

Existing Buildings

Virginia Rehabilitation Code

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- 1012.8 Accessibility

2012 Code Change Training Companion Guide

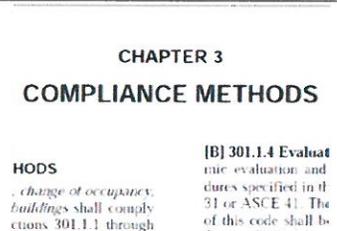
- 1012.8.1 Partial Change in Occupancy
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**Virginia Rehabilitation Code
(2012 VRC)**

<input type="checkbox"/>	<p>2012 VRC Overview</p> <ul style="list-style-type: none"> • Now a mandatory document for rehabilitation, reconstruction, alteration, repair, and change of occupancy of existing buildings <ul style="list-style-type: none"> ○ Except R5 – Optional ○ I2 and I3 must follow VCC • Admin provisions previously found in the VCC now located in VRC
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<input type="checkbox"/>	<p>2012 VRC Overview</p> <ul style="list-style-type: none"> • Retrofit requirements previously in IBC Chapter 34 now in VRC Chapter 17 • Numerous changes regarding the application of Type B Dwelling Units • Considerable work to seismic and structural requirements 	
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<input type="checkbox"/>	<p>202 Definitions</p> <ul style="list-style-type: none"> • Dangerous – new addition to definition • Substantial Structural Damage – revised definition 	
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<input type="checkbox"/>	<p>Chapter 3 Compliance Methods</p> <ul style="list-style-type: none"> • Changed from Prescriptive Compliance Method which is now Chapter 4 <ul style="list-style-type: none"> ○ Now list all compliance methods ○ Combines common requirements previously found in each of the three compliance methods 	
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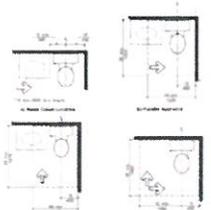
<input type="checkbox"/>	<p>Chapter 4 Prescriptive Compliance Method</p> <ul style="list-style-type: none"> • 401.2 – Adds building systems to scope • 401.3 – Building Official authority to order elimination of <i>dangerous</i> conditions 	
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☐	Additions	
	<ul style="list-style-type: none"> • 402.2 – Removes the term “substantial damage” from the exemption to comply with flood design • 402.5 – Smoke detectors in existing buildings with additions Group R and I-1 	

☐	Alterations	
	<ul style="list-style-type: none"> • 403.6 - Smoke detectors in existing buildings with additions Group R and I-1 <ul style="list-style-type: none"> ○ Previous 403.6, Means of egress capacity factors has been deleted 	

☐	Repairs	
	<ul style="list-style-type: none"> • 404.2 Substantial structural damage • 404.3.1 Lateral force-resisting elements Seismic Exceptions • 404.4 Less than substantial structural damage 	

☐	Change of Occupancy	
	<ul style="list-style-type: none"> • 407.4 Structural Seismic requirements <ul style="list-style-type: none"> ○ New use must meet new building requirements unless it is already compliant ○ Exempts Risk Category I and II to III in some instances from compliance 	

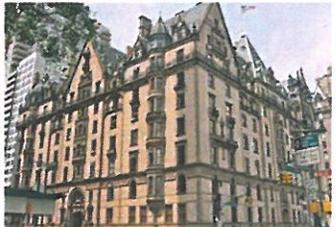
☐	Change of Occupancy – Historic Buildings	
	<ul style="list-style-type: none"> • 410.4 Type B units required when work area is greater than 50% of the aggregate building area • 410.4.2 – Accessible features not required to accessible route to type B units 	

<input type="checkbox"/>	Change of Occupancy – Accessibility for Existing Structures	
	<ul style="list-style-type: none"> • 410.4.2 Complete change of occupancy <ul style="list-style-type: none"> ○ Exception: The accessible features listed are not required for an accessible route to Type B units 	

<input type="checkbox"/>	Alterations	
	<ul style="list-style-type: none"> • 410.6 Alterations <ul style="list-style-type: none"> ○ New guidance for individually owned R2 dwelling units 	

<input type="checkbox"/>	Accessibility for Existing Structures	
	<ul style="list-style-type: none"> • 410.8.8 Type A dwelling or sleeping units <ul style="list-style-type: none"> ○ Where more than 20 Group R-2 dwelling or sleeping units are being altered or added ○ Number of Type A units apply only to the quantity of the spaces being altered or added 	

<input type="checkbox"/>	Accessibility for Existing Structures	
	<ul style="list-style-type: none"> • 410.8.9 Type B dwelling or sleeping units <ul style="list-style-type: none"> ○ Group I-1, I-2, R-1, R-2, R-3 or R-4 dwelling or sleeping units are being altered; and ○ Work area is greater than 50 percent of the aggregate area of the building, <ul style="list-style-type: none"> ▪ Type B units apply only to the quantity being altered 	

