

FORT SHENANDOAH BUILDING CODE

Section 1: TITLE AND SCOPE

1.1 TITLE

This document shall be known as the “Building Code” and may be cited as such. It will be referred to herein as “this code”.

1.2 PURPOSE

The purpose of this code is to provide minimum standards for construction, by regulating and controlling the design, construction, quality of material, occupancy, location, and maintenance of all buildings, pavilions, or outbuildings now erected or to be erected in the future on N-SSA property at Fort Shenandoah, Virginia. All construction shall be subject to the Frederick County, Virginia Building Code and to the “BOCA Basic Building Code, current edition, of the International Code Council*.

1.3 APPLICABILITY

This code shall apply to the construction, alteration, moving, demolition, repair and use of any building or structure within the land limits of Fort Shenandoah, Virginia. This code does not apply to vehicles, trailers, or motor homes.

1.4 PROPERTY MANAGEMENT COMMITTEE

All provisions established by this code are under the jurisdiction of the Property Management Committee. For purposes of enforcement the Chairman of the Property Management Committee shall have the powers as established within this document.

1.5 LIABILITY

The Board of Directors, the Property Management Committee and its deputies, or any representative(s) of the N-SSA charged with the enforcement of this code, and acting in good faith and without malice in the discharge of their duties, shall not render themselves personally liable. They are hereby relieved from all personal liability and responsibility for any damage that may accrue to persons or property as a result of any act required of them, or by reason of any act or omission performed by them, in the enforcement of any provisions of this code. They shall be defended by the legal department of the N-SSA until the final determination of the proceedings.

1.6 COOPERATION OF OTHER OFFICIALS

The Property Management Committee may request, and shall receive, such assistance and cooperation of other officials of the N-SSA as may be necessary in the discharge of its duties.

1.7 PENALTIES

It shall be prohibited for any person, firm, or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert, demolish, equip, use occupy, or maintain any building or structure on Fort Shenandoah, or to cause the same to be done, contrary to or in violation of this code. Any member organization, person, firm, or corporation violating any of the provisions of this code shall be deemed guilty, and shall be subject to penalties as prescribed by the Board of Directors.

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Section 2: PERMITS AND INSPECTIONS

2.1 PERMITS REQUIRED

No person, member organization, firm, or corporation shall erect, construct, enlarge, alter, move, improve, remove, convert, or demolish any building or structure at Fort Shenandoah, or cause the same to be done, without first obtaining a separate building permit for each building or structure from the Property Management Committee.

2.1.1 REPAIRS

Repairs to an existing structure at Fort Shenandoah may be made without a permit, provided the same or like materials are used in repair as were used during initial construction. All repairs are subject to inspection by the Property Management Committee.

2.2 APPLICATION

To obtain a permit the applicant shall first file, in writing, an "Application for Construction" (see Appendix A). This application shall:

- a. identify and describe work to be done for which the application is made.
- b. identify the location of the campsite on an N-SSA bivouac map, and identify the location of the work on a map of the campsite.
- c. state the use and/or the occupancy of a proposed building or structure.
- d. be accompanied by four (4) sets of plans and specification(s).
- e. be signed by the member organization's commander, or by the requester (who may be required to submit evidence to indicate authority to sign).

Any permitting fees mandated by Frederick County, Virginia must be paid by the applicant.

2.3 APPROVAL OF PERMITS

2.3.1 ISSUANCE

The Property Management Committee shall check the permit application, plans, and specifications filed by an applicant. The committee must be satisfied that the work described and the plans filed conform to the requirements of this code and other pertinent N-SSA rules and policies. When required by Frederick County building code, the Property Manager will complete and submit the required permitting information necessary to obtain a building permit from the county. Upon receipt of an approved building permit from the county, the Property Management Committee shall issue an "Authorization for Construction Permit" to the applicant within fourteen (14) days.

