

VIRGINIA:

BEFORE THE
STATE BUILDING CODE TECHNICAL REVIEW BOARD

IN RE: Appeal of George Karsadi (GLK Construction Services Inc.)
 Appeal No. 24-09

DECISION OF THE REVIEW BOARD

I. Procedural Background

The State Building Code Technical Review Board (Review Board) is a Governor-appointed board established to rule on disputes arising from application of regulations of the Department of Housing and Community Development. See §§ 36-108 and 36-114 of the Code of Virginia. The Review Board's proceedings are governed by the Virginia Administrative Process Act (§ 2.2-4000 et seq. of the Code of Virginia).

II. Case History

1. On April 9, 2024, the Fairfax County Department of Land Development Services (County), the agency responsible for the enforcement of Part 1 of the 2015 Virginia Uniform Statewide Building Code (VUSBC), issued a Corrective Work Order (CWO) to George Karsadi, registered agent for GLK Construction Services Inc. (Karsadi), for a deck on the property located at 8418 Masters Court, in Fairfax County, owned by Theresa Cruttenden (Cruttenden). The CWO cited 11 violations; however, Karsadi only appeals six (6) of the 11 cited violations while also requesting an extension of time for compliance from 30 days to 90 days. The six (6) cited violations being appealed by Karsadi are listed by item number, which correlates with the item numbers on the attached NOV, and are as follows:

- **Item 3:** *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*

- **Item 4:** *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*
- **Item 6:** *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*
- **Item 9:** *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*
- **Item 10:** *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*
- **Item 11:** *Stair stringer bearing incorrect, Fairfax County Detail, Stringer Bearing, pg. 24, figure 4, R502.6 Bearing*

Karsadi filed an appeal to the Fairfax County Building Code Board of Appeals (local appeals board). The local appeals board found that “The items identified as non-code compliant and the subject of the appeal were determined to be accurate and in need of further work to bring them, and the subject deck, handrail and stair/landing construction, into compliance with the code. One clarification was noted to the list of items, specifically that only new footings (not existing footings from the previous deck, were to be subject to the corrective work order).” On October 8, 2024, Karsadi further appealed to the Review Board.

Appearing at the Review Board meeting for Karsadi was George Karsadi. Appearing at the Review Board meeting for the County was Don Weyant, Building Inspector, and Patrick Foltz, County Attorney. Also appearing at the Review Board meeting was property owner Theresa Cruttenden.

III. Findings of the Review Board

A. **(Item #3) Whether to uphold the decision of the County and the local appeals board that a violation of R312.1 Guards and R312.1.1 Where Required exists.**

B. **(Item #9) Whether to uphold the decision of the County and the local appeals board that a violation of R312.1 *Guards*, R301.5 *Live Loads*, and Table R301.5 *Minimum uniformly Distributed Live Loads* exists.**

Karsadi argued that during the initial inspection of the County two violations were cited. Karsadi argued that over several years the owner requested multiple inspections and ultimately the County conducted five inspections and each time an inspection was conducted additional violations were cited. Karsadi further argued that he has not been allowed on the property by the owner for four years. Karsadi also argued that the owner paid him in full for the deck acknowledging her approval of the deck as constructed. Karsadi further argued that Cruttenden used the County inspections department as a method of forcing him to construct a middle landing on the deck, which was not a part of the contract. Additionally, Karsadi argued that the deck was 32"-33" above grade and he intended to raise the grade to come into compliance.

The County argued that Karsadi did not provide a deck plan rather was utilizing the *Fairfax County Typical Deck Detail* as his plan. The County also argued that the violation existed because the landing was more than 30" from grade at 36" from the landing and there was more than 4" between the post and the guard. Lastly, the County argued that the County has not provided fixes to Karsadi for the cited violations.

Cruttenden argued that she did not sign or receive a contract for the project. Cruttenden further argued that a design of the deck to be constructed was never provided to her. Cruttenden also argued that no building permit for the deck was secured from Fairfax County.

The Review Board found that a violation of R312.1 *Guards* and R312.1.1 *Where Required* exists because the height of the landing exceeds the maximum allowable of 30" from grade.

The Review Board found that a violation of R312.1 *Guards*, R301.5 *Live Loads*, and Table R301.5 *Minimum uniformly Distributed Live Loads* exist based on evidence provided by the testimony of the County that the guard post connections were not properly installed.

C. (Item #4) Whether to uphold the decision of the County and the local appeals board that a violation of R507.8.1 *Deck Post To Deck Footings* and R507 .1 *Decks* exists

Karsadi argued that he used the existing footings from the original deck. He further argued that he did not add any new footings for the new deck.

The County argued that the design of the new deck was different from the original deck; therefore, new footings must have been installed and the posts attached without the required inspections.

Cruttenden made no direct argument to this cited violation.

