2012 Code Update Training

VIRGINIA RESIDENTIAL CODE
R202 Definitions

BASEMENT
R202 Definitions

Story Above Grade Plane

Basement

Grade Plane

Story Above Grade Plane
R202 Definitions

EXTERIOR WALL COVERING
R202 Definitions

GRAY WATER:
Waste discharged from lavatories, bathtubs, showers, clothes washers and laundry trays.
Local Exhaust Definition

LOCAL EXHAUST
Structural Composite Lumber (Definition)

• Manufactured wood elements bonded together with exterior adhesives.

• Monitored in accordance with ASTM D 5456 (R502.1.7).
R202 Definitions

- Nonpotable fixtures and outlets
- Nonpotable water systems
- Rainwater
- Stormwater
R202 Definitions

Other newly defined terms:

- Guestroom
- Lodging House
- Nosings
R302.2.2 Parapet Exception

No openings or penetrations in the roof within 4 feet (1219 mm) of the common walls
R308.4.6 Glazing Adjacent Stairs & Ramps

- Landing at top of stairs no longer a hazardous location.
- Intermediate stair landings follow the hazardous location criteria for stairs.
- Changed hazardous location height from “less than 60 inches above…the adjacent walking surface” to “where the bottom edge of the…glazing is less than 36 inches above the adjacent walking surface”.

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R308.4.7 Glazing Adjacent to the Bottom Stair Landing

- Hazardous location extends 60 inches from bottom tread (no longer says in any direction).
- Changed hazardous location height from “less than 60 inches above the nose of the tread” to “where the glazing is less than 36 inches above the landing…”.
R308.4.7 Glazing Adjacent to the Bottom Stair Landing

*SG = Safety glazing required*
*NR = Not required to be safety glazing*
R308.6.1 Tubular Daylighting Device (Definition)
R310.2.2 Drainage

Window wells shall be designed for:

- Proper drainage by connecting to the building’s foundation drainage system
- or by an approved alternative method.
R311.2.1 Interior Passage

If the dwelling unit has a kitchen and a living or entertainment area on the same level as the egress door:

- Interior passage must be provided to certain areas.
R311.2.1 Interior Passage

Exceptions:

- A door or cased opening at the end of and facing a hallway,
- Closet and pantry doors,
- Doors to bathrooms accessed from a bedroom not on the interior passage.
R311.3.1 Floor Elevation at the Required Egress Door

Exception:

The exterior landing or floor shall not be more than 8 1/4 inches (196 mm) below the top of the threshold.
R311.7.6 Landing for Stairways

• The minimum width perpendicular to the direction of travel shall be no less than the width of the flight served

• Landings of shapes other than square or rectangular shall be permitted
R311.7.6 Landing for Stairways
R314.1 Smoke Detection and Notification

Physical interconnection of smoke alarms is not required when there is a wireless interconnection.
A household CO detection system is now allowed.
R317.4.1 Labeling

Wood/plastic composite deck boards and stair treads, and Handrails and guardrail systems shall comply to ASTM D 7032 and include the allowable load and maximum allowable span.
R317.4.1 Labeling
R502.1.3 End Jointed Lumber

- End-jointed lumber used in an assembly required elsewhere in this code to have a fire-resistance rating shall have the designation "Heat Resistant Adhesive" or "HRA" included in its grade mark.
R502.1.3 End jointed lumber
Tables R502.3.1(1) and R502.3.1(2)

Spans for Southern Pine floor joists have been reduced.
Joist, Girder and Header Spans in Chapter 5 Tables

Joist, girder and header spans for Southern Pine have been changed or reduced to reflect revised strength values.
R502.6 Bearing

Joist, beam, or girder bearing on masonry or concrete shall be direct, or a sill plate of 2-inch-minimum (51 mm) nominal thickness shall be provided under the joist, beam or girder. The sill plate shall provide a minimum nominal bearing area of 48 square inches (30865 square mm).
R502.6 Bearing
R506.2.3 Vapor retarder
Exception # 1

Vapor retarder may be omitted from all garages.
R507 Decks

- Section has been relocated from R502 – numerous changes and additions
- Spans for deck joists and beams have been reduced to reflect wet service.
Table R602.3(1) Fastener Schedule for Structural Members

- This table has been modified to reflect some new fastener spacing and location requirements.
R602.7 Single Member Headers

See Table 602.7.1 for Max. Spans.
R602.7.4 King Studs

Fasten each King stud to Header with 4-12d nails.
R602.12 Practical Wall Bracing

“Circumscribed Rectangle”
USBC amendments result in significant changes and additions to the wall bracing requirements.
R602.12 Simplified Wall Bracing

2012 VA USBC – Completely Revised

- Allowed per approval of Building Official
- Second floor analysis is not required if:
  - Second floor ceiling height $\leq$ first floor height
  - Second floor windows area $\leq$ first floor windows area
R703.7.3.2 Masonry Veneer

Lintels

This new table was added to give the minimum and maximum veneer heights above the opening.
Table was changed to reflect revised spacing for veneer ties.
Changes made to ceiling joist and rafter span tables to reflect revisions to Southern Pine strength values.
R802.11 Roof Uplift Resistance

Option to use nails if conditions are met.
This section has been modified to allow unvented, enclosed rafter assemblies that have the ceiling applied directly to the rafters. (See Conditions).
Seal the edges of each sheet.
R903.2.1 & R905.2.8.3

Sidewall Flashing

Flashing shall divert water away from the vertical sidewall at the eave.
Swimming Pool and Spa Code

ISPSC, the International Swimming Pool and Spa Code, is now the referenced document for all swimming pool and spa requirements.
Thank You

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