a portable appliance such as space heaters?

Q. (2) Given proper testing and satisfactory technical data, may the Kero-Sun portable heaters be approved by local building officials?

A. (1) No.

A. (2) This question was deleted by the Board. The Board also stated that is not the policy of this Board to endorse a specific manufacturer's product.

Interpretation 42/78

Issued December 19, 1980

Section 1500.2.1, BOCA Basic Building Code/1978 Edition

Q. Does Section 1500.2.1 exempt buildings and structures owned by public service agencies from Code requirements or only the installation of wiring and equipment?

A. No.

Interpretation 43/78

Issued December 19, 1980

Sections M-111.1.1 and M-905.14, BOCA Basic Mechanical Code/1978 Edition

Q. (1) Are wood stoves properly classified as "portable heating appliances" or as "other type fireplaces"?

Q. (2) Is a permit required under the Uniform Statewide Building Code for the installation of a wood stove?

A (1) Wood stoves are properly classified as "other type fireplaces".

A. (2) Yes.

Interpretation 44/78

Issued August 7, 1981

Articles 250-91 (A) and 250-81 (A), National Electrical Code/1978 Edition

Article 250-91 (A)

Q. (1) In a situation such as a service change where the existing service grounding conductor is of proper size for the larger service being installed, but is too short to be extended into the new service equipments, can an extension of the existing grounding conductor be made, in an accessible location, utilizing an exothermic type welding process such as Cadwell?

Article 250-81 (A)

Q. (2) Can the intent of this Article be met by merely installing a supplementary grounding conductor from a convenient accessible point on the metal water pipe to a driven ground rod at the exterior of a building when the main service grounding conductor is connected to the same metal water pipe system? Or is it necessary for a driven ground rod to be connected to the grounded service conductor and the grounded service conductor to the metal system?

A. (1) No.

A. (2) No.

Interpretation 45/78

Issued August 7, 1981
Section 1503.0, BOCA Basic Building Code/1978 Edition

- Q. Does a builder have the right for permanent VEPCO service connection when a house has been framed, wiring roughed in, breaker in the box, and has installed one receptacle for permanent service?
- A. Section 1503 allows the building official to approve electrical power connection when he deems it safe to do so.

Interpretation 46/78

Issued April 10, 1981
Section 872.6, Accumulative Supplement, BOCA Basic Building Code/1978 Edition

- Q. Must all new non-residential structures built within the 100 year floodplain (but outside of the floodway) be made water-tight or may the structure be floodproofed in such a way as to minimize potential damage without excluding all water from the interior?
- A. Section 872.6 addresses this subject. The local official has adequate authority to deal with modifications.

Interpretation 47/78

Issued April 10, 1981
Section 315.0, BOCA Basic Building Code/1978 Edition, as modified by the 1978 Accumulative Supplement

An existing apartment development contains 80 dwelling units currently occupied. The developer plans to add 10 additional units.

- Q. (1) Does the Law require the building official to count the existing 80 units to determine the number of handicap units required or should he only consider the additional units?
- Q. (2) If the latter applies, would the fixtures in the 10 units have to comply with the provisions of Section 315.2.2 or would the 10 units be exempt, due to ^U36-137 (F) Code of Virginia which only requires application when 20 or more units are being constructed?
- A. (1) No. The building official should only consider the 10 additional units.
- A. (2) No applicable. Ten (10) units are exempt by ^U36-137 (F) Code of Virginia which was in effect at the time the provision was adopted.

Interpretation 48/78

Issued August 7, 1981

Section P-1606.1, BOCA Basic Plumbing Code/1978 Edition

Q. Is a service station a building intended for continuous occupancy and, hence, required to provide hot water?

A. Part 1 - Yes, as defined by BOCA

Part 2 - No. According to the Uniform Building Code, hot water is not required in a service station, however, other agencies may require hot water.

Interpretation 49/78

Issued August 7, 1981

Section P-1200.0, BOCA Basic Plumbing Code/1978 Edition

Q. Is it the intention of the code to require toilet facilities on each floor of a multi-story office building? Each floor is less than 4300 sq. ft., served by an elevator and interior stairs.

A. No. Section P-1202.3 requires employees toilet facilities to be convenient and accessible in the employees regular working area. Traveling a distance of less than 500 feet and not more than one flight of stairs within the same building would be considered convenient and accessible.

Interpretation 50/78

Issued August 7, 1981

Sections 121.0, 121.1, 121.3, 121.4, BOCA Basic Building Code/1978 Edition

Q. Can a building official charge a penalty under Article I of the Uniform Statewide Building Code for alleged violations?

A. No. Section 121 of the Code regulates the building official's responsibility to issue violation notices. That section does not include regulations that allows the building official to penalize violators.

Interpretation 51/78

Issued August 7, 1981

Section P-501.11, BOCA Basic Plumbing Code/1978 Edition

Q. May insert fittings for polybutylene pipe be used, or is it the intent of the above section to not allow the use of insert fittings in plastic piping when used as water piping?

