



Virginia
Regulatory
Town Hall

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Notice of Intended Regulatory Action (NOIRA) Agency Background Document

Agency name	Board of Housing and Community Development
Virginia Administrative Code (VAC) citation	<u>13</u> VAC <u>5</u> - <u>91</u>
Regulation title	Industrialized Building Safety Regulations (IBSR)
Action title	Periodic review and update of IBSR to reference 2012 International Code Council (ICC) model codes and standards.
Date this document prepared	March 1, 2012

This information is required for executive branch review and the Virginia Registrar of Regulations, pursuant to the Virginia Administrative Process Act (APA), Executive Orders 14 (2010) and 58 (1999), and the *Virginia Register Form, Style, and Procedure Manual*.

Purpose

Please describe the subject matter and intent of the planned regulatory action. Also include a brief explanation of the need for and the goals of the new or amended regulation.

The regulatory action is to update the regulation to incorporate by reference the newest available nationally recognized model building codes and standards produced by ICC. The ICC International Building Code (IBC), the ICC International Existing Building Code (IEBC), the International Residential Code (IRC) and the International Property Maintenance Code (IPMC) are the major model codes. The IBC further references the ICC mechanical, plumbing, gas and electrical codes. The ICC codes are known collectively as the "I-Codes."

In conjunction with incorporating the newest available I-Codes into the regulation, the entire regulation will be subject to review and change. This is due to the fact that the I-Codes constitute the majority of the regulation and the various parts of the regulation must be coordinated with the use of the I-Codes which necessitates scrutiny of the entire regulation.

This action is exempt from Article 2 of the Administrative Process Act under § 2.2-4406(13) of the Code of Virginia.

Legal basis

Please identify the state and/or federal legal authority to promulgate this proposed regulation, including (1) the most relevant citations to the Code of Virginia or General Assembly chapter number(s), if applicable, and (2) promulgating entity, i.e., agency, board, or person. Your citation should include a specific provision authorizing the promulgating entity to regulate this specific subject or program, as well as a reference to the agency/board/person's overall regulatory authority.

The statutory authority to update the regulation is contained in § 36-73 of the Code of Virginia. The promulgating agency is the Board of Housing and Community Development. State law does require the Board to keep the regulation up to date.

Need

Please detail the specific reasons why the agency has determined that the proposed regulatory action is essential to protect the health, safety, or welfare of citizens. In addition, delineate any potential issues that may need to be addressed as the regulation is developed.

The enabling law for the IBSR requires the Board to keep the regulation up to date. The newest model codes become available every three years, so when they become available, the Board initiates a regulatory action to update the IBSR to include them. The newest I-Codes are the 2012 editions, which became available in late 2011. The current IBSR uses the 2009 editions of the I-Codes.

Substance

Please detail any changes that will be proposed. Be sure to define all acronyms. For new regulations, include a summary of the proposed regulatory action. Where provisions of an existing regulation are being amended, explain how the existing regulation will be changed.

The proposed regulation will update all references to the I-Codes from the 2009 to the 2012 editions. In addition, any changes to the I-Codes which were made in the current IBSR have been reviewed to determine whether the 2012 editions of the I-Codes have consistent provisions. Those changes to the I-Codes which were made in the current IBSR and are no longer necessary due to there being consistent provisions in the 2012 I-Codes are deleted in the proposed regulation. The proposed regulation will also contain minor changes to the provisions of the regulation which have been vetted through the client groups affected by the IBSR and have met no opposition.

Alternatives

Please describe all viable alternatives to the proposed regulatory action that have been or will be considered to meet the essential purpose of the action. Also, please describe the process by which the agency has considered or will consider other alternatives for achieving the need in the most cost-effective manner.

As the use of the latest I-Codes to encompass the bulk of the regulation is based on statutory requirements, the agency believes this action to be the least burdensome or intrusive method of meeting the essential purpose of the action.

Public participation

Please indicate whether the agency is seeking comments on the intended regulatory action, including ideas to assist the agency in the development of the proposal and the costs and benefits of the alternatives stated in this notice or other alternatives. Also, indicate whether a public hearing is to be held to receive comments on this notice.

Please also indicate, to the extent known, if standing or ad hoc advisory panels (also known as regulatory advisory panels) will be involved in the development of the proposed regulation. Indicate whether 1) the agency is not using the participatory approach in the development of the proposal because the agency has authorized proceeding without using the participatory approach; 2) the agency is using the participatory approach in the development of the proposal; or 3) the agency is inviting comment on whether to use the participatory approach to assist the agency in the development of a proposal.

The agency is seeking comments on this regulatory action, including but not limited to 1) ideas to be considered in the development of this proposal, 2) the costs and benefits of the alternatives stated in this background document or other alternatives and 3) potential impacts of the regulation. The agency is also seeking information on impacts on small businesses as defined in § 2.2-4007.1 of the Code of Virginia. Information may include 1) projected reporting, recordkeeping and other administrative costs, 2) the probable effect of the regulation on affected small businesses, and 3) the description of less intrusive or costly alternatives for achieving the purpose of the regulation.

Anyone wishing to submit comments may do so via the Regulatory Town Hall website (<http://www.townhall.virginia.gov>), or by mail, email, or fax to Steve Calhoun, 600 East Main Street, Suite 300, Richmond, VA 23219, (804) 371-7150, fax number: (804) 371-7092, email address: taso@dhcd.virginia.gov Written comments must include the name and address of the commenter. In order to be considered, comments must be received by midnight on the last day of the public comment period.

A public hearing will be held prior to and following the publication of the proposed stage of this regulatory action and notice of the hearing will be posted on the Virginia Regulatory Town Hall website (<http://www.townhall.virginia.gov>) and on the Commonwealth Calendar website (<http://www.virginia.gov/cmsportal3/cgi-bin/calendar.cgi>). Both oral and written comments may be submitted at that time.

Family impact

Assess the potential impact of the proposed regulatory action on the institution of the family and family stability including to what extent the regulatory action will: 1) strengthen or erode the authority and rights of parents in the education, nurturing, and supervision of their children; 2) encourage or discourage economic self-sufficiency, self-pride, and the assumption of responsibility for oneself, one's spouse, and one's children and/or elderly parents; 3) strengthen or erode the marital commitment; and 4) increase or decrease disposable family income.

The Department is not aware of any potential impact of this action on the institution of the family or on family stability.