

STATE BUILDING CODE TECHNICAL REVIEW BOARD
DRAFT MEETING MINUTES
April 18, 2025
Virginia Housing Center
4224 Cox Road Glen Allen, Virginia 23060

Members Present

Mr. James R. Dawson, Chairman (Arrived during Karsadi hearing)
Mr. Daniel Crigler
Mr. David V. Hutchins
Ms. Christina Jackson
Mr. Joseph Kessler
Mr. R. Jonah Margarella
Mr. Eric Mays, PE
Ms. Joanne Monday
Mr. James S. Moss (Arrived after approval of the Stanley Homes and Beazer Homes Final Order)
Mr. W. Shaun Pharr, Esq., Vice-Chairman (served as Chair for the meeting)
Ms. Elizabeth White
Mr. Aaron Zdinak, PE

Members Absent

Mr. Alan D. Givens
Mr. Vince Butler

Call to Order	The meeting of the State Building Code Technical Review Board (“Review Board”) was called to order at approximately 10:00 a.m. by Vice-Chair Pharr.
Roll Call	The roll was called by Mr. Luter and a quorum was present. Mr. Justin I. Bell, legal counsel for the Review Board from the Attorney General’s Office, arrived after approval of the Stanley Homes and Beazer Homes Final Order.
Approval of Minutes	The draft minutes of the January 17, 2025 meeting in the Review Board members’ agenda package were considered. Ms. Monday moved to approve the minutes as presented. The motion was seconded by Ms. Jackson and passed with Mr. Kessler and Ms. White abstaining.
Final Order	<u>Stanley Homes and Beazer Homes: Appeal No. 24-11:</u> After review and consideration of the final order presented in the Review Board members’ agenda package, Mr. Mays moved to approve the final order as presented. The motion was seconded by Ms. Monday and passed with Mr. Kessler and Ms. White abstaining.

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Public Comment

Vice-Chair Pharr opened the meeting for public comment. Mr. Luter advised that no one had signed up to speak. With no one coming forward, Vice-Chair Pharr closed the public comment period.

New Business

Reconsideration for Susan Frazier: Appeal 24-02:

A request to amend the language in the Final Order for Susan Frazier (Appeal No. 24-02) by Fairfax County Attorney Patrick Foltz was presented in the Review Board members' agenda package.

After discussion, Ms. Monday moved that the Board, having received and considered the request, finds that the deadline for reconsideration had passed at the time of Mr. Foltz's request; therefore, no action will be taken by the Board for this request. Ms. Monday further moved the final order stands as originally written and approved. The motion was seconded by Mr. Mays and passed unanimously

Bruce Henry: Appeal No. 25-02:

A preliminary hearing convened with Vice-Chair Pharr serving as the presiding officer. The preliminary hearing was related to a criminal summons issued to Bruce Henry by the Frederick County Fire Official for several violations related to an outside fire in the 300 block of Oates Road, in Frederick County.

The following persons were sworn in and given an opportunity to present testimony:

Bruce Henry, appellant

Note: Vice-Chair Pharr accepted an email sent to the Review Board Secretary on the evening of April 17, 2025 by Austin Cano, Attorney for Frederick County, as evidence and read the email into the record as an opening statement from Mr. Cano because he was unable to attend the hearing at the last minute due to his required attendance to Frederick County Circuit Court the morning of the hearing.

After testimony concluded, Vice-Chair Pharr closed the hearing and stated a decision from the Review Board members would be forthcoming and the deliberations would be conducted in open session. It was further noted that a final order reflecting the decision would be considered at a subsequent meeting and, when approved, would be distributed to the parties, and would contain a statement of further right of appeal.

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Decision: Bruce Henry: Appeal No. 25-02:

After deliberations, Ms. Monday moved that in accordance with VSFPC Section 111.1.1 an appeal only applies to a Notice of Violation (NOV) issued by the local fire official. Ms. Monday further moved that exception one (1) of that code section allows a fire official to issue a summons in lieu of a NOV; therefore, the appeal is dismissed as not properly before the Board. The motion was seconded by Mr. Kessler and passed unanimously.

George Karsadi: Appeal No. 24-09:

An appeal hearing convened with Vice-Chair Pharr serving as the presiding officer. The hearing was related to a Corrective Work Order issued to GLK Construction Services Inc., George Karsadi, registered agent, related to 11 cited violations for a deck located at 8418 Master Court, in Fairfax County.

The following persons were sworn in and given an opportunity to present testimony:

George Karsadi, Contractor
Theresa Cruttenden, property owner
Don Weyant, Fairfax County Inspections Supervisor

Also present was:

Patrick Foltz, Attorney for Fairfax County

After testimony concluded, Vice-Chair Pharr closed the hearing and stated a decision from the Review Board members would be forthcoming and the deliberations would be conducted in open session. It was further noted that a final order reflecting the decision would be considered at a subsequent meeting and, when approved, would be distributed to the parties, and would contain a statement of further right of appeal.

