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COMMONWEALTH of VIRGINIA

DEPARTMENT OF
HOUSING AND COMMUNITY DEVELOPMENT

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Director

MEMORANDUM

TO: Approved Virginia Compliance Assurance Agencies

FROM: Jeff Brown, Director of State Building Codes Office
Division of Building and Fire Regulations

DATE: December 5, 2023

RE: 2021 Industrialized Building Safety Regulations

The Virginia Board of Housing and Community Development approved the final 2021 Virginia building and fire regulations at their August 28th meeting. The effective date of the 2021 Uniform Statewide Building Code and 2021 Industrialized Building Safety Regulations is **January 18, 2024**.

Industrialized Buildings entering the production assembly line during a one-year period immediately following the effective date of the 2021 IBSR may be constructed in accordance with the 2018 (existing) or 2021 IBSR (new) incorporated codes and standards.

THIS MEANS THAT THERE IS A ONE YEAR CODE TRANSITION PERIOD THAT ENDS ON JANUARY 18, 2025. The following are some of the significant changes that are included in the 2021 regulations and may be of interest to you as a Virginia Approved Compliance Assurance Agency:

2021 VIRGINIA INDUSTRIALIZED BUILDING SAFETY REGULATIONS SIGNIFICANT CHANGES •

Updated Model Codes and Standards. The 2021 editions of the I-Codes and the new ICC/MBI 1200 & 1205 Standards are adopted and incorporated by reference:

- ICC/MBI 1200-2021 Standard for Off-site Construction: Planning, Design, Fabrication and Assembly (NEW)
- ICC/MBI 1205-2021 Standard for Off-site construction: Inspection and Regulatory Compliance (NEW)

• **Compliance Assurance Agency required Accreditation.** Section 401.1 (Item 6) of the newly incorporated ICC/MBI 1205 standard, requires all CAAs to be accredited (see item #6 copied below). All Virginia Approved Compliance Assurance Agencies will be required



to provide the State Building Codes Office with a copy of their accreditation certificate by January 18, 2025.

6. A copy of the accreditation certificate, issued by an ISO/IEC 17011-compliant accreditation body, that establishes the ability to provide services in accordance with the ISO/IEC 17065 standard for product evaluation or the ISO/IEC 17020 standard for inspection service, as appropriate.

- **Change of Occupancy.** Clarification has been made that a local building official may approve a change of occupancy of a registered industrialized building under the USBC, without requiring the building to be re-certified.
- **Unregistered Industrialized Buildings.** Clarification has been made that a local building official may approve an unregistered industrialized building under the USBC, without requiring the building to be registered under the IBSR.

2021 VIRGINIA CONSTRUCTION CODE (VCC) SIGNIFICANT CHANGES

- **Tornadic Wind Design Considerations.** Virginia is a tornado prone region and there are now design considerations for protecting against tornadic winds.
- **Solar Heat Gain Coefficients.** The VA amendments to SHGCs have been removed.
- **A2L, A2, A3, B1, and B3 Refrigerants.** There are new referenced standards for A2L, A2, A3, and B1 refrigerants. High probability systems used for human comfort must use Group A1 or A2L refrigerant. A3 and B3 refrigerants are restricted to laboratories and industrial occupancies. The ventilation system activation provisions for machinery rooms using A2L refrigerants have been removed.
- **One-Step Solvent Cement.** One-step solvent cement in the green color may be used.
- **Exterior GFCI Protection.** GFCI protection requirements for outdoor outlets other than the receptacles covered in R3902.3 have been removed.
- **Electric Resistance Heat.** The installation of electric resistance heating, and heat pumps that are designed to activate resistance back-up, are restricted to when outdoor temperatures are below 40°F.

Also new for the 2021 Code Development Cycle, all Virginia Approved Compliance Assurance Agencies will be provided 2021 Virginia Code Change Training. The training will be provided by the State Building Codes Office (SBCO) and will be made available in the coming months. The SBCO will be in touch soon with additional information regarding this training.

If you have any questions regarding the information provided herein, please contact Brian Hilderbrand at 804-441-4538 or email at henry.hilderbrand@dhcd.virginia.gov.

cc Cindy Davis, Deputy Director of Building and Fire Regulations

