

Response to public comments for 87 CSR 04

Public Comment #1 – Pages 001 and 002

- Proposed language to address air changes per hour in Climate Zones 3 through 5.
 - o The agency has chosen to incorporate or make the change suggested in the public comment.
 - o With the edition of the International Energy Conservation Code being incorporated in the rule, changes from 2015 edition to 2024 edition, the change suggested has been incorporated by striking through the language in 4.1.f.1 of the rule.

Public Comment #2 – Page 003

- The public comment from the Town of Star City is a letter of support for the adoption of the 2024 edition building codes in the rule.
 - o The agency did not need to have any action as this is a letter of support based upon the amended changes to the rule discussed with stakeholders prior to the rule being notice filed.

Public Comment #3 – Page 004

- The public comment from the City of Weston is to extend the sunset date indefinitely for the building code.
 - o The agency declined to incorporate the suggested change as the sunset date is addressed in the rule and comports with the statutory requirement, W. Va. Code §29A-3-19, that the sunset provision terminates on August 1 of the fifth year following its promulgation.

Public Comment #4 – Page 005

- The public comment from the City of Charleston is a letter of support for the adoption of the 2024 edition building codes in the rule and to extend the sunset date.
 - o The agency did not need to have any action as this is a letter of support based upon the amended changes to the rule discussed with stakeholders prior to the rule being notice filed and the sunset date is being extended as part of the amended rule.

Public Comment #5 – Page 006

- The public comment from the Town of Star City is a letter of support for the adoption of the 2024 edition building codes in the rule.

- The agency did not need to have any action as this is a letter of support based upon the amended changes to the rule discussed with stakeholders prior to the rule being notice filed.

Public Comment #6 – Page 007

- The public comment from Berkeley County Building Permits is a letter of support for the adoption of the 2024 edition building codes in the rule.
 - The agency did not need to have any action as this is a letter of support based upon the amended changes to the rule discussed with stakeholders prior to the rule being notice filed.

Public Comment #7 – Page 008

- The public comment from the City of Martinsburg is a letter of support for the adoption of the 2024 edition building codes in the rule.
 - The agency did not need to have any action as this is a letter of support based upon the amended changes to the rule discussed with stakeholders prior to the rule being notice filed.

Public Comment #8 – Pages 009 and 010

- The public comment from the City of Westover is a letter of support for the adoption of incorporating the latest editions of the nationally recognized model building codes in the rule.
 - The agency did not need to have any action as this is a letter of support based upon the amended changes to the rule discussed with stakeholders prior to the rule being notice filed.

Public Comment #9 – Pages 011 and 012

- The public comment from the County of Logan is a letter of support for the adoption of incorporating the latest editions of the nationally recognized model building codes in the rule.
 - The agency did not need to have any action as this is a letter of support based upon the amended changes to the rule discussed with stakeholders prior to the rule being notice filed.

Public Comment #10 – Pages 013 and 014

- The public comment from the County of Logan is a letter of support for the adoption of incorporating the latest editions of the nationally recognized model building codes in the rule.

- The agency did not need to have any action as this is a letter of support based upon the amended changes to the rule discussed with stakeholders prior to the rule being notice filed.

Public Comment #11 – Page 015

- The public comment from Beckley Code Enforcement is a letter of support for the adoption of incorporating the 2024 editions of the nationally recognized model building codes in the rule.
 - The agency did not need to have any action as this is a letter of support based upon the amended changes to the rule discussed with stakeholders prior to the rule being notice filed.

Public Comment #12 – Page 016

- The public comment from the American Institute of Architects West Virginia is a letter of support for the adoption of the 2024 building codes in the rule, adoption of ASHRAE 2019, adoption of the 2023 National Electrical Code, extension of the sunset date and implementation of recent statutory changes.
 - The agency did not need to have any action as this is a letter of support based upon the amended changes to the rule discussed with stakeholders prior to the rule being notice filed.

Public Comment #13 – Page 017

- The public comment from the West Virginia Code Officials Association is a letter of support for the adoption of incorporating the latest editions of the nationally recognized model building codes in the rule.
 - The agency did not need to have any action as this is a letter of support based upon the amended changes to the rule discussed with stakeholders prior to the rule being notice filed.

Public Comment #14 – Page 018

- The public comment from the International Code Council is a letter of support for the adoption of incorporating the latest editions of the nationally recognized model building codes in the rule.
 - The agency did not need to have any action as this is a letter of support based upon the amended changes to the rule discussed with stakeholders prior to the rule being notice filed.

Public Comment #15 – Page 019

- The public comment from the City of Beckley is a letter of support for the adoption of incorporating the 2024 editions of the nationally recognized model building codes in the rule.
 - o The agency did not need to have any action as this is a letter of support based upon the amended changes to the rule discussed with stakeholders prior to the rule being notice filed.

Public Comment #16 – Page 020

- The public comment from the Jefferson County Department of Engineering, Planning & Zoning is a letter of support for the adoption of the 2024 International Code Council (ICC) building codes in the rule.
 - o The agency did not need to have any action as this is a letter of support based upon the amended changes to the rule discussed with stakeholders prior to the rule being notice filed.

Public Comment #17 – Page 021

- The public comment from the City of Charleston is a letter of support for the adoption of the updated West Virginia State Building Code incorporating the latest editions of the nationally recognized model building codes.
 - o The agency did not need to have any action as this is a letter of support based upon the amended changes to the rule discussed with stakeholders prior to the rule being notice filed.

Public Comment #18 – Page 022

- The public comment from the West Virginia Municipal League is a letter of support for the adoption of the updated West Virginia State Building Code incorporating the latest editions of the nationally recognized model building codes.
 - o The agency did not need to have any action as this is a letter of support based upon the amended changes to the rule discussed with stakeholders prior to the rule being notice filed.

Public Comment #19 – Pages 023 through 025

- The public comment from the Polyisocyanurate Insulation Manufacturers Association is a letter of support for the adoption of the 2024 International Energy Conservation Code for residential construction and ASHRAE Standard 90.1-2019 for commercial construction in West Virginia.

- The agency did not need to have any action as this is a letter of support based upon the amended changes to the rule discussed with stakeholders prior to the rule being notice filed.

Public Comment #20 – Page 026

- The public comment from the Berkeley County Commission is a letter of support for the adoption of the updated West Virginia State Building Code incorporating the 2024 editions of the nationally recognized model building codes.
 - The agency did not need to have any action as this is a letter of support based upon the amended changes to the rule discussed with stakeholders prior to the rule being notice filed.

Public Comment #21 – Pages 027 and 028

- The public comment from the Berkeley County Fire Department is a letter of support for the adoption of the updated West Virginia State Building Code incorporating the 2024 editions of the nationally recognized model building codes.
 - The agency did not need to have any action as this is a letter of support based upon the amended changes to the rule discussed with stakeholders prior to the rule being notice filed.

Public Comment #22 – Page 029

- The public comment from the City of Fairmont is a letter of support for the adoption of the updated West Virginia State Building Code incorporating the latest editions of the nationally recognized model building codes.
 - The agency did not need to have any action as this is a letter of support based upon the amended changes to the rule discussed with stakeholders prior to the rule being notice filed.

Public Comment #23 – Pages 030 through 031

- The public comment from the Berkeley County Commission is an email sent resubmitting the public comment letters (public comment #20 and public comment #21) letters of support for the adoption of the updated West Virginia State Building Code incorporating the 2024 editions of the nationally recognized model building codes.
 - The agency did not need to have any action as this is a letter of support based upon the amended changes to the rule discussed with stakeholders prior to the rule being notice filed.

Public Comment #24 – Pages 032 through 033

- The public comment from the City of Morgantown is a letter of support for the adoption of the updated West Virginia State Building Code incorporating the latest editions of the nationally recognized model building codes.
 - o The agency did not need to have any action as this is a letter of support based upon the amended changes to the rule discussed with stakeholders prior to the rule being notice filed.

Public Comment #25 – Pages 034 through 035

- The public comment from the City of Morgantown is an email sent resubmitting the public comment letter (public comment #24) letter of support for the adoption of the updated West Virginia State Building Code incorporating the latest editions of the nationally recognized model building codes due to an old address being included in the prior letter.
 - o The agency did not need to have any action as this is a letter of support based upon the amended changes to the rule discussed with stakeholders prior to the rule being notice filed.

Public Comment #26 – Pages 036 through 037

- The public comment from the Air-Conditioning, Heating, & Refrigeration Institute is a letter requesting a change to the 1109.2.5. refrigerant pipe shaft language in the rule and a change to the 1109.3.2. shaft ventilation language in the rule.
 - o The agency incorporated the change to 1109.2.5. in subsection 4.1.c.1.D.4 of the rule. Additionally, the agency incorporated the change to 1109.32. in subsection 4.1.c.1.D.5.

Public Comment #27 – Pages 038

- The public comment from the City of Milton is a letter of support for the adoption of the updated West Virginia State Building Code incorporating the latest editions of the nationally recognized model building codes.
 - o The agency did not need to have any action as this is a letter of support based upon the amended changes to the rule discussed with stakeholders prior to the rule being notice filed.

Public Comment #28 – Pages 039

- The public comment from the Town of Hedgesville is a letter of support for the adoption of the updated West Virginia State Building Code incorporating the latest editions of the nationally recognized model building codes.

- The agency did not need to have any action as this is a letter of support based upon the amended changes to the rule discussed with stakeholders prior to the rule being notice filed.

Public Comment #29 – Pages 040 through 041

- The public comment from the Fire Marshals Association of West Virginia, Inc. is a letter of support for the adoption of the updated West Virginia State Building Code incorporating and updating the nationally recognized model building codes and referenced standards.
 - The agency did not need to have any action as this is a letter of support based upon the amended changes to the rule discussed with stakeholders prior to the rule being notice filed.

Public Comment #30 – Pages 042 through 044

- The public comment from Northeast Energy Efficiency Partnerships is a letter of support for the adoption of the 2024 International Energy Conservation Code for residential construction, ASHRAE Standard 90.1-2025 instead of ASHRAE Standard 90.1-2019 for commercial construction, recommended elimination of the sunset provision and recommendation to invest in code compliance support.
 - The agency did not need to have any action on the adoption of 2024 International Energy Conservation Code.
 - The agency declined to incorporate the suggested change to adopt and incorporate ASHRAE Standard 90.1.-2025 instead of ASHRAE Standard 90.1-2019 as the discussions with stakeholders prior to the rule being notice filed was to adopt and incorporate ASHRAE Standard 90.1-2019 into the rule.
 - The agency declined to incorporate the suggested change as the sunset date is addressed in the rule and comports with the statutory requirement, W. Va. Code §29A-3-19, that the sunset provision terminates on August 1 of the fifth year following its promulgation.
 - The agency declined to incorporate the suggested change as the agency has to do further research to understand the cost associated with providing code compliance support activities, including providing training for code enforcement officials and contractors prior to incorporating that into the rule.

