

# 2018 Code Update Training

## 2018 Virginia Maintenance Code

SIGNIFICANT International Changes and  
State Amendments



2018

VIRGINIA MAINTENANCE CODE



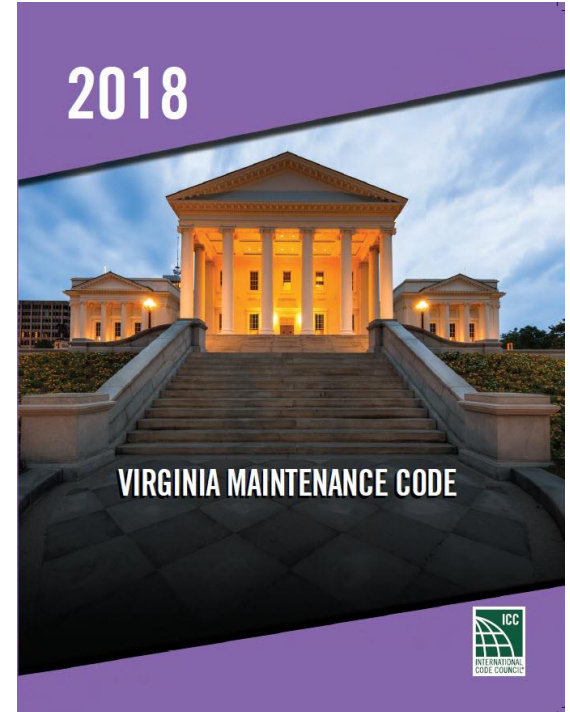
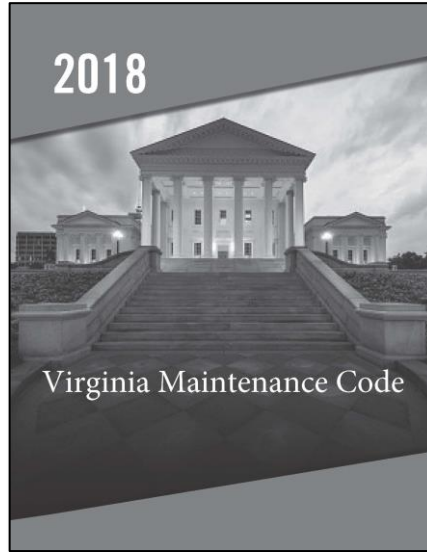
# Agenda

## Significant 2018 Maintenance Code Changes

- International changes and Virginia amendments in chapter order
- Most of these changes are VA amendments



