

CITY OF CHARLOTTESVILLE

“A Great Place to Live for All of Our Citizens”



Department of Neighborhood Development Services
Building Inspection Department
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www.charlottesville.org

To: Contractors, Engineers, Architects, Homeowners working in the City of Charlottesville

Subject: 2021 Building Code Ceiling Insulation

Date: September 26, 2024

The 2021 Virginia Uniform Statewide Building Code (USBC) code cycle became effective on January 18, 2024, with the major change of increasing the minimum ceiling R value from R-49 to R-60.

The International Code Council has completed the 2024 ICC building code changes for the upcoming code cycle that Virginia will use for our USBC. In the 2024 ICC, the ceiling insulation has been reduced back down to R-49 for ceilings. I have seen confirmation from the State Building Code Officials office that it is appropriate to start using R-49.

Starting October 1st, 2024, the City of Charlottesville will start enforcing the R-49 ceiling insulation requirements from the upcoming 2024 code cycle for all new permits. Any other building permit that is currently active under the 2021 code cycle that wishes to revert back to the R-49 ceiling insulation must ask to revert back to the R-49 standard by email to permits@charlottesville.gov or through the online portal. This will not be viewed as an amendment to the permit and no fees charged to revert back.

Thank You,

Charles Miller, CBO, CBMO
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