Public Comment #31 – Page 045

- The public comment from the City of Moundsville is a letter of support for the adoption of the updated West Virginia State Building Code incorporating the 2024 editions of the nationally recognized model building codes.
 - The agency did not need to have any action as this is a letter of support based upon the amended changes to the rule discussed with stakeholders prior to the rule being notice filed.

Public Comment #32 – Pages 046 through 050

- The public comment from the Responsible Energy Codes Alliance is a letter of support for the adoption of the 2024 International Energy Conservation Code for residential construction and ASHRAE Standard 90.1-2019 for commercial construction in West Virginia.
 - The agency did not need to have any action as this is a letter of support based upon the amended changes to the rule discussed with stakeholders prior to the rule being notice filed.

Public Comment #33 – Page 051

- The public comment from the City of Moundsville is a letter of support for the adoption of the updated West Virginia State Building Code incorporating the 2024 editions of the nationally recognized model building codes.
 - The agency did not need to have any action as this is a letter of support based upon the amended changes to the rule discussed with stakeholders prior to the rule being notice filed.

Public Comment #34 – Page 052

- The public comment from the City of Moundsville is a letter of support for the adoption of the updated West Virginia State Building Code incorporating the 2024 editions of the nationally recognized model building codes.
 - The agency did not need to have any action as this is a letter of support based upon the amended changes to the rule discussed with stakeholders prior to the rule being notice filed.

Public Comment #35 – Pages 053 through 054

- The public comment from the City of Moundsville is a letter of support for the adoption of the updated West Virginia State Building Code incorporating the latest editions of the nationally recognized model building codes.

- The agency did not need to have any action as this is a letter of support based upon the amended changes to the rule discussed with stakeholders prior to the rule being notice filed.



Felton Ernest, Brandolyn <brandolyn.feltonernest@wv.gov>

Re: Public Comments for State Building Code 87 csr 4

1 message

Tyree, Kenneth E <kenneth.e.tyree@wv.gov>

To: Paulette McGhie <paulette@resnet.us>

Bcc: brandolyn.feltonernest@wv.gov

Tue, Jun 30, 2026 at 3:57 PM

Good catch. Factually, look at Section 5.1.3 of the 2024 edition for our climate zones of 4 and 5; it's 3 air exchanges anyway. We'll be able to remove that reference completely.

R402.5.1.3 Maximum air leakage rate.

Where tested in accordance with [Section R402.5.1.2](#), the air leakage rate for *buildings, dwelling units or sleeping units* shall be as follows:

1. Where complying with [Section R401.2.1](#), the *building* or the *dwelling units* or *sleeping units* in the building shall have an air leakage rate not greater than 4.0 air changes per hour in Climate Zones 0, 1 and 2; **3.0 air changes per hour in Climate Zones 3 through 5**; and 2.5 air changes per hour in Climate Zones 6 through 8.

Thanks,

Kenneth E. Tyree Jr., CFPS

State Fire Marshal

West Virginia State Fire Marshal's Office

1600 Pennsylvania Ave.

Charleston WV 25302

304.558.2191, Ext 20740

304.558.2537 (fax)

kenneth.e.tyree@wv.gov (Email)

www.firemarshal.wv.gov (web) **Please Visit Our Website**



Challenges build character; anyone can hold the helm when the sea is calm.

CONFIDENTIALITY NOTE: This e-mail message is for the sole use of the intended recipient(s) and may contain sensitive West Virginia State Fire Commission information, and/or confidential, privileged or law enforcement sensitive information. Do not forward this e-mail to another person without the approval of the original sender. Any unauthorized review, use, disclosure or distribution is strictly prohibited and may be subject to criminal penalty. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message.

On Tue, Jun 30, 2026 at 12:08 PM Paulette McGhie <paulette@resnet.us> wrote:

We noticed that this change referenced the wrong section from the IECC. It should read as follows:

4.1.f. The ~~2015~~ 2024 edition of the International Energy Conservation Code for residential buildings, with the following exception:

4.1.f.1. Section, R402.4.1.2. Testing. The building or dwelling unit shall in lieu thereof have an air leakage rate not exceeding ~~five~~ 3 air changes per hour in Climate Zones 3 through 8.

Let me know if you have any questions.

Best Regards,
Paulette McGhie

RESNET Programs Manager

702-882-1787

Based in Utah





Felton Ernest, Brandolyn <brandolyn.feltonernest@wv.gov>

Letter of Support

1 message

Bobby Doyle <buildinginsp@starcitywv.com>

Wed, Jul 1, 2026 at 1:51 PM

To: "brandolyn.feltonernest@wv.gov" <brandolyn.feltonernest@wv.gov>

Brandolyn

I am totally in support of the W. Va. Code §15A-11-5 adoption of the 2024 Building Codes. I strongly hope the legislatures and

congress passes this bill.

Thank You

Bobby

Bobby Doyle

Building Code Official

Town of Star City

[370 Broadway Ave](#)

[Star City, WV 26505](#)

P: 304-599-3550

F: 304-599-1130

www.starcitywv.com



Felton Ernest, Brandolyn <brandolyn.feltonernest@wv.gov>

sunset date on Codes

1 message

Marty Lewis <mlewis@cityofwestonwv.com>
To: brandolyn.feltonernest@wv.gov

Wed, Jul 1, 2026 at 2:24 PM

We absolutely need to extend the sunset date indefinitely for the Building Codes. Failure to have and enforce building codes will result in loss of jobs, unsafe building practices, loss of property insurance, and a complete collapse of any resemblance of order and safety in the building industry. This would have a devastating financial and human safety effect.

--

Marty Lewis
Code Enforcement Officer
City of Weston



City of Charleston
Development Services
915 Quarrier St Suite 1
Charleston WV 25301
PHONE: 304-348-6833
FAX: 304-348-8042

Brandolyn N. Felton-Ernest
1900 Kanawha Blvd., E.
Building 1, Room W-400
EMAIL: brandolyn.feltonernest@wv.gov

Date: July 2, 2026

RE: Building Code Update

To whom it may concern,

I want to express support for adopting the 2024 International Code Council (ICC) Codes and extension of the Sunset Date. As an alternative to updated the codes, it is of great importance to extend the Sunset Date of the currently adopted 2018 Codes.

Updating to the 2024 ICC Codes ensures that the latest research and technology are being used for fire prevention, structural integrity, and guidance for life safety systems. This will also provide better protection of property, residents, and first responders.

I respectfully request action be taken to adopt the 2024 ICC Codes or extend the sunset timeline for the 2018 codes. Doing so will ensure continuity, clarity, and the continued protection of all West Virginians.

Thank you for your attention to this matter.

Sincerely,

Billy Smith
City of Charleston
Building Commissioner



Felton Ernest, Brandolyn <brandolyn.feltonernest@wv.gov>

State Building Codes

1 message

Bobby Doyle <buildinginsp@starcitywv.com>

Mon, Jul 6, 2026 at 9:22 AM

To: "brandolyn.feltonernest@wv.gov" <brandolyn.feltonernest@wv.gov>

July 6, 2026

West Virginia State Fire Commission
Office of the State Fire Marshal
[1207 Quarrier Street, 2nd Floor](#)
Charleston, WV 25301

Re: Support for Adoption of the Updated State Building Code (Title 87, Series 4)

Dear Members of the West Virginia State Fire Commission:

I am writing to express my strong support for the adoption of the updated West Virginia State Building Code (Title 87, Series 4), incorporating the 2024 editions of the nationally recognized model building codes.

Adopting more current building codes strengthens public safety, improves building resilience, and supports economic growth across West Virginia. Updated codes reflect the latest advances in construction, fire protection, energy efficiency, and accessibility while providing consistent standards for the design and construction industry.

Modern building codes also help communities become more resilient, may improve ISO ratings that can contribute to lower insurance costs, and strengthen West Virginia's eligibility for certain state and federal funding opportunities, including FEMA grants.

I respectfully encourage the State Fire Commission to adopt the updated Title 87, Series 4 State Building Code to ensure West Virginia continues to protect its citizens while supporting safe, efficient, and sustainable development.

Thank you for your consideration and your continued commitment to public safety.

Respectfully,

Bobby Doyle*Building Code Official**Town of Star City*[370 Broadway Ave](#)[Star City, WV 26505](#)

P: 304-599-3550

F: 304-599-1130

www.starcitywv.com



Felton Ernest, Brandolyn <brandolyn.feltonerdest@wv.gov>

I support 2024 ICC Codes

1 message

Debbie Watt <dwatt@berkeleywv.org>

Mon, Jul 6, 2026 at 2:31 PM

To: "brandolyn.feltonerdest@wv.gov" <brandolyn.feltonerdest@wv.gov>

West Virginia State Fire Commission
Office of the State Fire Marshal
[1207 Quarrier Street, 2nd Floor](#)
Charleston, WV 25301

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I respectfully encourage the State Fire Commission to adopt the updated Title 87, Series 4 State Building Code to ensure West Virginia continues to protect its citizens while supporting safe, efficient, and sustainable development.

Thank you for your consideration and your continued commitment to public safety.

Respectfully,

Deborah Watt
Combination Inspector III
Berkeley County Building Permits
Martinsburg, WV

**Letter of Support for the Adoption of the Updated West Virginia State Building Code
(Title 87, Series 4)**

7/6/2026

West Virginia State Fire Commission
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I respectfully encourage the State Fire Commission to adopt the updated Title 87, Series 4 State Building Code to ensure West Virginia continues to protect its citizens while supporting safe, efficient, and sustainable development.

Thank you for your consideration and your continued commitment to public safety.

Respectfully,

Jay Bauserman
Building Code Official
City of Martinsburg
Martinsburg WV



CITY OF WESTOVER | 500 DUPONT ROAD | WESTOVER, WV 26501

PHONE: 304-296-6860 | FAX: 304-296-6582

Letter of Support for the Adoption of the Updated West Virginia State Building Code (Title 87, Series 4)

July 20, 2026

West Virginia State Fire Commission
Office of the State Fire Marshal
1207 Quarrier Street, 2nd Floor
Charleston, WV 25301

Re: Support for Adoption of the Updated State Building Code (Title 87, Series 4)

Dear Members of the West Virginia State Fire Commission:

We are writing to express our strong support for the adoption of the updated West Virginia State Building Code (Title 87, Series 4), incorporating the latest editions of the nationally recognized model building codes.