# Virginia USBC and the IPMC

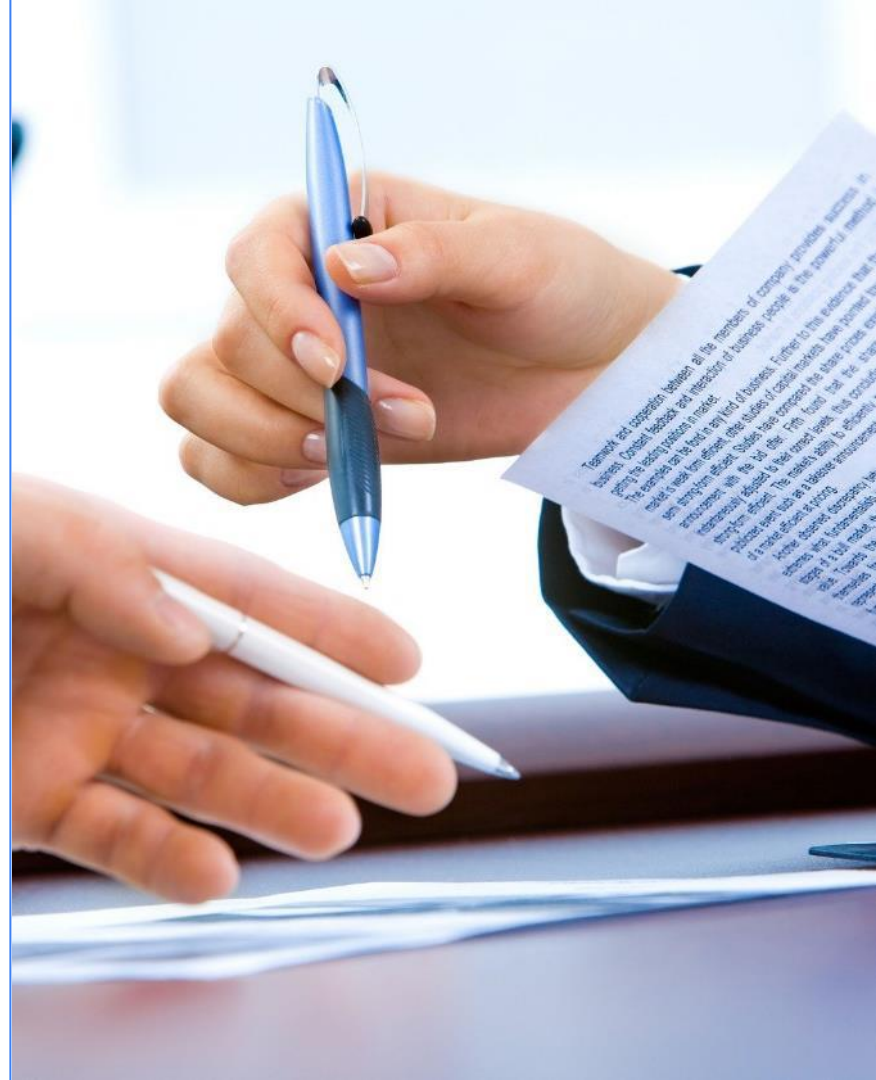


# 103.2.3



## Verification of Tenant Responsibility

- Adds new note: “Where an owner states that a tenant is responsible for performing any of the owner's duties under this code, the **code official may request information needed (such as tenant contact info) to verify the owner's statement**, as allowed by § 55-1-1209 A 5 of the Code of Virginia.” (Confidentiality of tenant records)

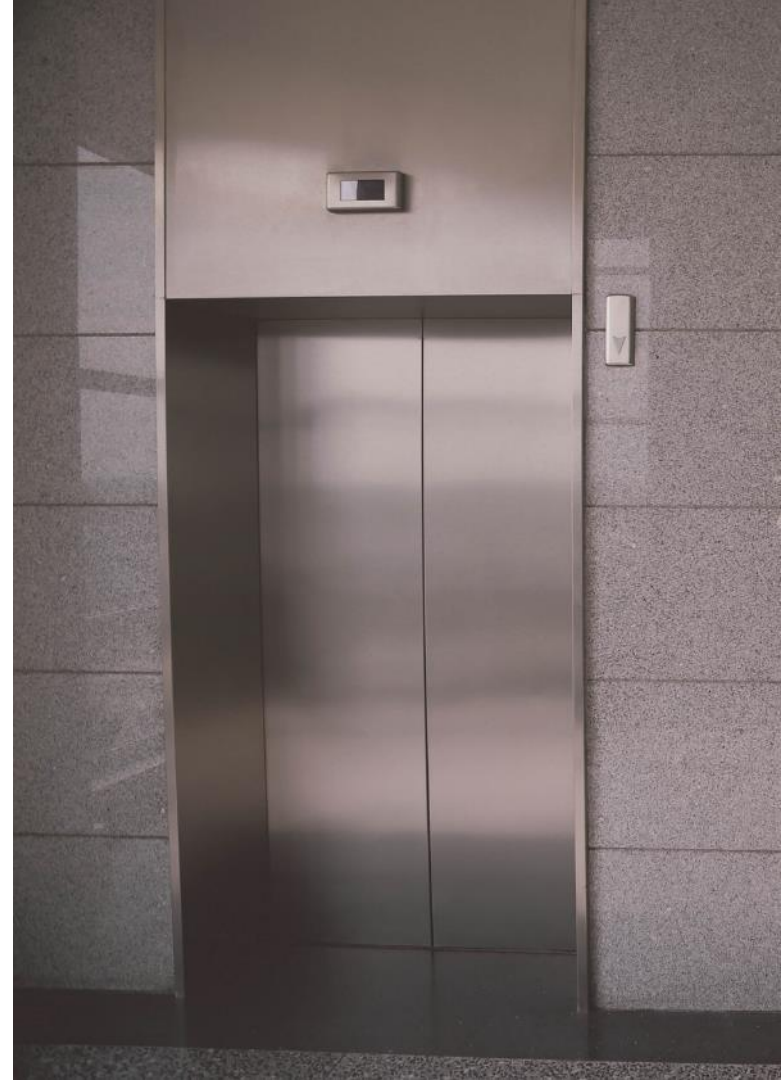


# 104.5.3.2



## Third Party Elevator Inspections

- Adds new requirement: “Reports of inspections... for elevators, escalators, and related conveyances **shall include** the name and certification number of the elevator mechanic performing the tests witnessed by the third-party inspector or agency.”





