

City of Virginia Beach
Development Services Center
DSC INFORMATION NOTICE #107
July 13, 2004

Topic #1: Location of Residential Heating and Cooling Equipment for Single Family and Duplex Sites

Section 201 (a)(4) of the City Zoning Ordinance (CZO) addresses the location of residential heating and cooling equipment with regard to required yards and property lines. Subsection (4) permits these types of equipment in the required yard under the following circumstances:

“Residential heating and cooling equipment which does not extend more than five (5) feet into the (required) yard and which is no closer that five (5) feet to the nearest lot line;...”

The desired location of this type of equipment, outside of the allowed construction limits on residential sites, is a growing problem. Most of these situations occur on single family and duplex sites, particularly on the nonconforming lot developments. In order to provide a better staff review of the site plans and maintain a high level of customer service by avoiding violations and problems during or after construction, **the following requirement is effective immediately:**

***** All of the external heating and cooling equipment locations must be shown and identified on all single family and duplex development site plans. This also includes building additions and alterations that involve moving existing heating and cooling equipment.**

Contacts:

Ed James (ehjames@vbgov.com) 427-8074
Betty Harris (bjharris@vbgov.com) 427-8074

Topic #2: Building Code Requirements for All Mechanical Equipment and Appliances

The floodplain has an influence on the design of structures and associated equipment. The following language from the Virginia Uniform Statewide Building Code demonstrates the care that must be taken during project design.

“In areas designated as a special flood hazard in accordance with the requirements of Section 1612 of the *International Building Code*, mechanical equipment and appliances must be protected from water or must be elevated above the anticipated flood level.”

***** In order to ensure this requirement is met, all site plans showing outside equipment must show the location and elevation of the mechanical equipment and appliances and state the established anticipated flood level.**

Contact/Questions:

Permits and Inspections Office 427-4211