Adopting more current building codes is a critical investment in the safety, resilience, and economic vitality of West Virginia. Modern construction standards reflect the latest advances in structural engineering, fire protection, energy efficiency, accessibility, and building performance. By updating the State Building Code, West Virginia will help ensure that new buildings and renovations provide greater protection for occupants while reducing long-term maintenance and operating costs.

The proposed updates will also promote consistency with nationally recognized construction standards used throughout much of the United States. This consistency benefits architects, engineers, contractors, code officials, developers, manufacturers, and building owners by providing clear, up-to-date requirements that improve project efficiency and reduce unnecessary confusion.

In addition to improving public safety, adopting the updated codes supports economic development by providing a modern regulatory framework that attracts investment and encourages responsible growth. Communities benefit from buildings that are more durable, more resilient to natural hazards, more energy efficient, and better equipped to meet the needs of future generations. Having current codes can also improve ISO ratings, which may help lower citizens' insurance rates. In addition, updated building codes can place West Virginia in a stronger position to qualify for certain government grants and funding opportunities, including those offered through FEMA.

We respectfully encourage the State Fire Commission and all appropriate decision-makers to adopt the updated Title 87, Series 4 State Building Code. Doing so demonstrates West Virginia's commitment to protecting its citizens while promoting high-quality construction practices and sustainable economic growth.

Thank you for your consideration and for your continued dedication to public safety throughout the State of West Virginia.

Respectfully,



Mayor Lucci



1st Ward Council – Allie Jackson

2nd Ward Council – Jeff Friend

Absent

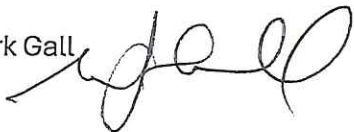
3rd Ward Council – Shawna Cross



Council At-Large – Duane Tatar



Council At-Large – Mark Gall




Council At-Large – Randy Barnett

COUNTY OF LOGAN

COMMISSIONER:
BILLY J. DICKERSON JR
PRESIDENT



COMMISSIONERS:
DIANA BARNETTE
ERIC PORTER

OFFICE OF THE COUNTY COMMISSION

LOGAN COUNTY COURTHOUSE
325 STRATTON STREET
LOGAN, WEST VIRGINIA 25601
(304) 792-8626 FAX (304) 792-8511

July 6, 2026

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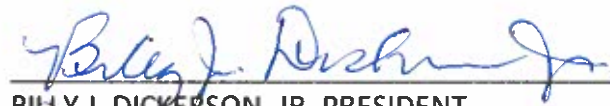
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West Virginia State Fire Commission
Office of the State Fire Marshal
Page 2
July 6, 2026

Respectfully,

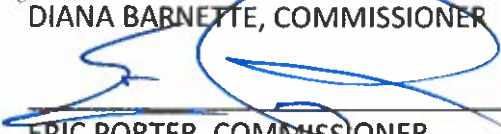
LOGAN COUNTY COMMISSION
(Logan, Logan County, WV 25601)



BILLY J. DICKERSON, JR, PRESIDENT



DIANA BARNETTE, COMMISSIONER



ERIC PORTER, COMMISSIONER

COUNTY OF LOGAN

COMMISSIONER:
BILLY J. DICKERSON JR
PRESIDENT



COMMISSIONERS:
DIANA BARNETTE
ERIC PORTER

OFFICE OF THE COUNTY COMMISSION

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July 6, 2026

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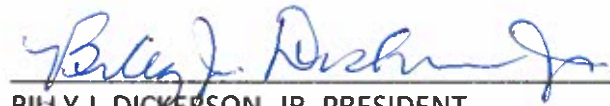
I respectfully encourage the State Fire Commission and all appropriate decision-makers to adopt the updated Title 87, Series 4 State Building Code. Doing so demonstrates West Virginia's commitment to protecting its citizens while promoting high-quality construction practices and sustainable economic growth.

Thank you for your consideration and for your continued dedication to public safety throughout the State of West Virginia.

West Virginia State Fire Commission
Office of the State Fire Marshal
Page 2
July 6, 2026

Respectfully,

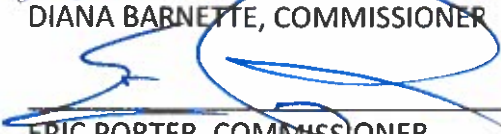
LOGAN COUNTY COMMISSION
(Logan, Logan County, WV 25601)



BILLY J. DICKERSON, JR, PRESIDENT



DIANA BARNETTE, COMMISSIONER



ERIC PORTER, COMMISSIONER

BECKLEY CODE ENFORCEMENT

CITY OF BECKLEY



232 Industrial Dr. • Beckley, West Virginia 25801

Phone: (304) 256-1738 • Fax (304) 256-1815 • Email: codeenforcement@beckley.org

July 22, 2026

West Virginia State Fire Commission
Office of the State Fire Marshal
1207 Quarrier Street, 2nd Floor
Charleston, WV 25301

RE: Support for Adoption of the Updated State Building Code (Title 87, Series 4)

Dear Members of the West Virginia State Fire Commission:

I am writing to express my strong support for the adoption of the updated West Virginia State Building Code (Title 87, Series 4), incorporating the 2024 editions of the nationally recognized model building codes.

Adopting more current building codes strengthens public safety, improves building resilience and supports economic growth in West Virginia. Updated codes reflect the latest advances in construction, fire protection, energy efficiency and accessibility while providing consistent standards for the design and construction industry.

Modern building codes also help communities become more resilient, may improve ISO ratings that can contribute to lower insurance costs and strengthen West Virginia's eligibility for certain state and federal funding opportunities, including FEMA grants.

I respectfully encourage the State Fire Commission to adopt the updated Title 87, Series 4 State Building Code to ensure West Virginia continues to protect its citizens while supporting safe, efficient and sustainable development.

Thank you for your consideration and your continued commitment to public safety.

Sincerely,

A handwritten signature in blue ink that reads "Anita Wooten".

Anita Wooten
Beckley Code Enforcement
Beckley, WV

July 23, 2026

Brandolyn N. Felton-Ernest
West Virginia State Fire Commission
1900 Kanawha Boulevard, East
Building 1, Room W-400
Charleston, West Virginia 25305

Re: Support for Proposed Amendments to 87 CSR 4 - State Building Code

Dear Ms. Felton-Ernest and Members of the West Virginia State Fire Commission:

On behalf of AIA West Virginia, I am writing in support of the proposed amendments to 87 CSR 4, the West Virginia State Building Code.

AIA West Virginia has participated in stakeholder discussions throughout the development of these updates. We appreciate the Commission's work to bring together representatives from the design, construction, code enforcement, and public safety communities as the rule was developed.

The proposed amendments include several important changes:

- Adoption of the 2024 International Code Council model codes, replacing the current 2018 editions, with specified modifications and exceptions;
- Adoption of ASHRAE 90.1-2019 for commercial building energy performance;
- Adoption of the 2023 National Electrical Code;
- Extension of the rule's sunset date to August 1, 2032; and
- Implementation of recent statutory changes concerning statewide application of the State Building Code and local inspection and enforcement responsibilities.

Maintaining a current building code is fundamental to protecting the health, safety, and welfare of West Virginians. These updates will provide architects, engineers, contractors, code officials, owners, and local governments with standards that reflect current building technologies, materials, construction practices, and life-safety requirements.

Updating the code will also provide greater consistency with the nationally recognized standards already used throughout the design and construction industry. Continued reliance on older code editions creates unnecessary uncertainty, complicates coordination among project teams, and can limit the use of newer products and building systems. Current code editions support better building performance and more predictable project delivery.

For these reasons, AIA West Virginia supports the proposed amendments to 87 CSR 4 and respectfully encourages the State Fire Commission to advance the updated rule.

Thank you for the opportunity to comment and for the Commission's continued work to improve building safety throughout West Virginia.

Sincerely,



Antonia Edwardson
Executive Director
AIA West Virginia

West Virginia Code Officials Association

2843 East Grafton Road
Fairmont, WV 26554

June 24, 2026

West Virginia State Fire Commission

Office of the State Fire Marshal
1207 Quarrier Street, 2nd Floor
Charleston, WV 25301

Re: Support for Adoption of the Updated State Building Code (Title 87, Series 4)

Dear Members of the West Virginia State Fire Commission:

On behalf of the West Virginia Code Officials Association (WVCOA), we are pleased to express our strong support for the adoption of the updated West Virginia State Building Code (Title 87, Series 4), incorporating the latest editions of the nationally recognized model building codes.

The WVCOA represents building officials, inspectors, plans examiners, fire officials, and other code professionals committed to protecting the health, safety, and welfare of the citizens of West Virginia. Adopting the 2024 ICC Building Codes, along with the other updated codes, will provide our members with modern, consistent standards that reflect the latest advancements in structural safety, fire protection, accessibility, energy efficiency, and building performance.

Updating the State Building Code will strengthen public safety while promoting consistency with nationally recognized construction standards used throughout much of the United States. This consistency benefits code officials, architects, engineers, contractors, developers, manufacturers, and building owners by providing clear, up-to-date requirements that improve project efficiency, reduce confusion, and support effective code enforcement.

Current building codes also contribute to stronger, more resilient communities by improving the quality and durability of construction. Modern codes help reduce risks from natural hazards, improve energy performance, and may enhance ISO ratings, potentially lowering insurance costs for property owners. Additionally, maintaining current building codes positions West Virginia to better compete for federal grants and funding opportunities, including those available through FEMA.

The West Virginia Code Officials Association respectfully encourages the State Fire Commission to adopt the updated Title 87, Series 4 State Building Code. This action demonstrates West Virginia's continued commitment to protecting its citizens, supporting safe and responsible construction practices, and ensuring that our state's code enforcement professionals have the tools necessary to serve their communities effectively.

Thank you for your consideration and for your continued dedication to public safety throughout the State of West Virginia.

Respectfully,

Scott Jolliff, MCP

President, West Virginia Code Officials Association

Office of West Virginia Secretary of State
Brandolyn N. Felton-Ernest
1900 Kanawha Blvd., E.
Building 1, Room W-400

Dear Office of West Virginia Secretary of State,

The International Code Council (ICC) stands in support of West Virginia's efforts to update its state building codes. The Code Council is a member-focused non-profit association dedicated to building safety and sustainability. ICC develops model building codes, known as the I-Codes, which are used in the design, construction, and compliance process to ensure the creation of safe, sustainable, affordable, and resilient structures. The Code Council commends the State Fire Marshal's Office and the State Fire Commission for their ongoing work to protect the health and wellbeing of the residents of West Virginia.

The I-Codes represent the current national consensus regarding the level of safety necessary for the built environment. By incorporating the latest technology, the I-Codes provide some of the safest and most resilient structures for our families and communities. They also offer a coherent system of construction standards through extensive cross-referencing and coordination across codes. Buildings that are designed, constructed, and maintained in accordance with current code requirements achieve a higher level of health and safety. Staying current with model codes further helps the citizens of West Virginia protect their businesses, resulting in increased safety and greater economic security.

