

2021 Virginia Construction Code

CHAPTER 3 USE AND OCCUPANCY CLASSIFICATION

SECTION 310 RESIDENTIAL GROUP R

310.1 Residential Group R.

Residential Group R includes, among others, the use of a building or structure, or a portion thereof, for sleeping purposes when not classified as an Institutional Group I or when not regulated by the *International Residential Code*. Group R occupancies not constructed in accordance with the *International Residential Code* as permitted by Sections 310.4.1 and 310.4.2 shall comply with Section 420.

310.2 Residential Group R-1.

Residential occupancies containing sleeping units or more than two dwelling units, and:

1. The occupants are primarily transient, and
2. There are more than 10 occupants.

310.3 Residential Group R-2.

Residential occupancies containing sleeping units or more than two dwelling units where the occupants are not primarily transient.

310.4 Residential Group 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:

1. The occupants are not primarily transient, or
2. There are no more than 10 transient occupants per dwelling unit.

310.4.1 Radon-resistant construction.

Group R-3 buildings and structures shall be subject to the radon-resistant construction requirements in Appendix F of the *International Residential Code* (IRC) in localities enforcing such requirements pursuant to Section R331 of the IRC.

310.4.2 Lodging houses.

Owner-occupied or proprietoroccupied lodging houses and other transient boarding facilities not more than three stories above grade plane in height, with five or fewer guest rooms and 10 or fewer total occupants shall be permitted to be classified as either Group R-3 or R-5, provided that smoke alarms are installed in compliance with Section 907.2.11.2 for Group R-3 or Section R314 of the IRC for Group R-5.

310.5 Residential Group 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.

310.5.3 Radon-resistant construction.

Group R-4 buildings and structures shall be subject to the radon-resistant construction requirements in Appendix AF of the *Virginia Residential Code* (VRC) in localities enforcing such requirements pursuant to Section R331 of the VRC.

310.6 Residential Group R-5.

Residential Group R-5 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.

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The provisions of the IRC for detached one-family and two-family dwellings and townhouses 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.

310.6.1.1 Additional requirements.

Methods of construction, materials, systems, *equipment* or components for Group R-5 structures not addressed by prescriptive or performance provisions of the VRC shall comply with applicable VCC requirements.

310.7 Radon-resistant construction in Groups R-3 and R-4 structures.

Groups R-3 and R-4 structures shall be subject to the radon-resistant *construction* requirements in Appendix F of the IRC in localities enforcing such requirements pursuant to [Section R331](#) of the IRC.

310.8 Amendments to the IRC.

The following changes shall be made to the IRC for its use as part of this code:

(DHCD Note: The changes to the [IRC](#) are available in the *Virginia Residential Code* published by the ICC, or the pamphlet form of the VCC published by the DHCD. They are not included in the printing of the VCC.)