

1995 SESSION

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HOUSE JOINT RESOLUTION NO. 570

Offered January 23, 1995

Requesting the Virginia Housing Study Commission to study the phenomenon of shrink-swell soils and identify ways to eliminate its deleterious impact on new homes in the Commonwealth.

Patrons—Grayson; Senator: Norment

Referred to Committee on Rules

WHEREAS, the existence of shrink-swell soils poses significant problems to homeowners in many regions of the Commonwealth; and

WHEREAS, the deleterious impact of shrink-swell soils affects the quality of life of the citizens experiencing such problems, the structural integrity of their homes, and, eventually, the resale value of such residential property; and

WHEREAS, much of the adverse impact posed by shrink-swell soils on new homes could be eliminated by ensuring proper standards for construction, and enforcement of those standards; now, therefore, be it

RESOLVED by the House of Delegates, the Senate concurring That the Virginia Housing Study Commission be requested to study the phenomenon of shrink-swell soil and identify ways to eliminate its deleterious impact on new homes in the Commonwealth. As part of its study, the Virginia Housing Study Commission shall consider the feasibility of (i) strengthening the Building Code to protect the integrity of structures where shrink-swell soils exist, (ii) implementing more stringent requirements for Class A and B contractors to ensure that they deal appropriately with structural problems presented by shrink-swell soils, (iii) advising the public of the results of appeals from decisions of building officials in such cases, (iv) preventing decisions by local building officials to override the findings of regulatory agencies when such findings are based on proof provided by a licensed architect, and (v) requiring an architect's or professional engineer's seal on all building plans for structures expected to cost more than \$200,000 submitted to any building department.

The Virginia Housing Study Commission shall provide staff support for the study. Technical assistance shall be provided by the Department of Housing and Community Development. All agencies of the Commonwealth shall provide assistance to the Virginia Housing Study Commission, upon request.

The Virginia Housing Study Commission shall complete its work in time to submit its findings and recommendations to the Governor and the 1996 Session of the General Assembly as provided in the procedures of the Division of Legislative Automated Systems for processing legislative documents.

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