The requirements contained in the most recent editions of the codes reflect the best available science and lessons learned from recent natural disasters, as well as post-event building performance analysis by leading technical experts and engineers. Research has shown that every dollar spent complying with the I-Codes can result in \$11 in savings from reduced recovery and reconstruction costs. Recent research has also refuted the long-standing assumption that adopting updated building codes increases housing costs. A major study conducted by the University of Alabama found no measurable relationship between code adoption and higher home prices after examining 45 state adoptions of the International Residential Code and analyzing 2.7 million home sales across 26 states between 2011 and 2022. As the frequency and intensity of climatic events continue to increase, there is growing national interest in code modernization to strengthen resilience and better protect communities. We thank you for your role as an ICC governmental member and encourage continued state engagement in the development and adoption of national model codes.

The International Code Council is proud to have West Virginia as a partner in the national pursuit of resilient, efficient, and safe construction. We look forward to supporting West Virginia throughout the adoption process and stand ready to assist the State Fire Commission and the State Fire Marshal in any way needed.

Warmest regards,

Avi Smith-Rose
Government Relations Regional Manager
International Code Council

**Letter of Support for the Adoption of the Updated West Virginia State Building Code
(Title 87, Series 4)**

7-27-2026

West Virginia State Fire Commission
Office of the State Fire Marshal
1207 Quarrier Street, 2nd Floor
Charleston, WV 25301

Re: Support for Adoption of the Updated State Building Code (Title 87, Series 4)

Dear Members of the West Virginia State Fire Commission:

I am writing to express my strong support for the adoption of the updated West Virginia State Building Code (Title 87, Series 4), incorporating the 2024 editions of the nationally recognized model building codes.

Adopting more current building codes strengthens public safety, improves building resilience, and supports economic growth across West Virginia. Updated codes reflect the latest advances in construction, fire protection, energy efficiency, and accessibility while providing consistent standards for the design and construction industry.

Modern building codes also help communities become more resilient, may improve ISO ratings that can contribute to lower insurance costs, and strengthen West Virginia's eligibility for certain state and federal funding opportunities, including FEMA grants.

I respectfully encourage the State Fire Commission to adopt the updated Title 87, Series 4 State Building Code to ensure West Virginia continues to protect its citizens while supporting safe, efficient, and sustainable development.

Thank you for your consideration and your continued commitment to public safety.

Respectfully,



Christopher P. Graham
Building Code Official/Fire Marshal
City of Beckley
Beckley, WV



Felton Ernest, Brandolyn <brandolyn.feltonernest@wv.gov>

Support for the Fire Commission, Title 87-04 & the 2024 ICC Building Codes

1 message

Roger Goodwin <roger.l.goodwin@jeffcowv.gov>

Mon, Jul 27, 2026 at 2:13 PM

To: "brandolyn.feltonernest@wv.gov" <brandolyn.feltonernest@wv.gov>

Cc: Roger Goodwin <roger.l.goodwin@jeffcowv.gov>, "sjolliff@fairmontwv.gov" <sjolliff@fairmontwv.gov>

July 27, 2026

Brandolyn N. Felton-Ernest,

I support the adoption of Fire Commission, Title 87-04 and the 2024 International Code Council (ICC) building codes for the state of West Virginia. These codes are important to providing for the life-safety of our homes and commercial structures.

Thank you for your consideration of this matter.

Roger Goodwin, P.E., CFM, MBA

Deputy County Administrator / Director & Chief County Engineer

Jefferson County Department of Engineering, Planning & Zoning

P.O. Box 716

Charles Town, WV 25414

Letter of Support for the Adoption of the Updated West Virginia State Building Code (Title 87, Series 4)

July 27, 2026

West Virginia State Fire Commission
Office of the State Fire Marshal
1600 Pennsylvania Ave
Charleston, WV 25302

Re: Support for Adoption of the Updated State Building Code (Title 87, Series 4)

Dear Members of the West Virginia State Fire Commission:

I am writing to express my strong support for the adoption of the updated West Virginia State Building Code (Title 87, Series 4), incorporating the latest editions of the nationally recognized model building codes.

Adopting more current building codes is a critical investment in the safety, resilience, and economic vitality of West Virginia. Modern construction standards reflect the latest advances in structural engineering, fire protection, energy efficiency, accessibility, and building performance. By updating the State Building Code, West Virginia will help ensure that new buildings and renovations provide greater protection for occupants while reducing long-term maintenance and operating costs.

The proposed updates will also promote consistency with nationally recognized construction standards used throughout much of the United States. This consistency benefits architects, engineers, contractors, code officials, developers, manufacturers, and building owners by providing clear, up-to-date requirements that improve project efficiency and reduce unnecessary confusion.

In addition to improving public safety, adopting the updated codes supports economic development by providing a modern regulatory framework that attracts investment and encourages responsible growth. Communities benefit from buildings that are more durable, more resilient to natural hazards, more energy efficient, and better equipped to meet the needs of future generations. Having current codes can also improve ISO ratings, which may help lower citizens' insurance rates. In addition, updated building codes can place West Virginia in a stronger position to qualify for certain government grants and funding opportunities, including those offered through FEMA.

I respectfully encourage the State Fire Commission and all appropriate decision-makers to adopt the updated Title 87, Series 4 State Building Code. Doing so demonstrates West Virginia's commitment to protecting its citizens while promoting high-quality construction practices and sustainable economic growth.

Thank you for your consideration and for your continued dedication to public safety throughout the State of West Virginia.

Respectfully,

Susan M. Johnson
Permit Coordinator
City of Charleston
Offices of Development Services
Charleston, WV 25301



July 27, 2026

Brandolyn N. Felton-Ernest
West Virginia State Fire Commission
1900 Kanawha Boulevard, East
Building 1, Room W-400
Charleston, West Virginia 25305
Via email: brandolyn.feltonernest@wv.gov

Re: Proposed State Building Code, Title 87, Series 4

Dear Members of the West Virginia State Fire Commission:

On behalf of the West Virginia Municipal League and its 230 member municipalities, I submit these comments in general support of the proposed amendment to the State Building Code, Title 87, Series 4. The League supports the State Fire Commission's overall effort to maintain a clear, current, and administrable building code framework.

Municipalities that administer and enforce the State Building Code play a central role through plan review, permitting, inspections, appeals, and interpretation. They therefore have a direct institutional interest in rules that are clear, internally coherent, and capable of consistent application.

The proposal is issued under W. Va. Code § 15A-11-5, which directs the Commission to propose rules safeguarding life and property and ensuring construction quality through a State Building Code. As filed, the amendment would update numerous incorporated model codes and technical standards, including multiple International Code Council publications to 2024 editions and NFPA 70, the National Electrical Code, to the 2023 edition. It also would revise specified mechanical, refrigerant, energy, and related technical provisions.

Periodic review of incorporated model codes can help align West Virginia's regulatory framework with contemporary construction methods and safety practices and can promote predictability in plan review, permitting, and inspection. The League's support is directed to the Commission's overall modernization effort and is not intended to endorse or oppose any individual technical amendment, exception, code edition, enforcement provision, or incorporated standard.

Subject to the Commission's consideration of public comments and any technical corrections identified during rulemaking, the League respectfully supports adoption of the amendment to Title 87, Series 4. The West Virginia Municipal League appreciates the Commission's work in preparing the proposal and conducting the public comment process.

Respectfully submitted,

Susan Economou
Executive Director, West Virginia Municipal League

Submitted via Email

July 27, 2026

Brandolyn N. Felton-Ernest
1900 Kanawha Blvd. E.
Building 1, Room W-400
Charleston, WV 25305
brandolyn.feltonernest@wv.gov

**RE: Comments of the Polyisocyanurate Insulation Manufacturers Association
Supporting the Adoption of Proposed Legislative Rule, 87CSR4
Fire Commission (87-04) State Building Code, W. Va. Code §15A-11-5**

Dear Ms. Felton-Ernest,

The Polyisocyanurate Insulation Manufacturers Association¹ (PIMA) is pleased to submit this letter in support of the adoption of the 2024 International Energy Conservation Code for residential construction and ASHRAE Standard 90.1-2019 commercial construction in West Virginia. PIMA represents North American manufacturers of polyisocyanurate insulation – one of the most widely used building thermal envelope insulation products.

PIMA encourages West Virginia to update the State's energy code to adopt provisions that will reduce energy waste and increase the resiliency of residential and commercial buildings.

The benefits of adopting an updated residential energy code are well-documented in comments submitted by other energy efficiency advocates, including the Responsible Energy Codes Alliance. To emphasize the importance of residential energy efficiency, **PIMA encourages the State to consider how energy efficiency benefits residential homeowners and tenants during periods of extreme weather and power outages.** According to the Pacific Northwest National Laboratory, homes constructed to modern energy codes (i.e., 2021 International Energy Conservation Code or higher standards) increase the passive survivability for occupants.²

¹ www.polyiso.org

² Pacific Northwest National Laboratory, *Enhancing Resilience in Buildings Through Energy Efficiency* (July 2023), available at: https://www.energycodes.gov/sites/default/files/2023-07/Efficiency_for_Building_Resilience_PNNL-32727_Rev1.pdf.

For example, researchers found that a single-family residential home in Detroit, Michigan (climate zone 5) constructed to the **2021 IECC (or later editions) can increase habitable conditions in a cold event by 82% to 1.7 days**. The additional day of passive survivability allows time for power restoration and enables families to remain in place during severe weather.

According to the U.S. Energy Information Administration, **commercial buildings in West Virginia account for 8.8% of the State's total energy consumption**.³ Reducing this energy consumption through improved energy standards can significantly increase the reliability and resiliency of West Virginia's energy grid. Grid reliability and stable energy prices also help ensure that the State remains an attractive location for future business investments.

Importantly, modern energy standards such as the ASHRAE Standard 90.1-2019 **reduce the first costs of construction for commercial buildings**.⁴ This result is achieved through better building envelope efficiency measures that allow for the installation of smaller, more efficient heating and cooling systems among other improvements. Not only do modern energy standards reduce the cost of construction, building owners also benefit from **operational savings of \$4.14 per square foot** for the average privately-owned commercial building over 30 years. It should be noted that this savings analysis for West Virginia is based on the ASHRAE 90.1-2019 Standard as compared to the 2016 version. Since West Virginia currently enforces the 2013 version of ASHRAE 90.1, the realized benefits to commercial building owners and tenants will be even greater.

