

RJT Industries

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Understanding the Codes

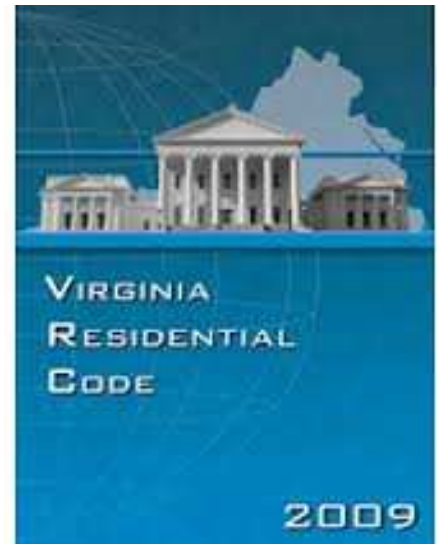
There are currently diverse building codes that apply to both new construction and remodeling. These codes create minimum acceptable standards to protect both people and property. Many provisions may seem wordy, or even extreme, but remember: the primary purpose of the codes is to protect the public from possible harm due to dangerous conditions.

As a contractor, it is your responsibility to become knowledgeable with and to follow existing codes whether involved in new construction or replacement. Carefully adhering to the instructions of the codes not only protects those using the property but also shields you against possible future litigation.

RJT will not knowingly manufacture or provide any product not in compliance with local codes. It is not RJT's intention to 'police' the installations of our contractors but only to make them aware of some of the many regulations that are out there. The Codes are made available by RJT for the education of our staff and customers.

Both the Virginia Residential and Construction Codes are based almost word for word on the 2009 International Building Code.

This manual presents, in laymen's terms, some of the Construction and Remodeling Codes that relate to jobs using our products. We realize that many contractors offer a varied list of services and products besides those we offer and we urge them to familiarize themselves with other restrictions that may affect them.



Codes change every three years. The new Codes included, effective as of March 1, 2012, are as follows:

2009 Virginia Residential Code
2009 Virginia Construction Code

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Based on the Virginia 2009 Residential Code

Hazardous Location Glazing

- Tempered glass is required:
 - in all fixed and operating panes of swinging, sliding, and bifold doors.
 - in a sidelite or window within 24” of a door and whose sill is less than 60” from the walking surface.
 - in windows in rooms with bathtubs, showers, hot tubs, etc, less than 60” horizontally or vertically from the water.

- Windows on stairways, landings and ramps require tempered glass:
 - if within 36” horizontally of a walking surface.
 - If less than 60” above the walking surface.
 - If less than 60” horizontally from the bottom step.

- In a single operating or fixed window, tempered glass is required if the unit meets **ALL FOUR** of the following conditions:
 - The glass area of an individual pane is larger than 9 sq. ft.
 - The bottom edge of the glass is less than 18” above the floor.
 - The top edge of the glass is more than 36” above the floor.
 - One or more walking surfaces are within 36”, measured horizontally and in a straight line, of the glazing.

← For complete details refer to VIRGINIA RESIDENTIAL CODE Part III - “Building and Construction”; Chapter 3 - “Building Planning”; Section R-

These guidelines are RJT’s interpretation of the codes, we cannot be held liable if an inspection fails.
Always be sure to check with your local inspector for their interpretation.

Based on the Virginia 2009 Residential Code

Emergency Escape and Rescue Openings

- Basements and sleeping rooms shall have at least one operating emergency escape and rescue opening. This opening is required to:

- have a minimum net clear opening of 5.7 sq. ft.* unless at grade level which requires a 5.0 opening
- have a minimum opening width of 20”.
- have a minimum opening height of 24”.
- be operational from the inside without the use of keys, tools, or special knowledge.