A. (1) Yes.

A. (2) No.

Interpretation 52/78

Issued August 7, 1981
Section M-323.0, BOCA Basic Mechanical Code/1978 Edition

Q. Does the Virginia Uniform Building Code require clothes dryer vents be installed in one and two family dwellings?

A. No. The Virginia Uniform Statewide Building Code does not require dryers be provided in one and two family dwelling units.

When provisions are made for the installation of dryers, the vent should conform to the requirements of the Mechanical Code.

Interpretation 53/78

Issued August 7, 1981
Section P-1202.1, BOCA Basic Plumbing Code/1978 Edition

Q. Does the Uniform Statewide Plumbing Code require water and waste connections for washing machines be provided in one and two family dwelling units?

A. No. The Virginia Uniform Statewide Building Code does not require washing machines be provided for one and two family dwelling units.

When provisions are made for the installation of washing machines, the water and waste connections must conform to the Plumbing Code.

Interpretation 54/78

Issued September 11, 1981
Section M-703.1, BOCA Basic Mechanical Code/1978

Q. Does manufactured hollow core flue block meet the intent of the code as solid masonry for low heat appliances?

A. ASTM C-145 defines a solid concrete masonry block as a unit that has a solid net area of 75% or more. The flue liner opening is not to be included when evaluating the gross area of the block.

Interpretation 55/78

Issued September 11, 1981
Section 250-80, National Electrical Code/1978 Edition

- Q. Is it the intent of Section 250-80, National Electrical Code, 1978 Edition, to require a copper jumper around plastic riser tubes to bond the metal piping system to metal plumbing fixtures and/or faucets?
- A. No. Bonding of plumbing fixtures and/or faucets is not included within the intent of the code.

Interpretation 56/78

Issued September 11, 1981
Section 36-137 F, Accumulative Supplement/1978 Edition

- Q. Does this section require that a private elementary school of approximately 28 pupils, to be located in an existing dwelling, be made accessible to the handicapped?
- A. No, except the auditorium if provided by the school.

Interpretation 57/78

Issued December 4, 1981
Table 706, BOCA Basic Building Code/1978 Edition

- Q. Section Table 706 of the 1978 BOCA Basic Code specifies 60 lbs. live load for one and two family dwelling balconies.
What load should be applies to one and two family dwelling "decks?"
- A. Table 6-A of the One and Two Family Dwelling Code would govern, specifying 40 lbs. live load.

Interpretation 58/78

Issued December 4, 1981

Section 1600.2, BOCA Basic Building code/1978 Edition

Rule 207.8 of ANSI-A17.1 (Elevators, Dumbwaiters, Escalators and Moving Walks).

Objection by elevator installers has been made to application of the overload requirement of Rule 207.8 of ANSI-A17 for the reason it has not been customary to perform the overload test. It appears that inspectors have omitted Rule 207.8 in whole or in part from elevator test requirements.

Q. (1) Shall Rule 207.8 be enforced as written?

Q. (2) Shall it be applied at the discretion of the inspector in whole or in part?

A. (1) Yes.

A. (2) No.

Interpretation 59/78

Issued December 4, 1981

Section 103.0, BOCA Basic Building Code/1978 Edition

Section 550-2, National Electrical Code/1978 Edition

Q. (1) May a public utility connect and supply a system covered by the Uniform Statewide Building Code prior to system approved by the building official?

Q. (2) Is a so-called "mobile home" hat has been installed with permanent foundation, with running gear removed and made so as not to be readily moveable classified as a "mobile home" or is it now classified as to its use group?

A. (1) No.

A. (2) It would be classified as to its use group.

Interpretation 60/78

Issued December 4, 1981

Sections 250-81 and 250-113, National Electrical Code/1978 Edition

Q. Can you hook a ground wire to a copper water pipe with a proper clamp and depend on a solder joint on the pipe before getting to the 10' grounding conductor?

A. Yes, when system is installed in accordance with Sections 250-81(a) and 250-84 of the National Electrical Code.

Interpretation 61/78

Issued December 4, 1981

Sections M-624.12.4 and M-624.1, BOCA Basic Mechanical Code/1978 Edition

- Q. (1) Does the word "Supply" in the definition of Boiler: Low Pressure, (2) Hot Water on page 18 refer to large water heaters (over 200,000 BTU input)?
- Q. (2) How do you interpret Section M-624.1 and M-624.12.4 with respect to dual gas valve requirements for boilers and water heaters over 400,000 BTU input, where the hot water is utilized for supply purposes?
- A. (1) The intent of definition of boilers in the 1978 Basic Mechanical Code is to not include water heaters for potable water. This is further clarified in the 1981 Basic Mechanical and Plumbing Codes, which have two new definitions of water heaters.
- A. (2) Since this section clearly stipulates boilers, water heaters do not have to conform to this section. The requirements for an additional shut-off valve is based on the nature of the equipment. Although the burners for industrial-type boilers, water heaters and furnaces are very similar, the operation and function of the equipment is different.

