



**CITY OF BUENA VISTA**  
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Building Inspections Office  
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**SIGNIFICANT RESIDENTIAL CODE CHANGES IN THE 2015 VIRGINIA  
UNIFORM STATEWIDE BUILDING CODE (VUSBC)**  
(Effective September 4, 2018)

**General Building**

- Home automation and monitoring systems are now specifically exempt from the VUSBC and are no longer required to be monitored by an approved supervising station.
- Foundation anchor bolts must now be located in the center 1/3 of the sill plate.
- Tempered safety glazing (i.e. glass) is now required around tubs, showers, hot tubs, pools and similar, when within 60" horizontally and within 60" vertically of the walking surface around them.
- Tempered safety glazing (i.e. glass) is now required within a 60" arc of the bottom of stairs, for 180 degrees when glazing is less than 36" above the landing.
- Tempered safety glazing (i.e. glass) on walls perpendicular to a door is now only required when within 24" arc, on the hinge and swing side.
- Additions to basements do not require a new emergency egress opening when a properly sized window or door is accessible in the existing basement.
- Renovations to existing basements do not require the installation of an emergency egress opening unless a bedroom is added.
- Deck lateral load connections may now be made with a 750 lb. anchor strap, in 4 places equally spaced under the deck and within 2' of each end.
- Deck guardrail height is measured vertically from the deck surface and no longer from the permanent seating.
- Residential ramps serving the egress door may not be sloped more than 1:12; all other ramps may have a maximum slope of 1:8.
- Interior passage now clarifies that 34" minimum door sizes are required to kitchen and living areas, as well as, a bedroom and a full bathroom when on the first floor. This do not apply to additions, renovations or repairs to an existing structure.
- Rooms with unsealed fireplaces are now required to be in insulated rooms, separated from other insulated spaces within the outside envelope.
- Smoke detectors must now be a minimum of 3' from full bathroom doors and 10' from cooking appliances if an ionization alarm with a silencing button. 20' without or 6' for photoelectric.
- A carbon monoxide detector is now required inside a bedroom if the bedroom, or its adjoining bathroom, is provided with a fuel burning appliance.
- Insulation is no longer required to be in contact with the underside of the floor if perimeter bands are properly insulated.
- Class 1, low permeable vapor barriers are now prohibited from being installed on the inside of walls.

**Mechanical**

- All dwelling units are now required to have mechanical ventilation.

- Ductwork outside of insulated spaces must now be pressure tested before a certificate of occupancy may be issued. The installer is permitted to perform the test and properly document it.
- Building cavities may no longer be used as a duct for return or supply.
- Condensate pumps in uninhabitable spaces must now be connected to the appliance to shut down automatically in the event of a pump failure.
- Doors are no longer permitted to swing within 12” of an exterior appliance vent terminal.
- CSST gas piping is no longer required to be bonded if provided with an arc-resistant jacket.
- The required #6 bond to standard CSST is still required and may no longer exceed 75’ in length.
- Regulators installed with rigid pipe must now have a union provided within 12” on one side.

## **Electrical**

- Lights required in attics and crawl spaces must now be protected by location or with guards.
- A minimum of 75% of all lamps in a home must now be high efficiency.
- Combination AFCI breakers must now be used for bedroom circuits or restrictions will apply.
- Receptacles in laundry areas are now required to be GFCI protected.
- Dishwashers are now required to be GCFI protected, even when hard-wired.
- Receptacles within 6’ of the edge of a tub or shower must now be GFCI protected.
- Outside outlets required within 6’-6” of grade, are allowed on porches and decks if they remain readily accessible.
- A garage receptacle must be provided for each car space and must be fed with a dedicated circuit that serves no other receptacles.
- Optional electric car charging outlet(s) must be fed from independent, dedicated circuit(s).
- A neutral is no longer required in switch boxes for non-habitable rooms, 3 & 4 way switches, switched receptacles or automatic controls.
- Extra duty hoods (covers) are now required for use in covers in wet locations.
- Dimmer controlled outlets are now prohibited unless listed and labeled for that use with non-standard configuration.

## **Plumbing**

- A tracer wire is now required for nonmetallic water lines as well as sewer, to the meter and exposed on one end.
- Water heater relief valves are now required to terminate with an air gap at no more than 6” or less and 24” above grade. (Reminder: If no drain pan was originally provided, a drain pan is not required for a replacement.)
- CPVC must now be glued in accordance with ASTM F493 and the manufacturer’s instructions. If primer is required, the glue must be orange. If one step glue and no primer is used, it must be yellow.
- No primer is required for PVC up to 4” if used for non-pressure drain, waste and vent and glue conforms to ASTM D2564.
- Head pressure for drain, waste, and vent water test has now been reduced from 10’ head to 5’.
- Minimum clearance of piping to required nail guards has now been reduced from 1 ½” to 1 ¼”.
- Non-potable water must now be identified with appropriate signage and purple piping.

## **Swimming Pools**

- All pools must now be GFCI protected.
- Pool heaters must now have a switch in addition to the circuit breaker.
- Structures and equipment not permitted within 36” of the outside of the fence barrier, if located on the same property.