
	BUILDING DEVELOPMENT POLICIES AND PROCEDURES RESIDENTIAL PLAN REVIEW BUILDING	Effective Date: July 19, 2019
		Supersedes Policy Dated: July 1, 2009
	3.2.4 Property Line Encroachment	Issued by: Eric M. Mays, P.E.  Building Official

The Virginia Uniform Statewide Building Code (VUSBC) does not allow a townhouse roof overhang to encroach on the adjacent property. The location of a building to a property line or lot line is a fundamental concept of the VUSBC. The closer a building is to the lot line, the greater the life safety requirements. The intent is to protect the owners of each adjacent property or building.

Following are the relevant sections of the VUSBC that address this:

- International Building Code, Chapter 32 Encroachments into the Public Right-of-Way governs the encroachment of structures into the public right-of-way. There is no equivalent chapter for encroachments into private property.
- International Residential Code, R-302 Fire Resistant Construction:

R302.1 “Exterior Walls. Construction, projections, openings and penetrations of exterior walls of dwellings and accessory buildings shall comply with Table R302.1(1); or dwellings equipped throughout with an automatic sprinkler system installed in accordance with Section P2904 shall comply with Table R302.1(2).

Therefore, projections must be at least 2 feet from the property