Lastly, recent studies have confirmed the benefits of adopting modern building codes. The National Institute of Building Sciences found that adopting the latest building code requirements is affordable and **saves \$11 per \$1 invested**.⁵ These findings are confirmed by the Federal Emergency Management Agency's Building Codes Save Study that found modern codes are expected to **reduce property losses by \$132 billion by 2040**.⁶ With respect to residential construction, a recent study from the University of Alabama analyzed 2.7 million home sales

³ U.S. Energy Information Administration, *West Virginia Overview*, available at: <https://www.eia.gov/states/wv/overview>.

⁴ Pacific Northwest National Laboratory, *Cost-Effectiveness of ASHRAE 90.1-2019 for West Virginia*, July 2021, available at: https://www.energycodes.gov/sites/default/files/2021-07/Cost-effectiveness_of_ASHRAE_Standard_90-1-2019-WestVirginia.pdf.

⁵ National Institute of Building Sciences, *Mitigation Saves Report*, summary available at: https://nibs.org/wp-content/uploads/2025/04/ms_v4_overview.pdf.

⁶ Federal Emergency Management Agency, *Buildings Codes Save Study*, available at: <https://www.fema.gov/emergency-managers/risk-management/building-science/building-codes-save-study>.

across 26 states from 2011 to 2022 and found **no evidence that adopting modern building codes increases home prices or limits the housing supply.**⁷

In conclusion, we urge West Virginia to support the adoption of the latest model energy codes for residential and commercial buildings without weakening amendments. Please contact me at jkoscher@pima.org or (703) 224-2289 should additional information be helpful.

Sincerely,



Justin Koscher
President

⁷ University of Alabama, *Do Housing Prices Change with Building Codes?*, available at: https://papers.ssrn.com/sol3/papers.cfm?abstract_id=6896198.



Berkeley County Commission

400 W. STEPHEN STREET, SUITE 201
MARTINSBURG, WV 25401
PHONE: (304) 264-1923



THE COMMISSION

G. EDGAR GOCHENOUR
R. STEPHEN CATLETT
JAMES P. WHITACRE
H.D. BOYD
JOHN HARDY

www.berkeleywv.org

GARY A. WINE
COUNTY ADMINISTRATOR

7/9/2026

West Virginia State Fire Commission
Office of the State Fire Marshal
1207 Quarrier Street, 2nd Floor
Charleston, WV 25301

Re: Support for Adoption of the Updated State Building Code (Title 87, Series 4)

Dear Members of the West Virginia State Fire Commission:

I am writing to express my strong support for the adoption of the updated West Virginia State Building Code (Title 87, Series 4), incorporating the 2024 editions of the nationally recognized model building codes.

Adopting more current building codes strengthens public safety, improves building resilience, and supports economic growth across West Virginia. Updated codes reflect the latest advances in construction, fire protection, energy efficiency, and accessibility while providing consistent standards for the design and construction industry.

Modern building codes also help communities become more resilient, may improve ISO ratings that can contribute to lower insurance costs, and strengthen West Virginia's eligibility for certain state and federal funding opportunities, including FEMA grants.

I respectfully encourage the State Fire Commission to adopt the updated Title 87, Series 4 State Building Code to ensure West Virginia continues to protect its citizens while supporting safe, efficient, and sustainable development.

Thank you for your consideration and your continued commitment to public safety.

Respectfully,

G. Edgar Gochenour
President, Berkeley County Commission



Berkeley County Fire Department

400 West Stephen St. Suite 213

Martinsburg, WV 25401

Phone: 304-267-5000 Ext. 8903 or 8916

Chief Of Department: Martin Roberts

West Virginia State Fire Commission
Office of the State Fire Marshal
1207 Quarrier Street, 2nd Floor
Charleston, WV 25301

Re: Support for Adoption of the Updated State Building Code (Title 87, Series 4)

Dear Members of the West Virginia State Fire Commission:

I am writing to express my strong support for the adoption of the updated West Virginia State Building Code (Title 87, Series 4), incorporating the 2024 editions of the nationally recognized model building codes.

This is critical to ensuring that code officials, municipalities, and counties across West Virginia retain the authority and framework necessary to effectively enforce health and safety standards. These codes are not merely regulatory tools—they are essential safeguards that help protect residents, visitors, businesses and first responders by promoting environments that are safe, clean, and accessible to all.

In addition, the ICC Codes provide clear and consistent guidance for builders, contractors, homeowners, and property owners. This clarity supports responsible construction and proper property maintenance, reducing ambiguity and helping to prevent unsafe or substandard conditions.

By adopting the most up to date building codes, insurance carriers can accurately evaluate and lower risk, which translates directly to reduced insurance premiums for homeowners and business owners. Furthermore, upgrading our codes ensures our state and local governments remain highly competitive for crucial federal funding programs like FEMA's Building Resilient Infrastructure and Communities (BRIC) and the Hazard Mitigation Grant Program (HMGP) explicitly require and incentivize the adoption of the most up-to-date building codes.



Berkeley County Fire Department

400 West Stephen St. Suite 213

Martinsburg, WV 25401

Phone: 304-267-5000 Ext. 8903 or 8916

Chief Of Department: Martin Roberts

Equally important, these codes serve as a foundation for local code enforcement officials and the construction industry to ensure the most up-to-date health and safety measures are used.

Ultimately, this protects not only citizens and visitors, but also first responders during emergencies.

Adopting the most current building codes strengthens public safety, improves building resilience, and supports economic growth across West Virginia. Updated codes reflect the latest advances in construction, fire protection, energy efficiency, and accessibility while providing consistent standards for the design and construction industry.

Modern building codes also help communities become more resilient, may improve ISO ratings that can contribute to lower insurance costs, and strengthen West Virginia's eligibility state and federal funding opportunities, including FEMA grants.

I respectfully encourage the State Fire Commission to adopt the updated Title 87, Series 4 State Building Code to ensure West Virginia continues to protect its citizens while supporting safe, efficient, and sustainable development.

Without the adoption of updated codes, municipalities and counties may face significant challenges in maintaining these standards, ultimately putting public safety and community well-being at risk.

Again, I strongly support the adoption of the 2024 ICC Codes. Doing so will ensure continuity, clarity, and the continued protection of all West Virginians.


Chief Martin Roberts



CITY OF FAIRMONT

CITY/COUNTY COMPLEX
P.O. Box 1428
200 Jackson Street
Fairmont, West Virginia 26555-1428
(304) 366-6211
(304) 366-0228 FAX
www.fairmontwv.gov

July 28th, 2026

West Virginia State Fire Commission
Office of the State Fire Marshal
1207 Quarrier Street, 2nd Floor
Charleston, WV 25301

Re: Support for Adoption of the Updated State Building Code (Title 87, Series 4)

Dear Members of the West Virginia State Fire Commission:

I am writing to express my strong support for the adoption of the updated West Virginia State Building Code (Title 87, Series 4), incorporating the latest editions of the nationally recognized model building codes.

Adopting more current building codes is a critical investment in the safety, resilience, and economic vitality of West Virginia. Modern construction standards reflect the latest advances in structural engineering, fire protection, energy efficiency, accessibility, and building performance. By updating the State Building Code, West Virginia will help ensure that new buildings and renovations provide greater protection for occupants while reducing long-term maintenance and operating costs.

The proposed updates will also promote consistency with nationally recognized construction standards used throughout much of the United States. This consistency benefits architects, engineers, contractors, code officials, developers, manufacturers, and building owners by providing clear, up-to-date requirements that improve project efficiency and reduce unnecessary confusion.

In addition to improving public safety, adopting the updated codes supports economic development by providing a modern regulatory framework that attracts investment and encourages responsible growth. Communities benefit from buildings that are more durable, more resilient to natural hazards, more energy efficient, and better equipped to meet the needs of future generations. Having current codes can also improve ISO ratings, which may help lower citizens' insurance rates. In addition, updated building codes can place West Virginia in a stronger position to qualify for certain government grants and funding opportunities, including those offered through FEMA.

I respectfully encourage the State Fire Commission and all appropriate decision-makers to adopt the updated Title 87, Series 4 State Building Code. Doing so demonstrates West Virginia's commitment to protecting its citizens while promoting high-quality construction practices and sustainable economic growth.

Thank you for your consideration and for your continued dedication to public safety throughout the State of West Virginia.

Respectfully,

Travis L. Blosser
City Manager



Felton Ernest, Brandolyn <brandolyn.feltonernest@wv.gov>

FW: Support letter for building code

1 message

Steve Aberegg <saberegg@berkeleywv.org>

Tue, Jul 28, 2026 at 10:45 AM

To: "brandolyn.feltonernest@wv.gov" <brandolyn.feltonernest@wv.gov>

Steve D. Aberegg

Building Code Official

Berkeley County Building Permits & Inspections

304.264.1966



From: Brian Ross <bross@berkeleywv.org>

Sent: Tuesday, July 28, 2026 8:42 AM

To: brandon.feltonernest@wv.gov

Cc: Steve Aberegg <saberegg@berkeleywv.org>

Subject: Support letter for building code

Brandon,

Please reference the above attachment in support of the state building code from Berkeley County Commission and Berkeley County Fire Chief.

Respectfully,

Brian Ross

Director of Community Development

Berkeley County Commission



Updated State Building Code.pdf
1295K



304-284-7401
Morgantownwv.gov
389 Spruce St.
Morgantown, WV 26505

July 28, 2026

West Virginia State Fire Commission
Office of the State Fire Marshal
1207 Quarrier Street, 2nd Floor
Charleston, WV 25301

Re: Support for Adoption of the Updated State Building Code (Title 87, Series 4)

Dear Members of the West Virginia State Fire Commission:

I am writing to express my strong support for the adoption of the updated West Virginia State Building Code (Title 87, Series 4), incorporating the latest editions of the nationally recognized model building codes.

Adopting more current building codes is a critical investment in the safety, resilience, and economic vitality of West Virginia. Modern construction standards reflect the latest advances in structural engineering, fire protection, energy efficiency, accessibility, and building performance. By updating the State Building Code, West Virginia will help ensure that new buildings and renovations provide greater protection for occupants while reducing long-term maintenance and operating costs.

The proposed updates will also promote consistency with nationally recognized construction standards used throughout much of the United States. This consistency benefits architects, engineers, contractors, code officials, developers, manufacturers, and building owners by providing clear, up-to-date requirements that improve project efficiency and reduce unnecessary confusion.

In addition to improving public safety, adopting the updated codes supports economic development by providing a modern regulatory framework that attracts investment and encourages responsible growth. Communities benefit from buildings that are more durable, more resilient to natural hazards, more energy efficient, and better equipped to meet the needs of future generations. Having current codes can also improve ISO ratings, which may help lower citizens' insurance rates. In addition, updated building codes can place West Virginia in a stronger position to qualify for certain government grants and funding opportunities, including those offered through FEMA.