Decision: George Karsadi: Appeal No. 24-09:

Motion #1:

After deliberations, Mr. Mays moved to uphold the violation listed as Item #3 in the CWO which reads: "*Landing at bottom of stairs requires guard post and railing on patio side. Fairfax County Detail pg. 20, Guard Construction R312.1 Guards, R312.1.1 Where Required*" because the height of the landing exceeds the maximum allowable of 30" from grade. The motion was seconded by Mr. Kessler and passed with Mr. Dawson abstaining.

Motion #2:

After deliberations, Mr. Mays moved to uphold the violation listed as Item #4 in the CWO which reads: “*All footings and footing connections need to be verified, Fairfax County Detail, Post to Footing Detail, pg.13, R507.8.1 Deck Post To Deck Footings, R507 .1 Decks*” for all new footing discovered during the required inspection of all footings. (Note: The top of all footings are to be exposed; if determined to be a new footing the contractor shall expose the entire footing. This decision does not apply to any existing footing discovered during the inspection.) The motion was seconded by Mr. Kessler and passed with Mr. Dawson abstaining.

Motion #3:

After deliberations, Mr. Mays moved to uphold the violation listed as Item #6 in the CWO which reads: “*Need to use correct joist hangers at end joist and stair stringers, etc., Fairfax County Detail, Joist hangers, pg. 9 and Stringer Bearing, pg. 24, R507.7 Deck Joist and Deck Beam Bearing, R502.6 Bearing*”. Mr. Mays further moved to uphold the violation listed as Item #11 in the CWO which reads: “*Stair stringer bearing incorrect, Fairfax County Detail, Stringer Bearing, Pg. 24, figure 4, R502.6 Bearing*” because during the hearing all parties confirmed that the violations exist. The motion was seconded by Mr. Zdinak and passed with Mr. Dawson abstaining.

Motion #4:

After deliberations, Mr. Mays moved to uphold the violation listed as Item #9 in the CWO which reads: “*All Guard Post connections need to be constructed per Fairfax County Detail, Guard Post Connections, Pages 20,21,24, Figures 37,38,40 (hold down brackets missing in some areas, missing blocking, joist not long enough to attach band board) R312.1 Guards, R301.5 Live Loads, Table R301.5 Minimum uniformly Distributed Live Loads*” based on the evidence provided by the testimony of the County during the hearing that the guard post connections were not properly installed. The motion was seconded by Ms. Jackson and passed with Mr. Dawson abstaining.

Motion #5:

After deliberations, Mr. Mays moved to uphold the violation listed as Item #10 in the CWO which reads: “*New deck extensions (blocking) are not per code. Need to be a min. 3 to 1 ratio at deck cantilever. R502.3.3 Floor Cantilevers, Table R502.3.3(2), Table R301.5*” because the guard system may not be properly supported due to the cantilever being constructed improperly. The motion was seconded by Ms. Jackson and passed with Mr. Dawson abstaining.

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Motion #6:

After deliberations, Mr. Mays moved to grant an extension of 90 days from the date of the final order to correct Items #3, #4, #6, #9, #10, and #11 in the CWO. The motion was seconded by Mr. Moss and passed with Mr. Dawson abstaining.

Motion 7:

After deliberations, Mr. Mays moved that Items #1, #2, #5, #7, and #8 of the CWO were not appealed; therefore, not before the Board. The motion was seconded by Ms. Jackson with Mr. Dawson abstaining.

Request for Interpretation of Corian Carney (York County):
Interpretation Request No. 02-25:

An interpretation request from Corian Carney of York County was considered concerning the following:

Question #1:

Would the provision in VRC Section R322.3.6 prohibit the installation of an elevator shaft enclosure in Coastal A and Coastal High Hazard Areas?

Mr. Dawson moved that the answer is “Yes”. The motion was seconded by Mr. Mays and passed unanimously.

Question #2:

If walls are constructed below required flood elevation on three (3) sides of a structure, would that be considered “enclosed” for the purposes of VRC Section R322.3.6?

Mr. Dawson moved that the answer is “No”. The motion was seconded by Mr. Mays and passed unanimously.

Note: Ms. Monday left before the vote for this request for interpretation was held.

Secretary’s Report

Mr. Luter informed the Review Board of the current caseload for the upcoming meeting scheduled for May 16, 2025.

Mr. Bell provided legal updates to the Review Board members.

Adjournment

There being no further business, the meeting was adjourned by proper motion at approximately 4:00 p.m.

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Approved: May 16, 2025

Vice-Chair, State Building Code Technical Review Board

Secretary, State Building Code Technical Review Board