When the Property Management Committee issues the permit it shall write or stamp "APPROVED" on the four (4) sets of plans and specifications. Such approved plans and specifications shall not be changed, modified, or altered without the approval of the Property Management Committee, and all work shall be done in accordance with the approved plans and specifications.

2.3.2 RETENTION OF PLANS

Two (2) sets of approved plans and specifications shall be retained permanently by the Property Management Committee. One set of approved plans and specifications shall be returned to the applicant, and it must be kept at the work site as long as the work is in progress.

2.3.2.a VALIDITY

The issuance or granting of a permit or approval of plans and specifications shall not be construed to be permission for, or approval of, any violation of any provisions of this code.

Any permit presuming to give authority to violate or cancel any provision(s) of this code shall be invalid. The issuance of a permit based on submitted plans and specifications shall not prevent the Property Management Committee from afterward requiring the correction of errors in said plans and specifications.

2.3.2.b SUSPENSION OR REVOCATION

The Property Management Committee may, in writing, suspend or revoke a permit issued under provisions of this code whenever the permit is found to have been

- 1) issued in error, or
- 2) issued on the basis of incorrect information supplied to the committee, or
- 3) issued in violation of any local or Commonwealth ordinance, or
- 4) issued in violation of N-SSA rule(s) or policies, or
- 5) issued contrary to decision(s) of the Board of Directors, or
- 6) issued in violation of provision(s) of this code.

2.3.2.c EXPIRATION

Every permit issued by the Property Management Committee under the provisions of this code shall expire by limitation and become null and void if the building or work authorized by such permit is not commenced within eighteen (18) months from the date of issuance.

2.3.3 INSPECTIONS

All construction or work for which a permit is required shall be subject to inspection by the Property Management Committee, and certain types of construction shall require continuous inspection by special inspectors.

Section 3: STOP ORDERS AND CONDEMNATION

3.1 STOP ORDERS

Whenever any work is being done contrary to the provisions of this code, the Property Management Committee or its deputy may order the work stopped by notice in writing to any person or persons engaged in doing the work or causing it to be done. Such work shall stop immediately until the Property Management Committee or its deputy authorizes it to proceed.

3.2 CONDEMNATION

3.2.1 AUTHORITY

All structures or portions thereof that are deemed by the Property Management Committee to be structurally unsafe or otherwise unusable must be repaired, or be rehabilitated, or be demolished and removed, as directed by that committee.

3.2.2 NOTICE TO MEMBER ORGANIZATIONS

The Property Management Committee shall examine, or shall cause to be examined, any structure or portion thereof reported to them as being unsafe or damaged. If such is deemed by the committee to be unsafe or unusable the member organization on whose campsite the structure stands shall be notified by the Property management Committee chairman, by certified mail, that the structure or portion thereof must be repaired, rehabilitated, or demolished and removed, and that it shall not be used or occupied

until reinspected and approved. Such order shall include a complete list of defects and all required remedies. Repair, rehabilitation, or demolition and removal must begin within thirty (30) days of receipt of notice, and must be completed within ninety (90) days of receipt.

3.2.3 RIGHT TO DEMOLISH

If a member organization fails or refuses to comply with an order to repair, rehabilitate, or demolish and remove a structure or portion thereof, the Board of Directors may direct the Property management Committee to proceed with the demolition and removal of the structure.

3.2.4 REIMBURSEMENT OF COSTS TO THE N-SSA

All costs incurred for the demolition and removal shall be billed by the Paymaster to the member organization on whose campsite the structure stood. Failure to pay such costs within sixty (60) days of the receipt of the bill shall be considered cause for the Board of Directors to declare the member organization not in good standing, and to proceed with suspension or expulsion in accordance with applicable portions of the Bylaws.

