



CITY OF HARRISONBURG CITY MANAGER

409 SOUTH MAIN STREET, HARRISONBURG, VA 22801
OFFICE (540) 432-7701 • FAX (540) 432-7778

TO: Eric Campbell, City Manager
FROM: G. Chris Brown
DATE: December 6, 2021
RE: Ordinance Amending and Re-enacting Section 11-1-1 of the Harrisonburg City Code

Summary: This amendment is to change the applicable frost depth design criteria from 30 inches to 24 inches and to fill in other criteria that had not previously been provided.

Background: The Uniform Statewide Building Code permits localities, within certain guidelines, to establish frost line depth requirements, which affects the depth of building foundation footers. The City's frost line depth was established many years ago at 30 inches. The Harrisonburg Building Official is requesting the frost line depth be changes to 24 inches. This will align the City with what is required in Rockingham County. Given current weather trends and building technologies the Building Official believes a 24-inch frost line depth is safe and appropriate. The Building Official has also recommended the City's Climatic and Geographic Design Criteria be amended to include information that previously was not included, such as weathering, termite damage, winter design temperature, air freezing index, and mean annual temperature. Other information included in the chart has previously been expressed in a dialogue form on the website as opposed to using the chart being proposed.

Key Issues: Amending the City's Climatic and Geographic Design Criteria to reduce the frost line depth from 30 to 24 inches and to include certain other information.

Environmental Impact: None

Fiscal Impact: None

Prior Actions: None



CITY OF HARRISONBURG CITY MANAGER

409 SOUTH MAIN STREET, HARRISONBURG, VA 22801
OFFICE (540) 432-7701 • FAX (540) 432-7778

Alternatives: (a) Adopt the proposed amendment
(b); or reject the proposed amendment.
(c)

Community Engagement:

Recommendation: Staff recommends adoption of the proposed amendment.

Attachments: Proposed amendment to City Code Section 11-1-1.

Review:

The initiating Department Director will place in Legistar, in sequence of transmittal, the names of each department that must initial their review in order for this item to be placed on the City Council agenda. The completion of review only addresses the readiness of the issue for Council consideration. This does not address the recommendation for approval or denial of the issue.

