

CHAPTER 1

ADMINISTRATION

SECTION 101 GENERAL

101.1 Short title. The *Virginia Uniform Statewide Building Code*, Part II, Rehabilitation, may be cited as the *Virginia Rehabilitation Code*.

101.2 Incorporation by reference. Chapters 2–15 of the 2009 *International Existing Building Code*, published by the International Code Council, Inc., are adopted and incorporated by reference to be an enforceable part of the *Virginia Rehabilitation Code*. The term “IEBC” means the 2009 *International Existing Building Code*, published by the International Code Council, Inc. Any codes and standards referenced in the IEBC are also considered to be part of the incorporation by reference, except that such codes and standards are used only to the prescribed extent of each such reference.

101.3 Numbering system. A dual numbering system is used in the *Virginia Rehabilitation Code* to correlate the numbering system of the *Virginia Administrative Code* with the numbering system of the IEBC. IEBC numbering system designations are provided in the catch-lines of the *Virginia Administrative Code* sections and cross references between sections or chapters of the *Virginia Rehabilitation Code* use only the IEBC numbering system designations. The term “chapter” is used in the context of the numbering system of the IEBC and may mean a chapter in the *Virginia Rehabilitation Code*, a chapter in the IEBC or a chapter in a referenced code or standard, depending on the context of the use of the term. The term “chapter” is not used to designate a chapter of the *Virginia Administrative Code*, unless clearly indicated.

101.4 Arrangement of code provisions. The *Virginia Rehabilitation Code* is comprised of the combination of (i) the provisions of Chapter 1, Administration, which are established herein, (ii) Chapters 2–15 of the IEBC, which are incorporated by reference in Section 101.2, and (iii) the changes to the text of the incorporated chapters of the IEBC that are specifically identified. The terminology “changes to the text of the incorporated chapters of the IEBC that are specifically identified” shall also be referred to as the “state amendments to the IEBC.” Such state amendments to the IEBC are set out using corresponding chapter and section numbers of the IEBC numbering system. In addition, since Chapter 1 of the IEBC is not incorporated as part of the *Virginia Rehabilitation Code*, any reference to a provision of Chapter 1 of the IEBC in the provisions of Chapters 2–15 of the IEBC is generally invalid. However, where the purpose of such a reference would clearly correspond to a provision of Chapter 1 established herein, then the reference may be construed to be a valid reference to such corresponding Chapter 1 provision.

101.5 Use of terminology and notes. The term “this code,” or “the code,” where used in the provisions of Chapter 1, in Chapters 2–15 of the IEBC or in the state amendments to the IEBC means the *Virginia Rehabilitation Code*, unless the context clearly indicates otherwise. The term “this code,” or “the code,” where used in a code or standard referenced in the IEBC means that code or standard, unless the context clearly indicates otherwise. The term “USBC” where used in this code means Part I of the *Virginia Uniform Statewide Building Code*, also known as the “Virginia Construction Code,” unless the context clearly indicates otherwise. In addition, where the phrase “of the *International Building Code* under which the building was constructed” is used in the IEBC, it shall be construed to mean the USBC or other code that was in effect when the building was built. Further, the use of notes in Chapter 1 is to provide information only and shall not be construed as changing the meaning of any code provision. Notes in the IEBC, in the codes and standards referenced in the IEBC and in the state amendments to the IEBC may modify the content of a related provision and shall be considered to be a valid part of the provision, unless the context clearly indicates otherwise.

101.6 Order of precedence. The provisions of Chapter 1 of this code supersede any conflicting provisions of Chapters 2–15 of the IEBC and any conflicting provisions of the codes and standards referenced in the IEBC. In addition, the state amendments to the IEBC supersede any conflicting provisions of Chapters 2–15 of the IEBC and any conflicting provisions of the codes and standards referenced in the IEBC. Further, the provisions of Chapters 2–15 of the IEBC supersede any conflicting provisions of the codes and standards referenced in the IEBC.

101.7 Administrative provisions. The provisions of Chapter 1 establish administrative requirements, which include but are not limited to provisions relating to the scope and enforcement of the code. Any provisions of Chapters 2–15 of the IEBC or any provisions of the codes and standards referenced in the IEBC that address the same subject matter to a lesser or greater extent are deleted and replaced by the provisions of Chapter 1. Further, any administrative requirements contained in the state amendments to the IEBC shall be given the same precedence as the provisions of Chapter 1. Notwithstanding the above, where administrative requirements of Chapters 2–15 of the IEBC or of the codes and standards referenced in the IEBC are specifically identified as valid administrative requirements in Chapter 1 of this code or in the state amendments to the IEBC, then such requirements are not deleted and replaced.

