



# Shenandoah County

Office of Community Development

## Building Department Newsletter

Spring 2015

BUILDING AN INFORMED COALITION OF SHENANDOAH COUNTY CONSTRUCTION PROFESSIONALS

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## May Is Building Safety Month

Building Safety Month is a public awareness campaign to help individuals, families and businesses understand what it takes to create safe and sustainable structures. The campaign reinforces the need for adoption of modern, model building codes, a strong and efficient system of code enforcement and a well-trained, professional workforce to maintain the system.

The campaign is presented by the ICC and its 57,000 members worldwide along with a diverse partnership of professionals from the building construction, design and safety community. Corporations, government agencies, professional associations, nonprofits and more come together to support Building Safety Month because they

understand the need for safe and sustainable structures where we live, work and play. Contact your local building department for more information.



### Building Department Mission

The mission of the Building Department is to protect the health, safety and welfare of the public by assuring that all buildings, structures and related equipment are constructed, installed and maintained in compliance with the standards contained within the Virginia Uniform Statewide Building Code.

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## Industrialized Buildings

The Board of Housing and Community Development at the Department of Housing and Community Development promulgates regulations for industrialized buildings (IB), often referred to as modular buildings, through the Industrialized Building Safety Regulations (IBSR). The IBSR provides for the administration and enforcement of uniform statewide standards and includes the model codes and standards the IBs must meet. IBs are built in a factory and may contain concealed components, such as structural systems, wiring, plumbing and mechanical ductwork to mention a few. The State Building Codes Office (SBCO) is the building official for IBs. The SBCO accredits third-party Compliance Assurance Agencies (CAA) to review designs, inspect construction and certify the buildings through the application of a Virginia Registration Seal. The performance of the CAA is monitored by DHCD. Local code officials handle the permits, site inspections and issuance of the certificate of occupancy for the installation and related site work for the IBs under the authority granted to them by the Virginia Construction Code. The local code officials must accept the registered IB without requiring disassembly of the components that were inspected and concealed at the factory.

## Manufactured Homes

The Virginia Department of Housing and Community Development (DHCD) regulates Virginia's manufactured housing industry through the Virginia Manufactured Home Safety Regulations (MHSR) and the Virginia Manufactured Housing Licensing and Transaction Recovery Fund Regulations (MHLTRFR). Manufactured homes, sometimes referred to as HUD code homes, are built, in a factory, on a permanent chassis, are transportable in one or more sections, are used as single family dwellings and may be sited with or without a permanent foundation. The design, construction and in-plant inspection and certification are done under a federal program administered by the U.S. Department of Housing and Urban Development (HUD). As the HUD-designated State Administrative Agency (SAA), DHCD monitors the manufacturing process, receives and investigates complaints and performs dealer lot inspections to ensure conformance with state and federal regulations. Local code officials handle the permits, inspections and issuance of the certificate of occupancy (CO) for the installation and related site work for manufactured homes under the authority granted to them by the Virginia Construction Code (VCC).

## Free Code Access

Have you ever wondered what exactly is written in the code books? Now you can view free of charge all of the building codes enforced by the Commonwealth of Virginia by going to the following website:

<http://codes.iccsafe.org/#virginia> or find the link on the Shenandoah County Building Inspections website.



### SCCC Membership

Membership in the Shenandoah County Construction Coalition is free. By becoming a member you will be networking with other members of your community that work in the same field as you. Membership allows us a contact list to send information to regarding upcoming events. If you would like to be added to the membership send your information to [mgum@shenandoahcountyva.us](mailto:mgum@shenandoahcountyva.us) or call us at 540-459-6185.

### Did you know...

That inflatable amusement devices are regulated by the VADR and are subject to inspection?

That state buildings and structures are regulated by the Department of General Services and not the local building department?

That the 2 percent levy that is collected by the State on every permit is used to provide training for code enforcement personnel?