



DEPARTMENT OF  
**PLANNING AND  
DEVELOPMENT  
REVIEW**

**BUREAU OF  
PERMITS AND  
INSPECTIONS**

**DATE:** January 28, 2025

**TO:** Plan Review and Inspections Staff  
Contractors, Designers, Developers and Citizens

**FROM:** David Alley III, Commissioner of Buildings

## VIRGINIA CONSTRUCTION CODE MODIFICATION

**Applicable to all buildings constructed in accordance with the 2021 Virginia Residential Code (VRC)**

The 2024 edition of the International Residential Code (IRC), which is not yet adopted in Virginia, has reduced the ceiling R value for the City Of Richmond climate zone back to the 2018 VRC levels. This code change is based on the additional energy efficiency measures that have been added to the code, such as the new provision detailed in VRC Section N1108, which offsets the reduction with the new enhanced energy efficiency requirements. This code modification authorizes the permit applicant to use the 2024 ceiling R values provided in 2024 IRC Table N1102.1.3 of R-49 compressed or R-38 uncompressed. This blanket citywide code modification is applicable to all buildings constructed in accordance with the 2021 VRC.

Per 2021 VCC section 106.3, a code modification can be approved provided the modification meets the spirit and functional intent of the code. Further, the Note to Section 106.3 encourages approval of code modifications based on nationally recognized model codes and standards and future amendments to such codes and standards. Though The 2024 edition of the International Residential Code (IRC) is not yet adopted as part of the VCC, it is a nationally recognized model code and approval of this code modification meets the intent of the note to VCC Section 106.3.

This is a standing citywide code modification. No individual request for or issuance of the modification is necessary.