3.2.5 APPEAL

A Property Management Committee order to repair, rehabilitate, or demolish and remove may be appealed to the Board of Directors. An appeal must be made to the Adjutant, in writing, within fourteen (14) days of receipt of the order, and will be considered at the next regular meeting of the board. The order to repair, rehabilitate, or demolish and remove will be stayed until the board decision either to vacate or to uphold the order. The burden of proof will be on the appellant to demonstrate to the board that the order to repair, rehabilitate, or demolish and remove is unwarranted. The appellant's argument will be limited to the merits of the structure in question, and cannot include comparisons with other existing structures on Fort Shenandoah.

Section 4: DESIGN AND PLACEMENT OF STRUCTURES

4.1 DESIGN AND APPEARANCE

The design and exterior appearance shall resemble, as closely as possible, buildings of the Civil War period. The design shall not conform so closely to the period as to be structurally unsafe. Vehicles, trailers, and motor homes are not considered structures under this code.

4.2 STRUCTURE LOCATION

No portion of a structure will be within five (5) feet, or fence within one (1) foot of the member organization's campsite boundary that is shared with another member organization. Any variance from this must receive prior approval from both the Property Management Committee and the organization occupying the adjacent campsite. No structure shall be located closer than twenty-five (25) feet from the mean level of Back Creek. Construction shall not commence until these approvals, if necessary, have been given in writing.

4.3 OUTSIDE STORAGE AREAS

All fuel tanks must be on the exterior of a building. Water and/or waste tanks, if on the exterior of a building, must be covered or boxed in.

Section 5: CONSTRUCTION, GRADING, WELLS, AND SANITARY FACILITIES

5.1 CONSTRUCTION

All construction shall be subject to the Frederick County, Virginia building code, and to the “BOCA Basic Building Code”, current edition*. When not covered by the N-SSA Building Code or when the N-SSA Building Code is not applicable or in omission, the “BOCA Basic Building Code” will apply.

5.2 SANITARY FACILITIES AND WELLS

No sanitary facilities or wells of any type shall be installed by anyone other than the N-SSA.

5.3 DRAINAGE AND GRADING

Member organizations may, at their own expense, install drains (for diverting rainwater) and/or grade their campsites, provided

1. they submit a detailed proposal of the intended work to the Property Management Committee showing that the proposed work will not adversely affect nearby campsites, and
2. the Property Management Committee issues a permit to do the work, and
3. the finished work does not cause water to flow over or gather on nearby campsites or facilities.

Drainage, filling, or grading work which results in drainage problems on nearby campsites or facilities must be undone or corrected at the expense of the member organization causing the problem.

5.4 ELECTRICAL SERVICE

No existing or proposed structure shall have permanent electric service provided by public utility installed, except for buildings built and used by the N-SSA or the Gainesboro Ruritans with the approval of the Board of Directors.

The area known as Sutlers' Row will have electrical service run to the various vendors at a cost set by the Board of Directors. Portable generators are prohibited in Sutlers' Row.

Section 6: CONCRETE, MASONRY, AND FOUNDATIONS

6.1 CONCRETE

All Concrete shall meet “BOCA Basic Building Code” requirements for the specific application.

1. No concrete shall be poured or set in place when the temperature is below 40 degrees, Fahrenheit.
2. Forms shall be used where the earth will not support or provide a proper form or retainer for the concrete.
3. Water for the concrete shall be clear and free from foreign material.
4. Sand and gravel for concrete mix shall be clean and sharp, free from loam and clay and all foreign material.

6.2 FOUNDATIONS

Where masonry foundations are used, concrete footings are to be installed below the frost line, with brick or cinder block piers to the joist line. Continuous masonry foundations are not permitted except by permission of the Property Management Committee.

6.3 MASONRY FIREPLACES AND WOOD STOVES

All mortar shall meet the minimum "BOCA Basic Building Code" standards and installed in accordance with common practice using clean, clear water and sand.