<input type="checkbox"/>		
	<ul style="list-style-type: none"> • 410.9 Historic buildings <ul style="list-style-type: none"> ○ <i>Facilities</i> designated as historic structures that undergo <i>alterations</i> or a <i>change of occupancy</i>, unless <i>technically infeasible</i> <ul style="list-style-type: none"> ▪ New Exception 	

<input type="checkbox"/>	Repairs	<ul style="list-style-type: none"> • 606.2.2 Substantial Structural Damage to Vertical Elements Of The Lateral Force-Resisting System <ul style="list-style-type: none"> ○ Exceptions: <ul style="list-style-type: none"> ▪ New Exceptions from Seismic requirements ▪ One- and two-family dwellings not to be evaluated or rehabilitated for load combinations that include earthquake effects
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<input type="checkbox"/>	Repairs	<ul style="list-style-type: none"> • 606.2.2.1 Evaluation <ul style="list-style-type: none"> ○ New provisions for load combinations that include wind or earthquake 	
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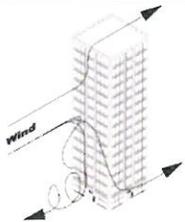
<input type="checkbox"/>	Accessibility	<ul style="list-style-type: none"> • 705.1 General <ul style="list-style-type: none"> ○ Exceptions <ul style="list-style-type: none"> ▪ Type B dwelling not required to be provided in existing <i>facilities</i> undergoing less than a Level 3 alteration ▪ The alteration to Type A individually owned dwelling units within a Group R-2 occupancy shall meet the provisions for Type B dwelling units
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<input type="checkbox"/>	Accessibility	<ul style="list-style-type: none"> • 705.2 Alterations Affecting an Area Containing a Primary Function <ul style="list-style-type: none"> ○ New Exception <ul style="list-style-type: none"> ▪ 5. This provision does not apply to altered areas limited to Type B dwelling and sleeping units
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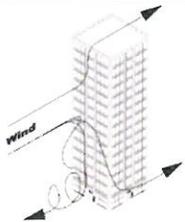
<input type="checkbox"/>	Structural	<ul style="list-style-type: none"> • 706.3.2 Roof Diaphragms Resisting Wind Loads in High-Wind Regions • Important requirement for our costal and special wind areas with 90 MPH or higher wind design requirements • If more than 50% of the roof covering is being removed, then the roof diaphragm connections must be evaluated. If the evaluation reveals that they are not capable of resisting at least 75% of the designed wind pressure, they must be replaced or strengthened.
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<input type="checkbox"/>	Fire Protection	
	<ul style="list-style-type: none"> • 804.2.2 Groups A, B, E, F-1, H, I, M, R-1, R-2, R-4, S-1 and S-2 <ul style="list-style-type: none"> ○ New exceptions to fire protection 	

<input type="checkbox"/>	Fire Protection	
	<ul style="list-style-type: none"> • 804.4.3 Smoke alarms <ul style="list-style-type: none"> ○ Requires use R and I-1 to be provided with interconnected smoke detection. However, the interconnection is not required to detectors outside of the work area. 	

<input type="checkbox"/>	Structural	
	<ul style="list-style-type: none"> • 807.5 Existing Structural Elements Resisting Lateral Loads <ul style="list-style-type: none"> ○ Provides for alterations affecting lateral loads in a Level II alteration to be evaluated. In addition, if they are found to be greater than 10% deficient, there are new compliance requirements 	

<input type="checkbox"/>	Fire Protection	
	<ul style="list-style-type: none"> • 906.2 Type B Dwelling or Sleeping Units <ul style="list-style-type: none"> ○ Where four or more units in I-1, I-2, R-1, R-2, R-3 or R-4 are being altered or added, Type B units altered/added shall have visible alarms 	

<input type="checkbox"/>	Structural	
	<ul style="list-style-type: none"> • 907.4 Existing Structural Elements Resisting Lateral Loads <ul style="list-style-type: none"> ○ Removes reference to Level I and Level II Alterations • 907.4.2 Substantial Structural Alteration <ul style="list-style-type: none"> ○ Change from 1 year to 5 years current or proposed structural modifications for application of this section 	

<input type="checkbox"/>	Structural	
	<ul style="list-style-type: none">• 907.4.3 Limited Structural Alteration<ul style="list-style-type: none">○ Section significantly simplified• 907.4.4 Wall Anchors for Concrete and Masonry Buildings<ul style="list-style-type: none">○ New wall anchoring requirements in Seismic Design Category D, E or F• 907.4.5 Bracing for Unreinforced Masonry Parapets<ul style="list-style-type: none">○ New bracing requirements for unreinforced masonry in Seismic Design Category D, E or F	

<input type="checkbox"/>	Special Use and Occupancy	
	<ul style="list-style-type: none">• 1002.1 Compliance with the Building Code<ul style="list-style-type: none">○ 10. Ambulatory care facilities added	