Note: The purpose of this provision is to eliminate overlap, conflicts and duplication by providing a single standard for administrative, procedural and enforcement requirements of this code.

101.8 Definitions. The definitions of terms used in this code are contained in Chapter 2 along with specific provisions addressing the use of definitions. Terms may be defined in other chapters or provisions of the code and such definitions are also valid.

SECTION 102 PURPOSE AND SCOPE

102.1 Purpose. In accordance with Section 36-99.01 of the Code of Virginia, the General Assembly of Virginia has declared that (i) there is an urgent need to improve the housing conditions of low and moderate income individuals and families, many of whom live in substandard housing, particularly in the older cities of the Commonwealth; (ii) there are large numbers of older residential buildings in the Commonwealth, both occupied and vacant, which are in urgent need of rehabilitation and which must be rehabilitated if the State's citizens are to be housed in decent, sound, and sanitary conditions; and (iii) the application of those building code requirements currently in force to housing rehabilitation has sometimes led to the imposition of costly and time-consuming requirements that result in a significant reduction in the amount of rehabilitation activity taking place.

The General Assembly further declares that (i) there is an urgent need to improve the existing condition of many of the Commonwealth's stock of commercial properties, particularly in older cities; (ii) there are large numbers of older commercial buildings in the Commonwealth, both occupied and vacant, that are in urgent need of rehabilitation and that must be rehabilitated if the citizens of the Commonwealth are to be provided with decent, sound and sanitary work spaces; and (iii) the application of the existing building code to such rehabilitation has sometimes led to the imposition of costly and time-consuming requirements that result in a significant reduction in the amount of rehabilitation activity taking place.

102.2 Scope. In accordance with Section 103.6 of the USBC, this code shall be an acceptable alternative to compliance with the *Virginia Construction Code* for the rehabilitation of existing buildings and structures.

SECTION 103 APPLICATION OF CODE

103.1 General. The provisions of this code shall control the rehabilitation, alteration, repair, addition and change of occupancy of existing buildings and structures when this code is chosen as an alternative to compliance with the *Virginia Construction Code*. All administrative provisions of the *Virginia Construction Code*, including but not limited to, requirements for permits, inspections and approvals by the local building department, provisions for appeals from decisions of the local building department and the issuance of modifications, are applicable to the use of this code, except where this code sets out differing requirements. Where there is a conflict between a general requirement and a specific requirement in the IEBC, the specific requirement shall govern.

Exception: The use of this code shall not be permitted for change of occupancy involving Group I-2 or Group I-3.

103.1.1 Use of performance code. Compliance with the provisions of a nationally recognized performance code when approved as a modification shall be considered to constitute compliance with this code. All documents submitted as part of such consideration shall be retained in the permanent records of the local building department.

103.1.2 Preliminary meeting. When requested by a prospective permit applicant or when determined necessary by the code official, the code official shall meet with the prospective permit applicant prior to the application for a permit to discuss plans for the proposed work or change of occupancy in order to establish the specific applicability of the provisions of this code.

103.2 Requirements relating to maintenance. Any requirements of the IEBC requiring the maintenance of existing buildings or structures are invalid.

Note: Requirements for the maintenance of existing buildings and structures and for unsafe conditions are contained in Part III of the *Virginia Uniform Statewide Building Code*, also known as the "*Virginia Maintenance Code*."

103.3 Use of Appendix A. Appendix A of the IEBC provides guidelines for the seismic retrofit of existing buildings. The use of this appendix is not mandatory but shall be permitted to be utilized at the option of an owner, the owner's agent or the RDP involved in a rehabilitation project. However, in no case shall the use of Appendix A be construed to authorize the lowering of existing levels of health or safety in buildings or structures being rehabilitated.

103.4 Use of Appendix B. Appendix B of the IEBC provides supplementary accessibility requirements for existing buildings and facilities. All applicable requirements of Appendix B shall be met in buildings and structures being rehabilitated.

103.5 Use of Resource A. Resource A of the IEBC provides guidelines for the evaluation of fire-resistance ratings of archaic materials and may be used in conjunction with rehabilitation projects.