

## Bristol, Virginia - Ordinary Repairs Not Requiring a Permit

The 2021 Virginia Uniform Statewide Building Code exempts the following ordinary repairs/routine maintenance items from requiring permits. See Use Group definitions at the bottom of this section.

VRC 108.2 [Ordinary repairs that include the following:](#)

1.Replacement of windows and doors with windows and doors of similar operation and opening dimensions that do not require changes to the existing framed opening and that are not required to be fire rated in Group R-2 where serving a single dwelling unit and in Groups R-3, R-4 and R-5.

2.Replacement of plumbing fixtures and well pumps in all groups without alteration of the water supply and distribution systems, sanitary drainage systems or vent systems.

3.Replacement of general use snap switches, dimmer and control switches, 125 volt-15 or 20 ampere receptacles, luminaires (lighting fixtures) and ceiling (paddle) fans in Group R-2 where serving a single dwelling unit and in Groups R-3, R-4 and R-5.

4.Replacement of mechanical appliances, provided such *equipment* is not fueled by gas or oil in Group R-2 where serving a single-family dwelling and in Groups R-3, R-4 and R-5.

[5.Replacement of an unlimited amount of roof covering or siding in Group R-3, R-4 or R-5, provided the \*building\* or \*structure\* is not in an area where the nominal design wind speed is greater than 100 miles per hour \(44.7 meters per second\) and replacement of 100 square feet \(9.29 m<sup>2</sup>\) or less of roof covering in all groups and all wind zones.](#)

[6.Replacement of 256 square feet \(23.78 m<sup>2</sup>\) or less of roof decking in Group R-3, R-4 or R-5 unless the decking to be replaced was required at the time of original \*construction\* to be fire-retardant-treated or protected in some other way to form a fire-rated \*wall\* termination.](#)

7.Installation or replacement of floor finishes in all occupancies.

8.Replacement of Class C interior *wall* or ceiling finishes installed in Groups A, E and I and replacement of all classes of interior *wall* or ceiling finishes in other groups.

9.Installation or replacement of cabinetry or trim.

10.Application of paint or wallpaper.

11.Other repair work deemed by the building official to be minor and ordinary which does not adversely affect public health or general safety.

## Exceptions:

1. Application for a permit may be required by the building official for the installation of replacement siding, roofing and windows in *buildings* within a historic district designated by a *locality* pursuant to § 15.2-2306 of the Code of Virginia.
2. Application for a permit may be required by the building official for any items exempted in this section that are located in a *special flood hazard area*.

Ordinary repairs shall not include the cutting away of any wall, partition or portion thereof, the removal or cutting of any structural beam or load-bearing support, or the removal or change of any required means of egress, or rearrangement of parts of a structure affecting the egress requirements; nor shall ordinary repairs include addition to, alteration of, replacement or relocation of any standpipe, water supply, sewer, drainage, drain leader, gas or oil, soil, waste, vent or similar piping, electric wiring or mechanical or other work affecting public health or general safety.

### **Use Group Definitions**

**R-1** Residential occupancies containing sleeping units or more than two dwelling units and: the occupants are primarily transient, and there are more than 10 occupants. Examples include: boarding houses (transient), hotels (including motels)

**R-2** Residential occupancies containing sleeping units or more than two dwelling units where the occupants are **not** primarily transient. Examples include: apartment houses, boarding houses (not transient), convents, dormitories, fraternities and sororities, monasteries

**R-3** Residential occupancies containing no more than two dwelling units and where the occupancy is not classified as Group R-1, R-2, R-4, R-5 or I, and the occupants are not primarily transient, or there are no more than 10 transient occupants per dwelling unit.

**R-4** Residential occupancies with more than five but not more than 16 persons, excluding staff, who reside on a 24-hour basis in a supervised environment and receive custodial care. Buildings of Group R-4, other than assisted living facilities licensed by the Virginia Department of Social Services, shall be classified as the occupancy condition indicated in Section **310.5**. Assisted living facilities licensed by the Virginia Department of Social Services shall be classified as one of the occupancy conditions indicated in section 310.5.1 or 310.5.2

**310.5.1 Condition 1.**

This occupancy condition shall include buildings in which all persons receiving custodial care who, without any assistance, are capable of responding to an emergency situation to complete *building* evacuation or, in which not more than five of the residents may require physical assistance from staff to respond to an emergency situation when all residents who may require the physical assistance from staff reside on a level of exit discharge and the path of egress to the exit does not include steps.

**310.5.2 Condition 2.**

This occupancy condition shall include buildings in which there are any persons receiving *custodial care* who require limited verbal or physical assistance while responding to an emergency situation to complete building evacuation.

**R-5 Residential occupancies** shall include residential occupancies within the scope of section **310.6.1** and *manufactured homes* in accordance with the Virginia Manufactured Home Safety Regulations (13VAC5-91).

**310.6.1 Virginia Residential Code.**

The provisions of the IRC for detached one-family and two-family dwellings and town houses as amended by *Virginia Construction Code*(VCC) section 310.8, also referred to as the *Virginia Residential Code* (VRC) printed by the ICC, shall apply to *construction*, rehabilitation, and demolition of the types of buildings and structures listed in this subsection, and the *equipment* therein, provided the *building* or structure is not more than three stories above grade plane in height with a separate means of egress:

1. Detached single-family and two-family dwellings.
2. Townhouses.
3. Care facilities for five or fewer people.
4. Owner-occupied or proprietor-occupied lodging houses with no more than five guest rooms and 10 or fewer total occupants.
5. Accessory structures of Group R-5 occupancies.
6. Other occupancies specifically permitted in this code to be classified as Group R-5.

All references to the IRC in the *International Building Code* (IBC) shall be considered to be references to this section.