← For complete details refer to VIRGINIA RESIDENTIAL CODE Part III - “Building and Construction”; Chapter 3 - “Building Planning”; Section R-310 - “Emergency Escape and Rescue Operations”

***The Code states “...including the tilting or removal of the sash as the normal operation...” but some inspectors have been known to place restrictions on this rule.**

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Based on the Virginia 2009 Residential Code

Child Fall Prevention Device

- A child fall prevention device is needed when a window:

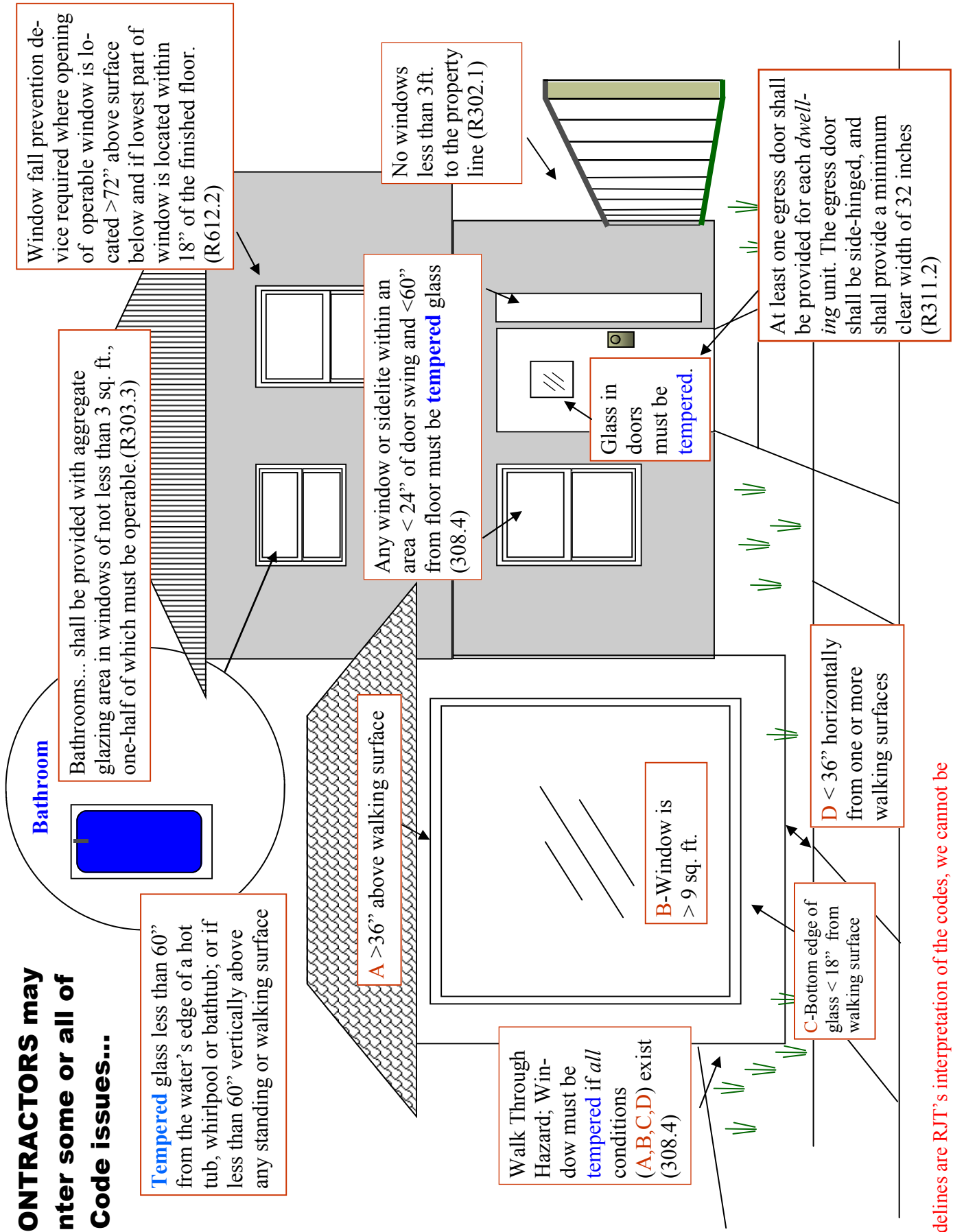
- is more than 72" above grade
- is less than 18" above the floor
- opens enough to allow a 4" ball to pass through

These devices can be installed on any EARTHWISE window when being built or may be purchased for existing windows.

← For complete details refer to VIRGINIA RESIDENTIAL CODE Part III - "Building and Construction"; Chapter 6 - "Wall Construction"; Section R-612 - "Exterior Windows and Doors"

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RJT CONTRACTORS may encounter some or all of these Code issues....



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