New Insulation Permit Policy

I. Insulation Permit Required

All insulation contractors shall apply for an insulation permit to install new insulating materials of any type in new residential and commercial construction, additions, and remodeling projects that require the removal or replacement of insulating materials including the changing of an unfinished basement to a finished conditioned space.

II. Exemptions from application for an insulation permit

The following would be exempt from the requirement of an insulation permit application and inspection of insulating materials. ***The following exemptions do not apply to any work that involves the use of spray foam insulation, regardless if it is being installed by a contractor or Individual homeowner.***

(A) A homeowner that is increasing the amount of insulation in an existing structure, in order to achieve a higher degree of R-Value above the minimum code requirements.

(B) Any projects being performed by a licensed contractor or homeowner where the total value of the insulating materials and labor cost does not exceed $500.00 (though a copy of the contract or receipts shall be made available to the Building Official upon request)**.**

(C) A homeowner that is doing his own work including the installation of the insulating materials and has a signed affidavit on file with the Building Department indicating such.

(D) General contractors that will be installing the insulating materials as part of their signed contract with the homeowner (though a copy of the contract shall be made available to the Building Official upon request).

III. 2009 Virginia Uniform Statewide Building Code "Virginia Construction Code"

The Virginia Uniform Statewide Building Code article 113, section 113.3, mandates the "minimum" required inspections that building departments must provide. This is the same for all localities throughout the Commonwealth of Virginia. The sixth inspection required by this section is specifically for energy conservation materials **(insulation)**.

IV. New Code Adoption

On March 1st 2012, all localities in the commonwealth began enforcing the 2009 edition of the Virginia Construction Code. With the adoption of this code, there came much stricter building requirements in regards to energy conservation methods, materials, inspections, and testing. The Town of Christiansburg has adopted these requirements through Christiansburg Town Code section 9-26.

V. Added Inspection Details

Due to the added requirements, there will now need to be even more attention paid to detail on the installation of the insulating materials themselves. This will require not only more time for the inspectors to perform the inspection, but also added time in the office reviewing construction documents and material submittals, as well as testing reports that must be submitted per the Virginia Construction Code, and also more trips to and from job sites for inspections and follow ups from failed inspections. This will also require more information on building plans that will require more time for department plan review.

VI. Fee

The 2009 Virginia Construction Code article 107, section 107.1, in accordance with section 36-105 of the Code of Virginia, states that "fees may be levied by the local governing body in order to defray the cost of enforcement of the USBC".

The fee for this permit would be the minimum fee established in section 9-29 of the Christiansburg Town Code.

VII. Future code adoption and energy requirements

ICC has all ready produced the 2012 edition of the building code and is currently in the process of developing the 2015 edition of the code. With that, there will be stricter requirements from not only the federal levels of government but also here in Virginia as it relates to energy conservation and its effects on how we construct and inspect future homes in our area.

In the future, the federal government will be auditing states for their energy compliance and in return, Virginia will be auditing homes throughout the commonwealth to see if Building Departments are compliant with the required energy standards that have been set forth. Should localities not meet the requirements of the state, future federal grant money and other funding may be cut.

VIII. Penalty

The penalty for violations of these provisions shall constitute a class 1 misdemeanor and be punishable as specified in section 1-6 of the Christiansburg Town code.