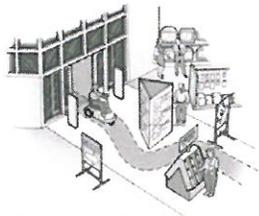
<input type="checkbox"/>	Structural	
	<ul style="list-style-type: none">• 1007.2 Snow and wind loads<ul style="list-style-type: none">○ "Occupancy Category" changed to "Risk Category"	

<input type="checkbox"/>	General Change of Occupancy Provisions	
	<ul style="list-style-type: none">• 1012.5.1.1 Fire wall alternative<ul style="list-style-type: none">○ In other than Groups H, F-1 and S-1○ Fire barriers and horizontal assemblies are permitted to be used in lieu of fire walls to comply with the area limitation○ Additional criteria must be met	

☐	General Change of Occupancy Provisions	
	<ul style="list-style-type: none"> • 1012.8 Accessibility <ul style="list-style-type: none"> ○ Exception: Type B dwelling/sleeping units required by the IBC are not required in existing buildings and facilities undergoing a <i>change of occupancy</i> in conjunction with less than a Level 3 alteration 	

☐	General Change of Occupancy Provisions	
	<ul style="list-style-type: none"> • 1012.8.1 Partial change in occupancy <ul style="list-style-type: none"> ○ Adds Section 906 to provisions that must be complied with for partial change of occupancy 	

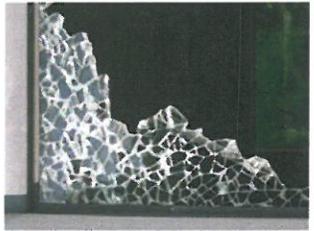
☐	General Change of Occupancy Provisions	
	<ul style="list-style-type: none"> • 1012.8.2 Complete change of occupancy <ul style="list-style-type: none"> ○ New exception: <ul style="list-style-type: none"> ▪ The accessible features listed in this section are not required for an accessible route to Type B units 	

☐	Additions	
	<ul style="list-style-type: none"> • Accessibility <ul style="list-style-type: none"> ○ 1105.1 Minimum requirements <ul style="list-style-type: none"> ▪ Adds Section 906 to requirements 	

☐	Additional Energy Conservation	
	<ul style="list-style-type: none"> • 1106.1 Minimum requirements <ul style="list-style-type: none"> ○ <i>Additions to existing buildings</i> shall comply with requirements for new construction 	

☐	Structrual	
	<ul style="list-style-type: none"> • 1201.2 Report <ul style="list-style-type: none"> ○ A historic building undergoing repair, alteration, or change of occupancy <ul style="list-style-type: none"> ▪ At a minimum, the vertical and horizontal elements of the lateral force-resisting system shall be evaluated 	

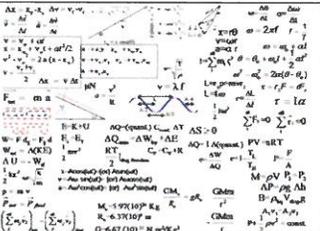
☐	Repairs	
	<ul style="list-style-type: none"> • 1202.1 General <ul style="list-style-type: none"> ○ Limits the use of hazardous material to only where permitted in the new construction code. 1202.2 Unsafe conditions • 1202.2 Unsafe conditions <ul style="list-style-type: none"> ○ Gives the code official the authority to order repairs to unsafe conditions in historic buildings 	

☐	Repairs	
	<ul style="list-style-type: none"> • Chapter 5 compliance deleted • 1202.4 Replacement <ul style="list-style-type: none"> ○ Same for Same replacements permitted ○ Replacement glazing in hazardous locations shall comply with new glass requirements <ul style="list-style-type: none"> ▪ Exception: Glass block walls, louvered windows, and jalousies repaired with like materials 	

☐	Alterations	
	<ul style="list-style-type: none"> • 1204.1 Accessibility requirements • Adds Section 906 to sections to be complied with 	

☐	Accessibility	
	<ul style="list-style-type: none"> • Type B dwelling/sleeping units are not required to be provided in historical buildings • 	

☐	Structural	
	<ul style="list-style-type: none"> • 1206.2 Dangerous conditions <ul style="list-style-type: none"> ○ Building Official authority to order elimination of <i>dangerous</i> conditions 	

☐	Performance Compliance Method	
	<ul style="list-style-type: none"> • 1401.6.2.1 Allowable area formula <ul style="list-style-type: none"> ○ New formula for allowable area scoring 	

☐	Performance Compliance Method	
	<ul style="list-style-type: none"> • [B] 1401.6.14.1 Categories (elevator) <ul style="list-style-type: none"> ○ Corrected terminology for evaluating and scoring elevator safety 	

☐	Performance Compliance Method	
	<ul style="list-style-type: none"> • 1401.6.19 Incidental uses <ul style="list-style-type: none"> ○ New criteria for evaluating and scoring fire protection and life safety in incidental uses 	

☐	Chapter 15 Safeguards Against Construction	
	<ul style="list-style-type: none"> • 1501.5 Fire safety during construction <ul style="list-style-type: none"> ○ Fire safety during construction shall comply with the applicable requirements of the <i>IBC and IFC</i> 	