# 105.2 – Notices, reports, and orders



- Now includes specific reference to **tenants** as the possible responsible party for a correction notice or notice of violation.
- Also now specifies that a copy of the notice shall be delivered to the owner even if they're not the responsible party (same addition in SFPC 111.2)





## 105.4 - Notice of Violation

- Updated to consistently reference "...owner, tenant or the person responsible for the maintenance or use of the building or structure."



# Updated Definition

## *Public Way*

- Definition changed significantly for 2018





# Updated Definition

## *Structure*

- Removes "or portion thereof" from the definition.



# Updated Definition



## ***Infestation***

- Now states that an infestation is a “sufficient number to adversely affect the structure or health, safety and welfare of the occupants”.





# 302.5 – Rodent Harborage



## Key Differences:

- Stronger language says "shall be kept free" with no conditions around impacting the structure
- Includes more specific direction for extermination and requires "proper precautions...to prevent reinfestation"
- "and adjacent premises" removed



## 304.1- General (Exterior Structure)

- Removes "and sanitary so as not to pose a threat to health safety or welfare".
- Now simply states "The exterior of a structure shall be maintained in good repair and structurally sound."





# 602.4



## Cooling Supply – Group R-2 Apartment Buildings

- Minimum cooling changed to **77 degrees** from 80 degrees
- May 15 – October 1
- Officially codifies a VA Board of Housing emergency order effective 5/15/2019.



# 603.7



## Fuel tanks and systems

- A new section was added to address fuel oil and propane tanks.
- Shall be maintained per the code under which they were installed, kept in safe working condition...or removed/abandoned in accordance with the SFPC



## 604.3.1.1 – Electrical Equipment (exposed to water)



- Now references VEBC provisions for replacement
- Requirements for **who** can inspect exposed equipment has been updated
  - ~~“..third-party licensed or certified electrician~~ Third-party inspector per Section 113.7 of the VCC, or an...”





# Fire Safety Requirements Changes - Overview

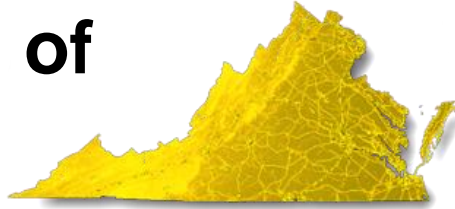


## Summary of Chapter 7 Updates

- The 2018 International PMC brought in language from the 2018 IFC for fire protection systems.
- VA amended the appropriate sections to correlate the SFPC and the VPMC.



# 702.1 – Means of Egress



- “The means of egress system shall be maintained in accordance with the applicable building code and Chapter 10 of the SFPC (Means of Egress) to provide a safe, continuous, and unobstructed path of travel from any point in a building or structure to the *public way*.”



# 704.1.1



## Maintenance and Alterations to Fire Protection Systems

- States that systems “shall be maintained in accordance with the original installation standards for that system”
- and that alterations and repairs shall be done "in accordance with the applicable building code and the applicable standards."







## 704.1.2 - Required fire protection systems

- Taken directly from 901.4.1 of the 2015/2018 SFPC
- Correlates the maintenance requirements of the SFPC with the VPMC



# 704.1.3



## Fire protection systems

- Both required protection systems as well as non-required systems must be maintained according to the SFPC.







## 704.3.1



### **Preplanned impairment programs**

- Provides procedural requirements for planned shutdowns to systems for testing, repair, alteration, etc.



# 704.4



## Removal of or Tampering with Equipment

- Unlawful for anyone to remove, tamper with, or otherwise disturb fire hydrants, fire detection and alarm systems, fire suppression systems, etc.





## 704.4.2



### Removal of existing occupant-use hose lines

- Removal is permitted by the Fire Official provided certain conditions are met. (Aligns with SFPC)



What questions are still  
out there?

Skill Check !





# Thank You for Attending!

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