


## Memorandum

**TO:** TBA Members and Trade Contractors

**FROM:** Patrick Hughes, CBO, Plan Review and Codes Administrator 

**DATE:** August 30, 2019

**SUBJECT:** Reminder - Code Update to the 2015 Codes  
Notice – Mechanical Appliances Permit Requirement  
Slab Foundation Inspection Requirement

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This memorandum is provided as a reminder and notice to the development community regarding code change, permit and inspection requirements as designated by the Virginia Construction Code, Part I of the 2015 Virginia Uniform Statewide Building Code.

### Code Change:

The 2015 edition of the Uniform Statewide Building Code (USBC) became effective September 4, 2018. However, the State of Virginia allows a one year grace period to use either the 2012 codes or the 2015 codes. Please note, this grace period expires September 4, 2019. As such, in accordance with USBC Section 103.2, building plans and applications submitted after September 4, 2019 must comply with the Virginia Construction Code, Part I of the 2015 Virginia Uniform Statewide Building Code.

### New Permit Requirement:

In accordance with Section 108 of the Virginia Construction Code, the replacement of mechanical appliances that are fueled by gas or oil are not exempt from permit requirements. The permit requirement is applicable to single family dwellings, Groups R-3, R-4 and R-5. As such, effective September 5, 2019, the replacement of such appliances, including gas stoves, shall require a mechanical permit and applicable inspections to ensure life safety and code compliance.

**New Inspection Requirement:**

Section 113 of the Virginia Construction Code specifies the minimum inspections to be conducted to ensure compliance with this code. Section 113.3 (2) (3) specifies inspection of the foundation and prep work prior to the placement of concrete. As such, all residential permits with slab type foundations and issued under the 2015 codes, shall require a request for a “foundation inspection” prior to the placement of the concrete slab. This inspection shall include verification of vapor barrier, perimeter insulation and locations of slab re-enforcement as designated on approved plans.

If you have any questions regarding the application of these code sections, please contact me at 382-6018.

C: Jay Tate, P.E, Director of Development and Permits  
Wendy Tabler, Permit Services Administrator  
Richard Burkard, Code Enforcement Administrator