

**ADOPTED**

**MAR 11 2025**

ORDINANCE NO. 81A-29

**Board of Supervisors  
James City County, VA**

AN ORDINANCE TO AMEND AND REORDAIN CHAPTER 4, BUILDING REGULATIONS, OF THE CODE OF THE COUNTY OF JAMES CITY, VIRGINIA, BY AMENDING ARTICLE I, VIRGINIA UNIFORM STATEWIDE BUILDING CODE, DIVISION 1, GENERALLY, SECTION 4-3, ADOPTION; AMENDMENTS.

BE IT ORDAINED by the Board of Supervisors of the County of James City, Virginia, that Chapter 4, Building Regulations, is hereby amended and reordained by amending Article I, Virginia Uniform Statewide Building Code, Division 1, Generally, Section 4-3, Adoption; amendments.

### **Chapter 4. Building Regulations**

#### **Article I. Virginia Uniform Statewide Building Code**

##### **Division 1. Generally**

##### **Sec. 4-3. Adoption; amendments.**

There is hereby adopted by reference in the county that certain code known as the Virginia Uniform Statewide Building Code, and all Virginia Administrative Amendments-Accumulative Supplements thereto in being as of the effective date set forth below or subsequently issued, and the whole thereof, and the same is hereby incorporated herein as fully as if set out in length. The effective date of the provisions of such code is September 9, 1974, and shall control all matters set forth in section 4-1 above, and all other functions which pertain to the installation of systems vital to all buildings and structures and their service equipment as defined by such code, and shall apply to all existing and proposed structures in the county; prior to the enactment of this Code, all matters set forth in section 4-1 above were governed by the provisions of the Southern Building Code and amendments thereto. Certain sections and subsections of the Uniform Statewide Building Code are amended as follows:

- (1) *Building Code (Current Model Code Referenced in the Virginia Uniform Statewide Building Code):*
  - a. Wherever the parenthetical phrases "name of municipality" or "name of jurisdiction" shall be found, the words "County of James City" shall be substituted therefor.
  - b. Wherever the parenthetical phrase "date of adoption of this code" shall be found, the word and numbers "September 1, 1974," shall be substituted therefor.
- (2) *Plumbing Code (Current Model Code edition referenced in the Virginia Uniform Statewide Building Code):*
  - a. Wherever the parenthetical phrase "date of adoption of this code" appears, substitute the word and numbers "September 1, 1974."
  - b. Wherever the parenthetical phrases "name of municipality" or "name of jurisdiction" shall appear, substitute the words "County of James City."
  - c. The minimum depth for building sewers is 12 inches below grade.

- d. A public water main or public sewer system shall be considered available to a structure when a structure is within the distance to the public water main or sewer as required by the “James City Service Authority Regulations Governing Utility Service.”

(3) *Mechanical Code (Current Model Code edition referenced in the Virginia Uniform Statewide Building Code):*

- a. The date of adoption of this code is September 1, 1974.
- b. Wherever the parenthetical phrases “name and municipality” or “name of jurisdiction” shall appear, substitute the words “County of James City.”

(4) *Electrical Code (Current Model Code edition referenced in the Virginia Uniform Statewide Building Code):*

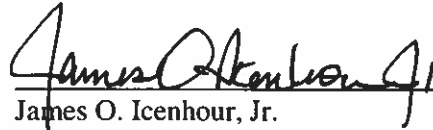
- a. Wherever reference is made to governmental bodies or area jurisdiction, the words “County of James City” shall be deemed to apply.
- b. Wherever the terms “authority having jurisdiction” or “competent authority” or terms similar in nature are used, it shall be deemed to mean the “building official or a representative he may designate.” Such representative shall normally be the electrical inspector, chief electrical inspector, or fire official.

(5) *One- and Two-Family Dwelling Code (Current Model Code edition referenced in the Virginia Uniform Statewide Building Code):*


- a. Climatic and geographic design criteria pursuant to the Virginia Residential Code, Table R301.2(4) is amended by adding the following words and numbers:

Ground Snow Load:	20 pounds per square feet
Wind Design	
Speed:	115 miles per hour
Topographic effects:	No
Special Wind Region:	No
Wind-borne debris zone:	No
Seismic Design Category:	B
Subject to Damage from Weathering:	Moderate to Heavy
Front line depth:	12 inches
Termite:	Moderate to Heavy
<del>Winter Design Temp.:</del>	<del>20 degrees</del>
ICE Barrier Underlayment:	Yes, required
Flood Hazards:	FEMA Map dated December 16, 2015
Air Freezing Index:	168
Mean Annual Temp.:	58.4 degrees

- (6) *Requirement to use Virginia Administrative Amendments-Accumulative Supplements.* It is mandatory that the codes referenced in subsections (1) through (5) above be compared with and updated by the Virginia Administrative Amendments-Accumulative Supplements prior to final interpretation of any of the provisions of those codes.

  
James O. Icenhour, Jr.  
Chair, Board of Supervisors

ATTEST:

  
Teresa J. Saeed  
Deputy Clerk to the Board

	VOTES			
	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
HIPPLE	—	—	—	—
NULL	—	—	—	—
MCGLENNON	—	—	—	—
LARSON	—	—	—	—
ICENHOUR	—	—	—	—

Adopted by the Board of Supervisors of James City County, Virginia, this 11th day of March, 2025.

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