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DEPARTMENT OF
PUBLIC WORKS
Division of
Building Development

BUILDING OFFICIAL INTERPRETATION 2003-01
November 16, 2006

CODE/EDITION: VIRGINIA UNIFORM STATEWIDE BUILDING CODE/2003

SECTION(S): Section 108 Application for Permit

QUESTION:

1. Is a Construction Permit required when mechanical equipment (i.e. roof top unit, air handling unit, hot water heater) is being repaired and individual parts of that mechanical equipment must be replaced?
2. Is a Construction Permit required when the entire mechanical unit is being replaced?
3. Is a Construction Permit required when a mechanical fire damper is being replaced with an identical fire damper?

ANSWER:

1. No. Based on Section 108, the replacement of an individual part with the exact same part within an existing mechanical unit is considered an ordinary repair.

2. Yes, if the mechanical equipment is fueled by gas or oil

No, if the mechanical equipment is not fueled by gas or oil and is in a Group R-2 four stories or less in height and Group R-3, R-4 and R-5.

Yes, if the mechanical equipment is in any other Use Groups.

3. Yes. If a replacement part is associated with a building's life safety system (i.e. sprinkler system, fire alarm system, smoke evacuation, mechanical fire dampers), then the work is not an ordinary repair, and a permit is required.


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Building Official