I respectfully encourage the State Fire Commission and all appropriate decision-makers to adopt the updated Title 87, Series 4 State Building Code. Doing so demonstrates West Virginia's commitment to protecting its citizens while promoting high-quality construction practices and sustainable economic growth.

Thank you for your consideration and for your continued dedication to public safety throughout the State of West Virginia.

Respectfully,

A handwritten signature in black ink that reads "Emily Muzzarelli". The script is cursive and fluid.

Emily Muzzarelli

Assistant City Manager
City of Morgantown, WV





Felton Ernest, Brandolyn <brandolyn.feltonernest@wv.gov>

Re: Public Comment - Letter of Support - City of Morgantown

1 message

Drew Cantis <ddcantis@morgantownwv.gov>

Tue, Jul 28, 2026 at 1:21 PM

To: "brandolyn.feltonernest@wv.gov" <brandolyn.feltonernest@wv.gov>

Cc: Emily Muzzarelli <emuzzarelli@morgantownwv.gov>, Jamie Miller <Jamie.Miller@morgantownwv.gov>, Rickie Yeager <ryeager@morgantownwv.gov>, Chris Guseman <cguseman@morgantownwv.gov>, Chris Smitley <csmitley@morgantownwv.gov>, Drew Cantis <ddcantis@morgantownwv.gov>, Gage Cain <gcain@morgantownwv.gov>, Jessica Bragg <jdbragg@morgantownwv.gov>, John Gray <jgray@morgantownwv.gov>, Micah Brotosky <mbrotosky@morgantownwv.gov>, Nathan Newbraugh <nnewbraugh@morgantownwv.gov>, Paul Satterfield <psatterfield@morgantownwv.gov>, Trevor Hess <thess@morgantownwv.gov>

To Whom it May Concern,

c/o Brandolyn N. Felton-Ernest**ADDRESS: 1900 Kanawha Blvd., E.****Building 1, Room W-400****EMAIL: brandolyn.feltonernest@wv.gov**

It came to my attention that the recipient's address in the supporting letter was an old address. Please accept this email with the updated correspondence as public comment for the City of Morgantown.

Please see the attachment to this email serving as the public comments from the City of Morgantown in support of the proposed legislation, updating Title 87 Series 4 - WV State Building Code. Reference 15A-11-5.

Thank You,

Drew D. Cantis, C.B.O.*Chief Building Official*

Phone: 304-692-8242

Address: 389 Spruce St. Morgantown, WV 26505

Office Hours: Monday-Thursday 7:00am-5:30pm

<https://www.morgantownwv.gov/>

From: Drew Cantis <ddcantis@morgantownwv.gov>

Sent: Tuesday, July 28, 2026 12:51 PM

To: brandolyn.feltonernest@wv.gov <brandolyn.feltonernest@wv.gov>

Cc: Emily Muzzarelli <emuzzarelli@morgantownwv.gov>; Jamie Miller <Jamie.Miller@morgantownwv.gov>;

Rickie Yeager <ryeager@morgantownwv.gov>

Subject: Public Comment - Letter of Support - City of Morgantown

To Whom it May Concern,

Please see the attachment to this email serving as the public comments from the City of Morgantown in support of the proposed legislation, updating Title 87 Series 4 - WV State Building Code. Reference 15A-11-5.

Thank You,

Drew D. Cantis, C.B.O.

Chief Building Official

Phone: 304-692-8242

Address: 389 Spruce St. Morgantown, WV 26505

Office Hours: Monday-Thursday 7:00am-5:30pm

<https://www.morgantownwv.gov/>



 **Letter of Support Updated Bldg Code 87-4 (1).pdf**
218K

1109.2.5 Refrigerant pipe shafts.

Refrigerant piping that penetrates two or more floor/ceiling assemblies shall be enclosed in a fire-resistance-rated shaft enclosure. The fire-resistance-rated shaft enclosure shall comply with Section 713 of the International Building Code.

Exceptions:

1. Refrigeration systems using R-718 refrigerant (water).
2. Piping in a direct refrigeration system **using Group A1 refrigerant** where the refrigerant quantity does not exceed the limits of Table 1103.1 for the smallest occupied space through which the piping passes.
3. Piping located on the exterior of the building where vented to the outdoors.

Reason:

Regarding Exception 2, IMC Table 1103.1, Refrigerant Classification, Amount and OEL provides limits for the quantity of refrigerant that can be released to the atmosphere without creating a fire or human health hazard. IMC Table 1103.1 is duplicated from ASHRAE Standard 34, Designation and Safety Classification of Refrigerants Table 4-1, Refrigerant Data and Safety Classifications.

Restricting the shaft exception to systems using Group A1 refrigerants is inconsistent with the safe limits premise of IMC Table 1103.1 and Standard 34, Table 4-1. There is no need to restrict the use of any refrigerant provided the release of which does not exceed the tabular safety limits. This change is consistent with the 2027 International Mechanical Code.

1109.3.2 Shaft ventilation.

Required refrigerant pipe shafts with systems using Group A2L or B2L refrigerant shall be naturally or mechanically ventilated. Refrigerant pipe shafts with one or more systems using any Group A2, A3, B2 or B3 refrigerant shall be continuously mechanically ventilated and shall include a refrigerant detector. The shaft ventilation exhaust outlet shall comply with Section 501.3.1. Naturally ventilated shafts shall have a pipe, duct or conduit not less than 4 inches (102 mm) in diameter that connects to the lowest point of the shaft and extends to the outdoors. The pipe, duct or conduit shall be level or pitched downward to the outdoors. Mechanically ventilated shafts shall have a minimum airflow velocity in accordance with Table 1109.3.2. The mechanical ventilation shall be continuously operated or activated by a refrigerant detector. Systems utilizing a refrigerant detector shall activate the mechanical ventilation at a maximum refrigerant concentration of 25 percent of the lower flammable limit of the refrigerant. The detector, or a sampling tube that draws air to the detector, shall be located in an area where refrigerant from a leak will concentrate. The shaft shall not be required to be ventilated for double-wall refrigerant pipe where the interstitial space of the double-wall pipe is vented to the outdoors.

Reason:

This is a companion proposal to the above proposal to amend IMC Section 1109.2.5 to allow exception 2 for all refrigerants as is permitted by ASHRAE 15-2022, Safety Standard for Refrigeration Systems, and will be permitted by the 2027 IMC (M75-24 is on the consent agenda for the 2027 IMC). If that proposal is accepted many refrigerant pipe shafts for A2L refrigerants would no longer be required because the maximum amount of refrigerant that could be released would be within the safe release limits specified by the IMC in Table 1103.1.

Where no shaft is required, A2L refrigerant piping could be run through stud cavities as permitted by Sec. 1109.2.2. (Note that Sec. 1109.3 requires that A2L piping systems comply with the provisions of Sec. 1109.3.1 for protection against physical damage).

If a shaft is not required, but the designer chooses to run A2L refrigerant piping in a shaft anyway for ease of construction, the requirements of Sec. 1109.3.2 should not apply. A refrigerant leak in a non-required shaft would be no more hazardous than a refrigerant leak in a stud cavity. If the stud cavity would not require ventilation and drainage, then a nonrequired shaft should not require ventilation and drainage

Letter of Support for the Adoption of the Updated West Virginia State Building Code (Title 87, Series 4)

July 28, 2026

West Virginia State Fire Commission
Office of the State Fire Marshal
1207 Quarrier Street, 2nd Floor
Charleston, WV 25301

Re: Support for Adoption of the Updated State Building Code (Title 87, Series 4)

Dear Members of the West Virginia State Fire Commission:

I am writing to express my strong support for the adoption of the updated West Virginia State Building Code (Title 87, Series 4), incorporating the latest editions of the nationally recognized model building codes.

Adopting more current building codes is a critical investment in the safety, resilience, and economic vitality of West Virginia. Modern construction standards reflect the latest advances in structural engineering, fire protection, energy efficiency, accessibility, and building performance. By updating the State Building Code, West Virginia will help ensure that new buildings and renovations provide greater protection for occupants while reducing long-term maintenance and operating costs.

The proposed updates will also promote consistency with nationally recognized construction standards used throughout much of the United States. This consistency benefits architects, engineers, contractors, code officials, developers, manufacturers, and building owners by providing clear, up-to-date requirements that improve project efficiency and reduce unnecessary confusion.

In addition to improving public safety, adopting the updated codes supports economic development by providing a modern regulatory framework that attracts investment and encourages responsible growth. Communities benefit from buildings that are more durable, more resilient to natural hazards, more energy efficient, and better equipped to meet the needs of future generations. Having current codes can also improve ISO ratings, which may help lower citizens' insurance rates. In addition, updated building codes can place West Virginia in a stronger position to qualify for certain government grants and funding opportunities, including those offered through FEMA.

I respectfully encourage the State Fire Commission and all appropriate decision-makers to adopt the updated Title 87, Series 4 State Building Code. Doing so demonstrates West Virginia's commitment to protecting its citizens while promoting high-quality construction practices and sustainable economic growth.

Thank you for your consideration and for your continued dedication to public safety throughout the State of West Virginia.

Respectfully,

Mike Ramsey
Property Maintenance and Housing Inspector
City of Milton
Milton, WV

July 27, 2026

West Virginia State Fire Commission
Office of the State Fire Marshal
1600 Pennsylvania Avenue
Charleston, WV 25302

Re: Support for Adoption of the Updated State Building Code (Title 87, Series 4)

Dear Members of the West Virginia State Fire Commission:

I am writing to express my strong support for the adoption of the updated West Virginia State Building Code (Title 87, Series 4), incorporating the latest editions of the nationally recognized model building codes. I spoke with the Commission in person on the matter on April 8, 2026, Legislative Code Committee meeting and at the Full Fire Commission meeting on April 9, 2026

Adopting more current building codes is a critical investment in the safety, resilience, and economic vitality of West Virginia. Modern construction standards reflect the latest advances in structural engineering, fire protection, energy efficiency, accessibility, and building performance. By updating the State Building Code, West Virginia will help ensure that new buildings and renovations provide greater protection for occupants while reducing long-term maintenance and operating costs.

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Thank you for your consideration and for your continued dedication to public safety throughout the State of West Virginia.

Respectfully,



Darren Pevarnik
Building Code Official
Town of Hedgesville
P.O. Box 83 Hedgesville, WV 25427



Fire Marshals Association of West Virginia, Inc.