Interpretation 62/78

Issued January 15, 1982

Section 203.1, BOCA Basic Building Code/1978 Edition

Table P-1202.1, BOCA Basic Plumbing Code/1978 Edition

- Q. Does Section 203.1 of the Basic Building Code apply when using Table P-1202.1 of the Basic Plumbing Code for a restaurant with a seating capacity of less than 50 persons?
- A. No. While Section 203.1 of the Basic Building Code classifies the building as Use Group "B" due to the occupancy load, the type of occupancy is the governing factor when applying Section P-1202.1 of the Plumbing Code to determine the number of plumbing fixtures.

Interpretation 63/78

Issued January 15, 1982

Article 20, BOCA Basic Building Code/1978 Edition

- Q. (1) Is the exterior enclosure wall for the pre-fab fireplace required to be insulated to the topmost ceiling of the residence?
- Q. (2) May the contractor have the option to insulate the wall between the room and the enclosure of the fireplace or insulate the exterior wall of the fireplace enclosure?
- A. (1) No.
- A. (2) Yes.

Interpretation 64/78

Issued January 15, 1982
Section P-906.1, BOCA Basic Plumbing Code/1978 Edition

- Q. Would a stack vent or relief vent be required to prevent pressure changes in the stack or soil line to meet the requirement of Section P-902.1?
- A. One main stack or vent stack is required for each plumbing drainage system. Furthermore, each fixture is required to be vented in accordance with the code. Relief vents are only required on stacks of more than 10 branch intervals in accordance with Section P-910.1.

Interpretation 65/78

Issued January 15, 1982
Section 213.1, Item 2, BOCA Basic Building Code/1978 Edition

- Q. Shall the second sentence of this item be interpreted as written (use classification designation only), or is it the intent of this sentence to require that each use group shall then comply with the provisions of the code applicable to that use?
- A. Yes. The second sentence should be interpreted as written.

Interpretation 66/78

Issued February 26, 1982
Section 413.1.1, BOCA Basic Building Code/1978 Edition

- Q. In a single family dwelling unit with an attached garage located beside and beneath the dwelling unit, which walls and ceiling assemblies would be required to have a one-hour rating?
- A. The following walls and ceiling assemblies must have a one-hour rating:
1. Any ceiling/floor assembly separating the garage from the living area of the dwelling unit.
 2. Any wall separating the garage from the living area of the dwelling unit.
 3. Any load-bearing wall or structural assembly supporting a rated ceiling/floor assembly.

Interpretation 67/78

Issued April 30, 1982
Section 872.6, BOCA Basic Building Code/1978 Edition, as amended

- Q. In flood plain areas where it is necessary to elevate the lowest floor as much as 8' above ground level, is it the intent of the code to allow a garage beneath the elevated living area?

A. Yes.

Interpretation 68/78

Issued April 30, 1982

Sections 102.0, 102.1, 106.0, 112.1 and 926.0, BOCA Basic Building Code/1978 Edition, as amended

Q. Does the building code require a building permit for the installation of a new waterproofing membrane over an existing roof surface? If so, which code sections require such a permit?

A. Yes. Section 102.1 and 112.1, BOCA Basic Building Code and Accumulative Supplement, 1978 editions.

Interpretation 69/78

Issued April 30, 1982

Section R-203, One and Two Family Dwelling Code/1978 Edition

Q. Is a one-hour rated wall or floor/ceiling assembly required for occupancy separation in a two family dwelling built under the One and Two Family Dwelling Code?

A. No.

Interpretation 70/78

Issued April 30, 1982

Revised November 16, 1984

Sections 903.5.1 and 905.10, BOCA Basic Building Code/1978 Edition

Q. (1) Does material exposed in a plenum have to conform to the requirements of Section 903.5.1?

Q. (2) Are flexible ducts or flexible duct connectors conforming to U.L. 181, as Class I material, permitted to be exposed in an air ceiling plenum?

A. (1) Yes.

A. (2) No. However the 1981 Supplement to the BOCA Basic Building Code permits the use of materials with flame spread no greater than 25 and smoke developed no greater than 50 to be installed when a modification is approved by the building official in accordance with Section 107 of the USBC.

Interpretation 71/78

Issued February 22, 1978
Section 112.1, BOCA Basic Building Code/1978 Edition

- Q. When is a permit required for the installation of insulation?
- A. (1) New Construction - The authority to install insulation in new construction is covered by issuance of the building permit for the new building including its structural components. (2) Existing Structures - (a) Fire rated structures on a structure with fire rated components - a building permit is required. (b) Non fire rated structures -no permit is required.

Interpretation 72/78

Issued January 14, 1983
Section 612.5.1, BOCA Basic Building Code/1978 Edition
Section 812.5.1, BOCA Basic Building Code/1981 Edition

- Q. (1) Can the egress doors in a building of Use Group B or M be locked from the inside with a key lock when the building is not open for business?
- Q. (2) Can the egress doors of buildings in Use Group B or M utilize locks keyed on the inside when a sign stating "THIS DOOR TO REMAIN UNLOCKED DURING OCCUPANCY" is installed on the door?
- A. (1) No.
- A. (2) No.

Section 812.5.1 of the 1981 BOCA Code prohibits the installation of key locks on exit doors; however, the applicable provisions of the Life Safety Code is considered an acceptable alternate method of compliance when requests are made under the provisions of Section 107 of the Uniform Statewide Building Code.

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