1. If a masonry fireplace is installed a masonry chimney with a flue is required. There shall be a minimum of 8" of masonry between the flue and any wood of the structure. The flue shall project a minimum of 26" above all roofs within a 10-foot radius.
2. If a fireplace or wood stove is installed that requires only a metal flue, this flue shall be installed with a damper and insulated with an approved fire-retardant material where it pierces the wall, and will be a minimum of 24" from all unprotected walls. Double or triple walled metal flues may be installed through the framing with a 2" clearance, and must be installed 6" from unprotected walls. Pre-manufactured fireplaces and/or stoves must be installed per manufacturer instructions. A copy of the manufacturer instructions must be submitted to the Property Management Committee.
3. All fireplace and wood stove installations will require a Frederick County, Virginia permit. All fees associated with obtaining this permit will be paid by the applicant.

Section 7: FRAMING

7.1 POLE FOUNDATIONS

Foundation poles or posts must be of appropriate size, impregnated or coated with preservatives, and set into the ground to solid bearing.

7.2 METALLIC FOUNDATIONS

Under no circumstances will metallic foundations or metallic flooring/subsystems be allowed. Pre-manufactured or salvaged trailer frames or other recreational vehicle chassis shall not be permitted to serve as a structural subsystem that requires load-bearing capability. Trailer or other recreational vehicle frames or chassis shall not be used in the construction of any building or structure.

7.3 GENERAL

1. Centering on all studs, rafters, and floor joists shall not be more than 24" on center. It is recommended that studs, rafters, and floor joists be 16" on center.
2. Sheeting shall be a minimum of 3/8" plywood or 1" x 6" for roof and sidewalls. If rafters are 24" on center, 1/2" plywood shall be required. Floor sheathing shall be a minimum of 5/8" tongue and groove if a single floor.
3. All corners without sub-siding shall be diagonally braced.
4. Roofs shall be wood shake, metal (standing seam or double "v"), or as approved. Shingles shall be laid over a layer of 30-pound felt.

5. All nailing shall be according to good practice and workmanship.

Section 8: INSURANCE

The member organization on whose campsite a building or structure is erected shall supply, at its own expense, any insurance required by the N-SSA.

Section 9: TAXES

Any member organization on whose campsite structure(s) are erected shall be responsible for the payment of such taxes as may be assessed by Frederick County, Virginia. The member organization shall make payment of those taxes to the N-SSA Paymaster in a manner to be determined by the Board of Directors. A member organization in arrears in payment of its fair share of county property tax shall be reported to the Board of Directors for action in accordance with the Bivouac section of the *Skirmish Rules*.

Section 10: OWNERSHIP

All structures and buildings erected on Fort Shenandoah, either by the N-SSA or on campsites, are the property of the North-South Skirmish Association, Inc. The N-SSA has the absolute right to set rules or policies to govern the construction, maintenance, and disposition of all structures on its property.

APPENDIX 1: Spans and Nominal Dimensions

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| <p>a. Floor Beams – allowable spans
 2x6 – up to 9’4”
 2x8 – 9’4” to 13’4”
 2x10 – 13’4” to 17’4”
 2x12 – 17’4” to 21’10”</p> | <p>f. Plates and Shoes
 Plate – Two 2x4s
 Shoe – One 2x4</p> |
| <p>b. Ceiling Beams
 2x4 – up to 9’4”
 2x6 – 9’4” to 13’4”
 2x8 – 13’4” to 17’4”
 2x12 – 17’4” to 21’4”</p> | <p>g. Sills
 4x6 minimum (solid or built up)</p> |
| <p>c. Roof Rafters
 2x4 – up to 12’0” long
 2x6 – up to 16’0” long
 2x8 – up to 20’0” long</p> | <p>h. Headers
 4x6 – 4’ to 6’ openings
 4x8 – 6’ to 8’ openings
 4x10 – 8’ to 10’ openings
 4x12 – 10’ to 12’ openings</p> |
| <p>d. Ridge
 Minimum 2x5
 One size larger than the rafter</p> | <p>i. Bridging
 Maximum 5’ on center
 Metal bridging, or 5/4x3 spruce</p> |
| <p>e. Collar Beams
 1x6 or 2x4, 4’ on center</p> | |