President Bobby C. Palmer
Vice President Edsel Smith
Secretary Treasurer Christopher Collins
Phone (304) 719-5150
WWW.FMAWV.ORG

July 28, 2026

Fire Marshals Association of West Virginia Public Comment on Proposed Legislative Rule 87CSR4 State Building Code

The Fire Marshals Association of West Virginia respectfully supports the proposed amendments to Legislative Rule 87CSR4, State Building Code, updating the nationally recognized model codes and referenced standards incorporated by the State of West Virginia. The proposed amendments adopt more recent editions of nationally recognized construction, fire protection, electrical, plumbing, mechanical, energy conservation, residential, and accessibility standards while updating administrative provisions of the rule.

The State Building Code serves as one of the foundational components of West Virginia's comprehensive system for protecting life, property, and public welfare through safe building design and construction. As construction methods, building materials, technologies, and engineering practices continue to evolve, it is essential that the codes adopted by the State evolve accordingly. Regular adoption of updated model codes ensures that West Virginia continues to utilize nationally recognized standards developed through extensive technical research, public input, and industry consensus.

The Fire Marshals Association believes that maintaining current code editions benefits all stakeholders, including building owners, architects, engineers, contractors, code officials, emergency responders, and the citizens of West Virginia. Updated code provisions incorporate lessons learned from fire incidents, structural failures, and emerging hazards while addressing advances in building construction, fire protection systems, accessibility, energy efficiency, and life safety.

Adoption of the more recent editions also promotes consistency between West Virginia and many neighboring states and jurisdictions that utilize current nationally recognized standards. Consistent adoption reduces confusion within the design and construction community, improves code compliance, facilitates enforcement, and provides greater predictability for projects designed by professionals who routinely work across multiple jurisdictions.

The Fire Marshals Association further recognizes that the proposed amendments continue West Virginia's longstanding practice of adopting nationally recognized consensus standards rather than developing independent state-specific technical construction codes.

The Fire Marshals Association of West Virginia believes these adoptions will strengthen public safety, improve statewide consistency in code enforcement, support the construction industry through the use of current nationally recognized standards, and provide code officials with modern tools necessary to effectively safeguard life and property throughout the State.

Accordingly, the Fire Marshals Association of West Virginia respectfully supports the adoption of the proposed amendments to Legislative Rule 87CSR4, State Building Code, and encourages the its approval.

The Fire Marshals Association of West Virginia respectfully requests that the State Fire Commission give favorable consideration to these proposed amendments.

For West Virginia's Protection,



Bobby C. Palmer, CFI, COSS
President, FMAWV



July 29, 2026

Brandolyn N. Felton-Ernest

1900 Kanawha Blvd.

E. Building 1, Room W-400 Submitted via email: brandolyn.feltonernest@wv.gov

Re: Comments on the filed submission for the State Building Code 87 CSR 4

Dear Ms. Felton-Ernest,

Thank you for the opportunity to comment on the West Virginia state building code. Northeast Energy Efficiency Partnerships (NEEP) is an independent, non-partisan, non-profit organization that advances energy efficiency in the Northeast and Mid-Atlantic to improve energy affordability, lower air pollution, and promote economic development.¹

Support for Adoption of the 2024 IECC without Weakening Amendments

NEEP applauds the State of West Virginia for proposing to adopt the 2024 International Energy Conservation Code (IECC) for Residential Construction. Adoption of the 2024 IECC will provide meaningful benefits to West Virginia residents through lower energy costs, improved building performance, and enhanced grid resilience. We recommend adoption without weakening amendments.

A national cost-effectiveness analysis conducted by the Pacific Northwest National Laboratory (PNNL) for the U.S. Department of Energy compared the 2024 IECC to the 2021 version.² The study found that homes built to the 2024 IECC would, on average, save approximately \$2,954 per dwelling unit in life-cycle costs over a 30-year period. The average simple payback period was just 2.5 years, with homeowners beginning to see net positive cash flow in the first year of occupancy, demonstrating that energy-efficient construction brings immediate and lasting financial benefits. Additionally, the U.S. Department of Energy Office of Critical Minerals and Energy Innovation (CMEI), formerly known as the Office of Energy Efficiency and Renewable Energy, reports that the 2024 IECC reduces site energy use intensity of residential buildings by 7.43% and 7.31% in Climate Zones (CZ) 4 and 5, respectively, relative to the 2021 IECC.³ West Virginia covers two climate zones: CZ4A and CZ5A. Taken together, these

¹ These comments are offered by NEEP staff and do not necessarily represent the view of the NEEP Board of Directors, sponsors or partners. NEEP is a 501 (c)(3) non-profit organization that does not lobby or litigate.

² Pacific Northwest National Laboratory (PNNL) and the U.S. Department of Energy, National Cost Effectiveness of the Residential Provisions of the 2024 IECC, January 2025.

https://www.energycodes.gov/sites/default/files/2025-01/2024_IECC_CostEffectiveness_Residential_Final.pdf

³ https://www.energycodes.gov/sites/default/files/2024-12/2024_IECC_Determination_TSD.pdf



findings demonstrate that adopting the 2024 IECC would provide West Virginia homeowners with meaningful energy cost savings while improving the efficiency of the state's growing housing stock.

These projected savings are driven by the improvements incorporated into the 2024 IECC, which strengthens building performance while providing flexibility in how builders achieve compliance. The 2024 IECC includes flexible compliance options, stronger insulation and equipment standards, and embedded efficiency pathways that support safer and resilient buildings. Aligning with the 2024 IECC ensures West Virginia keeps pace with national, modern energy efficiency standards, which is expected to lead to significant energy and cost savings in new construction, while also alleviating stress on the electric grid.

Recommendation for Adoption of ASHRAE 90.1-2025 instead of ASHRAE 90.1-2019

West Virginia's proposal to update to the ASHRAE (American Society of Heating, Refrigerating and Air-Conditioning Engineers) 90.1-2019 would put the state two model code versions behind the most current version, which is the ASHRAE 90.1-2025. NEEP recommends that West Virginia update the commercial energy code to either the ASHRAE 90.1-2025, or at a minimum, the ASHRAE 90.1-2022 to ensure that new commercial and multifamily buildings lower energy bills and capture the latest advances in energy efficiency and building performance.

According to US DOE's publication [ANSI/ASHRAE/IES Standard 90.1-2022: Energy Savings Analysis](#), DOE estimates that 90.1.2022 would reduce site energy use by an estimated 10.4% in Climate Zone 4A and 11.1% in Climate Zone 5A. The analysis also estimates energy cost savings of 9.8% in Climate Zone 4A and 10.1% in Climate Zone 5A relative to ASHRAE Standard 90.1-2019.

It is also important to note that the IECC 2024 Commercial provisions adopt ASHRAE 90.1-2022 by reference. Adopting an older standard than 90.1-2022 would cause the commercial code to lag behind the residential code and forgo many of the benefits included in the newer standard. These include expanded compliance pathways, improved building envelope requirements, more stringent lighting power allowances, and the resulting reductions in energy consumption and utility costs for commercial building owners and occupants.

Recommendation to Eliminate Sunset Provision and Replace with Alternative Approach

We recommend eliminating 1.5. *Sunset Provision*, which states that the rule shall terminate and have no further force or effect on August 1, 2032. While the Sunset Provision serves the purpose of forcing review of older codes, it also leaves the significant risk that a code could be eliminated without a replacement. We recommend instead that a provision be included requiring the State Fire Commission to adopt a building code no more than two editions behind the current model codes. Such an approach would ensure that West Virginia's building codes remain current while preserving continuity and providing a predictable process for future code updates.



Recommendation to Invest in Code Compliance Support

The best energy codes don't provide full benefits to building owners and occupants without enforcement and compliance. We recommend that West Virginia invest in code compliance support activities, including providing training for code enforcement officials and contractors.

NEEP commends West Virginia's commitment to advancing energy efficiency in homes and buildings. We appreciate the opportunity to provide input.

Sincerely,

A handwritten signature in black ink, appearing to read 'Cornelia Wu', is positioned above the printed name.

Cornelia Wu
Director, Codes and Standards
Northeast Energy Efficiency Partnerships (NEEP)



City of
Moundsville

City Clerk 304-845-3394
City Manager 304-845-6300
Fire Department 304-845-2050

July 28, 2026

West Virginia State Fire Commission
Office of the State Fire Marshal
1207 Quarrier Street, 2nd Floor
Charleston, WV 25301

Re: Support for Adoption of the Updated State Building Code (Title 87, Series 4)

Dear Members of the West Virginia State Fire Commission:

I am writing to express my strong support for the adoption of the updated West Virginia State Building Code (Title 87, Series 4), incorporating the 2024 editions of the nationally recognized model building codes.

Adopting more current building codes strengthens public safety, improves building resilience, and supports economic growth across West Virginia. Updated codes reflect the latest advances in construction, fire protection, energy efficiency, and accessibility while providing consistent standards for the design and construction industry.

Modern building codes also help communities become more resilient, may improve ISO ratings that can contribute to lower insurance costs, and strengthen West Virginia's eligibility for certain state and federal funding opportunities, including FEMA grants.

I respectfully encourage the State Fire Commission to adopt the updated Title 87, Series 4 State Building Code to ensure West Virginia continues to protect its citizens while supporting safe, efficient, and sustainable development.

Thank you for your consideration and your continued commitment to public safety.

Sincerely,

A handwritten signature in blue ink that reads "Rick P. Healy".

Rick Healy
City Manager

cc: Letter File

Submitted via Email to brandolyn.feltonernest@wv.gov

July 29, 2026

Brandolyn N. Felton-Ernest
1900 Kanawha Blvd., E.
Building 1, Room W-400
Charleston, WV 25306
brandolyn.feltonernest@wv.gov

RE: Comments of the Responsible Energy Codes Alliance Supporting the Adoption of the 2024 *IECC* and *ASHRAE* 90.1-2019 into the West Virginia Building Code

Dear Ms. Felton-Ernest,

The Responsible Energy Codes Alliance (RECA)¹ supports the proposed adoption of the 2024 International Energy Conservation Code (*IECC*) for residential construction and *ASHRAE* Standard 90.1-2019 for commercial construction in West Virginia, as proposed in the July 2 West Virginia Register.² Adopting these editions of the model energy codes will provide a range of energy efficiency and resiliency benefits for the owners and occupants of buildings in West Virginia for generations. RECA also supports the proposed extension of the codes sunset provision to August 1, 2032.

1. Updated Model Energy Codes Will Make Homes and Commercial Buildings More Affordable

Efficient homes are affordable homes. Home affordability is an important consideration in any code update process, and it is well-documented that homes constructed to the full 2024 *IECC* requirements are cost-effective and will provide more comfort and lower energy bills for occupants.³ The U.S. Department of Energy found that adoption of the 2021 *IECC* would save

¹ RECA is a national coalition of building products manufacturers, trade associations, environmental groups, regional efficiency advocates and other organizations that support the adoption of the latest model energy codes across the country.

