

ORANGE COUNTY
DEPARTMENT OF BUILDING INSPECTIONS

COMMUNITY DEVELOPMENT BUILDING
128 WEST MAIN STREET
ORANGE, VIRGINIA 22960



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IMPORTANT CODES AND *CHANGES

2006 VA. USBC IS THE CURRENT CODE AS OF MAY 1ST, 2009.

THE CODES LISTED BELOW ARE STATED IN SUMMARY FORM ONLY, PLEASE REVIEW EACH CODE IN ITS ENTIRETY BEFORE BEGINNING YOUR PROJECT !

1. ***VA USBC '06** Issues specifically addressed by the IRC **must be followed**. Issues not addressed, may then fall under the requirements of the IBC. Take note that many sections of the IRC have been amended by the VA USBC "Virginia Uniform Statewide Building Code." An electronic version of all Virginia Building Codes with amendments inserted, have been made available at www.iccsafe.org free of charge. You may also find a packet of the amendments alone at www.dhcd.virginia.gov in printable form under the publication title of The, *2006 Virginia Construction Code (USBC, Part I)*
2. ***R613** Window flashing required. Windows must be installed as per manufacturer's specifications. The house wrap manufacture's specifications must also be met.
3. ***R613** Child safe windows are now required. There are methods that allow for these windows to both comply with the emergency egress requirements as well as the child safe requirements.
4. ***R703.2** One layer of 15lb. asphalt felt or equivalent (house wrap) is required in all cases; there are no exceptions to this requirement.
5. ***N1100** The **Energy Efficiency Chapter** of the IRC has completely changed in the new code cycle, please take the time to read this section in its entirety. Typical insulation values are as follows: R-15 for walls; R-38 in ceilings, sloped vaulted or any type; R-19 in floors; R-9 in basements w/more than 50% backfill; & R-17 on crawl space walls. If window glazing exceeds 15% a RES check is required, or when using other than specified R-values.
6. ***N1101.8** **All residential dwellings are now required to post a home certificate stating the design criteria, energy design data, as well as additional information. Please review this code for all the requirements. This notice must be posted on at the main panel in a manner that is permanent in nature.**
For your convenience please use the "Energy Efficiency Certificate" template provided.
7. ***R802.10.3** Minimum truss bracing may not be noted on plans provided by the manufacturer. Therefore be sure to comply with the minimum bracing requirements in this section as per BCSI. A copy of these requirements must be provided by the truss manufacturer upon request.
8. ***R408.3** Take note that there have been added requirements regarding conditioned as well as vented crawlspaces.
9. ***G2411** Special bonding requirements regarding all brands of CSST (corrugated stainless steel tubing) are now prescriptively addressed by the code. This is the commonly yellow wrapped flexible gas pipe. Please review this code in its entirety.
10. ***R602.10** **Wall bracing is required. Please take the time to study this section of the code. The state has amended this section entirely, so be sure you are looking at the VA USBC 2006 requirements and not those of the ICC International Residential Code. This new state section is commonly referred to as the "Easy Read."**

11. **R301.2 (5)** Required **Snow Load of 30 lbs/ft²** as per code. We have also conducted a case study for verification purposes of this code, specific to our region.
12. **R905.2.7.1** **Ice Shield** protection is required for our area. Our average temperature according to table R301.2 (1) is approximately 15 Degrees Fahrenheit, which is well below the min of 25.
13. **R403.1.6** A min of 2 bolts is required for every section of sill and 6' O.C. there after. Also, bolts are required within 12" of each end of a sill and > 7 bolt diam. from the end.
14. **R311.5.6** 4 or more risers will require a graspable handrail
15. **R311.4.3** As listed in the USBC. Landings are required on each side of each exterior door. With several exceptions, one of which allows for other than the required exit door with 2 or fewer risers to not require a landing on each side provided that door does not swing over the steps. A basement door and garage door are not viewed as an exterior door by the code.
16. **R502.7** Blocking for all joist sizes is required at each end of each floor joist, which is commonly over bearing points. This blocking is required to be full depth. Obviously there will be vacant spots where mechanical must pass through etc. Bridging is required on joists that exceed nominal 2x12 as listed in this code section.
17. **R502.9** Positive type connections are required from post to beam or on any other similar type connection. Tow-nails are not considered to be a positive type connection. These connections must resist roll as well as uplift.
18. **R802.10.5** Truss to wall connection shall provide a minimum of 175lb. and otherwise shall provide the resistance to uplift specified in the truss manufacturer's specs for each truss. 16d common nails installed perfectly at a 30 degrees with 2/3 penetration into wall will provide approximately 25lb. of resistance. Therefore to meet the minimum requirement a structural truss connector is required; a continuous load path to foundation is generally not required in our region except in very rare cases.
19. **R3802.12** AFCI circuits are required on all outlets in bedrooms, which includes lighting, receptacles, smoke alarms, and any other outlet of electricity.
20. **E3508** The typical grounding method used in this area is the use of 2 ground rods 8' in length 6' apart. There are various other methods permitted in order to obtain a suitable GEC system in this code section. All other available grounding systems must also be bonded; an available system would be that which is at hand upon inspection. Take note there are 3 methods of which one is required by code.
21. **E3509.6&7** All metal piping able to be charged with electricity must be bonded.
22. **M1502** Dryer vents when using flexible duct can run a max of 8' and other smooth solid vent pipes have a max length of 25 feet. Vents must be installed in accordance with this section.
23. **R309.2** When living space is above a garage, 5/8" type X drywall is required on garage ceiling, 1/2" drywall is required on the garage walls that are load bearing, and 1/2" drywall required on wall separating garage from dwelling. When no living space is above garage then 1/2" drywall is required on party wall and garage ceiling, or party wall to the peak instead of ceiling.

Note, the codes listed above do not include all changes or codes. VA State law requires that persons charged with work are responsible to know and understand the code fully before beginning a project. Ignorance of law is not acceptable.

Feel free to call the Building Plans Examiner or Building Inspector if you have any questions or would like help understanding the code. 540.672.4774