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DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

TO: Virginia Building Officials and Code Development Stakeholders

FROM: Jeff Brown, Deputy Director of Building and Fire Regulation

DATE: May 29, 2025

SUBJECT: USBC Emergency Regulations - NFPA 13R Sprinklers

At their April 16, 2025, meeting, the Board of Housing and Community Development (BHCD) adopted emergency regulations within the Virginia Uniform Statewide Building Code (USBC) [13VAC5-63](#). The Governor has approved the emergency regulations and the relevant code provision is effective and enforceable as of May 29, 2025.

The emergency regulations amend Chapter 9 of the USBC, [Section 903.3.1.2 NFPA 13R Sprinkler Systems](#) (13VAC5-63-240), allowing NFPA 13R sprinkler systems to be installed throughout Group R-2 occupancies where the height of the roof assembly is less than 45 feet above the lowest level of fire department vehicle access, and in Group R-3 occupancies where the roof is no more than 60 feet in height above grade plane. Provisions in Section 903.3.1.2 related to other Group R occupancies, maximum number of stories, floor level of the lowest story, and podium buildings, remain unchanged. To see the emergency regulations use the link below:

[Emergency Regulations](#)

The emergency regulations are effective for an initial period of 18 months. During the 2024 Code Development Cycle, the Board of Housing and Community Development will consider permanent regulations regarding this issue and may request an extension of the emergency regulations if needed to ensure they remain in effect until adoption of the 2024 USBC.

Thank you for your continued support in making Virginia a safe place to work, live, and do business.

As always, do not hesitate to contact our office with any questions or concerns at codedevelopment@dhcd.virginia.gov or (804) 371-7150.

Jeff Brown
Deputy Director of Building and Fire Regulation

c: Bryan Horn, Director