² XLIII W. Va. Reg. 38 (July 2, 2026).

³ See U.S. Dep't of Energy, *Energy Savings Analysis: 2024 IECC for Residential Buildings*, at iv (Dec. 2024), available at https://energycodes.gov/sites/default/files/2024-12/2024_IECC_Determination_TSD.pdf.

West Virginia \$561,800,000 over 30 years compared to the current residential building code,⁴ and even more savings can be expected if West Virginia adopts the 2024 *IECC*.⁵ Although we acknowledge the interest of homebuilders and developers in keeping costs low during construction, that interest must be balanced against the owner/occupant's interest in keeping operating costs low over the next 70-100 years. The most cost-effective time to insulate and air seal homes is at construction, and it is crucially important that West Virginia set efficiency requirements that make sense over the expected lifetime of each new home, and not just at the construction phase.

ASHRAE Standard 90.1 has also provided increased energy efficiency and cost savings for owners of commercial buildings and occupants of high-rise multifamily buildings with each new edition. The U.S. Department of Energy found that adoption of *ASHRAE* 90.1-2019 would save West Virginia \$150,500,000 over 30 years compared to the current commercial building code.⁶ The 2019 edition of *ASHRAE* 90.1 includes reasonable improvements to building envelope and equipment efficiency, which will provide more comfortable and more cost-effective places to work, shop, and live.

2. Updated Building Energy Codes Will Bring Health, Safety, and Resiliency Benefits

Efficient buildings play a critical role in community and household resilience.⁷ Buildings constructed to the latest efficiency standards can improve passive survivability during extreme heat or cold weather events or in the event of a prolonged power outage due to natural disaster. The U.S. Department of Energy recently studied the ability of existing and new residential buildings to withstand extreme temperatures and the associated impacts on

⁴ U.S. Dep't of Energy, *Cost Effectiveness of the 2021 IECC for Residential Buildings in West Virginia*, at iii (July 2021) (attached).

⁵ See U.S. Dep't of Energy, *Energy Savings Analysis: 2024 IECC for Residential Buildings*, at iv (Dec. 2024), available at https://energycodes.gov/sites/default/files/2024-12/2024_IECC_Determination_TSD.pdf.

⁶ See U.S. Dep't of Energy, *Cost Effectiveness of ANSI/ASHRAE/IES Standard 90.1-2019 for West Virginia*, at 1 (July 2021) (attached).

⁷ International Code Council, *The Important Role of Energy Codes in Achieving Resilience*, at 13, available at https://www.google.com/url?client=internal-element-cse&cx=011680485502119705034:96joabtwby&q=https://www.iccsafe.org/wp-content/uploads/19-18078_GR_ANCR_IECC_Resilience_White_Paper_BRO_Final_midres.pdf&sa=U&ved=2ahUKewj_sMjLzpP2AhX_l3IEHe_IDSUQFnoECAGQAQ&usg=AOvVaw3gBiWfyOJeLydlzqGTRvqh. "Using energy codes to provide enhanced passive survivability provides significant co-benefits. Community and individual resilience is enhanced while building owners and tenants reap energy efficiency related rewards everyday in the form of lower energy bills and greater cost certainty."

occupants and property.⁸ **The study found that single-family homes built to the 2021 IECC in Climate zone 5 are habitable 82% longer during a cold event compared to typical existing single-family homes.⁹ The study also found that single-family homes built to the 2021 IECC save 14% more lives during a cold event compared to typical existing single-family homes in climate zone 5.¹⁰ Homes built to the 2024 IECC can be expected to produce similar results.**

Efficient buildings with lower operating costs will also contribute to the health, safety, and welfare of building occupants in several ways. The U.S. Energy Information Administration recently reported that nearly one in three households struggle to pay energy bills or to maintain adequate temperatures in their homes every year. One in five households reported reducing or foregoing basic necessities like food or medicine to pay energy bills.¹¹ More efficient buildings provide a range of additional benefits, including better indoor environmental quality and increased occupant comfort.¹² More efficient buildings are also associated with lower foreclosure rates.¹³

Efficient buildings can also play a substantial role in reducing energy and housing inequity. According to a recent report by the American Council on an Energy Efficient Economy, the negative impacts of high energy bills are felt more acutely in lower-income households, which spend three times more of their income (on a percentage basis) on energy costs as compared to the median spending of non-low-income households. Black, Hispanic, and Native American households, as well as households with older adults, all have disproportionately higher energy burdens as compared to the national median households.¹⁴ It is vitally important that every new building be constructed in a way that minimizes operation and maintenance costs for owners and occupants, since these buildings will be part of West Virginia's building stock for 70 years or more.

⁸ See U.S. Department of Energy, *Enhancing Resilience in Buildings Through Energy Efficiency*, at viii (July, 2023) (attached)

⁹ *Id.* The city studied in Climate Zone 5 was Detroit, MI. The study compared the performance of homes built to the 2021 IECC with the existing building stock.

¹⁰ *Id.*

¹¹ See U.S. Energy Information Administration, *2020 Residential Energy Consumption Survey (RECS)*, available at <https://www.eia.gov/consumption/residential/data/2020/hc/pdf/HC%2011.1.pdf>.

¹² See U.S. Environmental Protection Agency, *Improving Indoor Air Quality*, available at <https://www.epa.gov/indoor-air-quality-iaq/improving-indoor-air-quality>.

¹³ See UNC Center for Community Capital and Institute for Market Transformation, *Home Energy Efficiency and Mortgage Risks* (March 2013), available at http://www.imt.org/uploads/resources/files/IMT_UNC_HomeEEMortgageRisksfinal.pdf.

¹⁴ American Council for an Energy Efficient Economy, *How High Are Household Energy Burdens?*, at iii (Sept. 2020), available at <https://www.aceee.org/sites/default/files/pdfs/u2006.pdf>.

3. Adopting the 2024 *IECC* Will Align West Virginia's Building Code with Neighboring States

Almost all of the states bordering West Virginia have adopted more recent editions of the model energy codes, and most of these states are in the process of adopting the most recently published editions of these codes.

- **Virginia** – Adopted 2021 *IECC* (residential/commercial), effective January 2025; currently reviewing 2024 *IECC* with likely effective date late-2027.
- **Maryland** – Adopted 2021 *IECC* (residential/commercial), effective May 2023; currently reviewing 2024 *IECC* with likely effective date late-2026.
- **Pennsylvania** – Adopted 2021 *IECC* (residential/commercial), effective January 2026; currently reviewing 2024 *IECC* with likely effective date early-2028.
- **Ohio** – adopted 2021 *IECC* commercial, effective March 2024; adopted 2018 *IECC* residential, effective July 2019; currently reviewing 2024 *IECC* residential with likely effective date mid-2027.

Conclusion

RECA's members and supporters have been involved in energy code development and adoption for decades, and we offer our assistance and experience as you work to improve energy efficiency in residential and commercial buildings. Please contact us if you have any questions or would like to discuss how RECA can be of assistance.

Sincerely,

Eric Lacey
RECA Chairman

RECA is a broad coalition of energy efficiency professionals, regional efficiency organizations, product and equipment manufacturers, trade associations, and environmental organizations with expertise in the development, adoption, and implementation of building energy codes nationwide. RECA is dedicated to improving the energy efficiency of homes throughout the U.S. through greater use of energy efficient practices and building products. It is administered by the Alliance to Save Energy, a non-profit coalition of business, government, environmental and consumer leaders that supports energy efficiency as a cost-effective energy resource under existing market conditions and advocates energy-efficiency policies that minimize costs to society and individual consumers. Below is a list of RECA Members that endorse these comments.

Air Barrier Association of America
Alliance to Save Energy
American Chemistry Council
American Council for an Energy-Efficient Economy
CertainTeed LLC
Energy Efficient Codes Coalition
EPS Industry Alliance
Extruded Polystyrene Foam Association
Institute for Market Transformation
Johns Manville Corporation
Knauf Insulation
National Electrical Manufacturers Association
National Fenestration Rating Council
North American Insulation Manufacturers Association
Owens Corning
Polyisocyanurate Insulation Manufacturers Association



City of
Moundsville

City Clerk 304-845-3394
City Manager 304-845-6300
Fire Department 304-845-2050

July 28, 2026

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Modern building codes also help communities become more resilient, may improve ISO ratings that can contribute to lower insurance costs, and strengthen West Virginia's eligibility for certain state and federal funding opportunities, including FEMA grants.

I respectfully encourage the State Fire Commission to adopt the updated Title 87, Series 4 State Building Code to ensure West Virginia continues to protect its citizens while supporting safe, efficient, and sustainable development.

Thank you for your consideration and your continued commitment to public safety.

Respectfully,

Dan Edman
Building Inspector
Moundsville, West Virginia



City of
Moundsville

City Clerk 304-845-3394
City Manager 304-845-6300
Fire Department 304-845-2050

July 28, 2026

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Thank you for your consideration and your continued commitment to public safety.

Respectfully,

Danielle Harmon
Director
Land Reuse Agency
Moundsville, West Virginia



City of
Moundsville

City Clerk 304-845-3394
City Manager 304-845-6300
Fire Department 304-845-2050

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Adopting more current building codes is a critical investment in the safety, resilience, and economic vitality of West Virginia. Modern construction standards reflect the latest advances in structural engineering, fire protection, energy efficiency, accessibility, and building performance. By updating the State Building Code, West Virginia will help ensure that new buildings and renovations provide greater protection for occupants while reducing long-term maintenance and operating costs.

The proposed updates will also promote consistency with nationally recognized construction standards used throughout much of the United States. This consistency benefits architects, engineers, contractors, code officials, developers, manufacturers, and building owners by providing clear, up-to-date requirements that improve project efficiency and reduce unnecessary confusion.

In addition to improving public safety, adopting the updated codes supports economic development by providing a modern regulatory framework that attracts investment and encourages responsible growth. Communities benefit from buildings that are more durable, more resilient to natural hazards, more energy efficient, and better equipped to meet the needs of future generations. Having current codes can also improve ISO ratings, which may help lower citizens' insurance rates. In addition, updated building codes can place West Virginia in a stronger position to qualify for certain government grants and funding opportunities, including those offered through FEMA.

I respectfully encourage the State Fire Commission and all appropriate decision-makers to adopt the updated Title 87, Series 4 State Building Code. Doing so demonstrates West Virginia's commitment to protecting its citizens while promoting high-quality construction practices and sustainable economic growth.



City of
Moundsville

City Clerk 304-845-3394
City Manager 304-845-6300
Fire Department 304-845-2050

Thank you for your consideration and for your continued dedication to public safety throughout the State of West Virginia.

Respectfully,

Joe Richmond
Senior Inspector
Building Inspection Department
Moundsville, West Virginia