The Review Board found that a violation of R507.8.1 *Deck Post To Deck Footings* and R507 .1 *Decks* exists 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.)*

D. (Item #6) Whether to uphold the decision of the County and the local appeals board that a violation of R507.7 *Deck Joist and Deck Beam Bearing* and R502.6 *Bearing* exists

E. (Item #11) Whether to uphold the decision of the County and the local appeals board that a violation of R502.6 *Bearing* exists.

Karsadi argued that Item #11 should not be on the NOV as it is a restatement of Item #6. Karsadi also argued that the stringer bears on the landing, which has a beam that is bearing on a post, and the post is bearing on the footing; therefore, the stringer has bearing.

The County argued that the heel of the stringer is where the load bearing begins and extends to the front toe of the stringer. The County further argued that the heel of the stringer did not have bearing for at least 1 ¾” which is where the major bearing point is located.

Cruttenden made no direct argument to this cited violation.

The Review Board found that a violation of R507.7 *Deck Joist and Deck Beam Bearing* and R502.6 *Bearing* exist because during the hearing all parties confirmed that the violations exist.

F. (Item #10) Whether to uphold the decision of the County and the local appeals board that a violation of R502.3.3 *Floor Cantilevers*, Table R502.3.3(2), and Table R301.5 exists.

Karsadi argued that blocking met the 3:1 ratio required.

The County argued that Karsadi extended the deck 16”. The County further argued that the blocking was 16” and is supporting the band and guard post connections. The County further argued that the blocking only had four fasteners attaching the blocking. The County also argued that the blocking was not sufficient for the load imposed, and did not meet the 3:1 ratio required.

Cruttenden made no direct argument to this cited violation.

The Review Board found that a violation of R502.3.3 *Floor Cantilevers*, Table R502.3.3(2), and Table R301.5 exist because the guard system may not be properly supported due to the cantilever being constructed improperly.

G. Whether to grant the requested extension for compliance from 30 days to 90 days to complete the necessary repairs to the deck.

Karsadi argued that he needed more time to correct the cited violations.

The County did not object to the request for an extension.

Cruttenden made no direct argument to this cited violation; however, did agree to allow Karsadi to return to the property to make the needed corrections to the deck.

The Review Board found that the requisite 90-day extension to correct Items #3, #4, #6, #9, #10 and #11 was reasonable and grants the extension from the date of the final order.

H. Whether Items #1, #2, #5, #7, and #8 are properly before the Board.

Karsadi confirmed that he was not appealing Items #1, #2, #5, #7, and #8.

Cruttenden made no direct argument to the matter.

The County acknowledged and concurred Karsadi was not appealing Items #1, #2, #5, #7, and #8.

The Review Board found that Items #1, #2, #5, #7, and #8 were not appealed (withdrawn); therefore, were not properly before the Board.

IV. Conclusion

The appeal having been given due regard, and for the reasons set out herein, the Review Board orders as follows:

A. (Item #3) Whether to uphold the decision of the County and the local appeals board that violation of R312.1 *Guards* and R312.1.1 *Where Required* exists.

The decision of the County and local appeals board that a violation of R312.1 *Guards* and R312.1.1 *Where Required* exists, is upheld, because the height of the landing exceeds the maximum allowable of 30” from grade.

B. (Item #4) Whether to uphold the decision of the County and the local appeals board that a violation of R507.8.1 *Deck Post To Deck Footings* and R507 .1 *Decks* exists.

The decision of the County and local appeals board that a violation of R507.8.1 *Deck Post To Deck Footings* and R507 .1 *Decks* exists, is upheld, 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.)*

C. (Item #6) Whether to uphold the decision of the County and the local appeals board that a violation of R507.7 *Deck Joist and Deck Beam Bearing* and R502.6 *Bearing* exists.

D. (Item #11) Whether to uphold the decision of the County and the local appeals board that a violation of R502.6 *Bearing* exists.

The decisions of the County and local appeals board that a violation of R507.7 *Deck Joist and Deck Beam Bearing* and R502.6 *Bearing* exist, is upheld, because during the hearing all parties confirmed that the violations exist.

E. (Item #9) Whether to uphold the decision of the County and the local appeals board that a violation of R312.1 *Guards*, R301.5 *Live Loads*, and Table R301.5 *Minimum uniformly Distributed Live Loads* exists.

The decision of the County and local appeals board that a violation of R312.1 *Guards*, R301.5 *Live Loads*, and Table R301.5 *Minimum uniformly Distributed Live Loads* exists, is upheld, based on evidence provided by the testimony of the County that the guard post connections were not properly installed.

F. (Item #10) Whether to uphold the decision of the County and the local appeals board that a violation of R502.3.3 *Floor Cantilevers*, Table R502.3.3(2), and Table R301.5 exists.

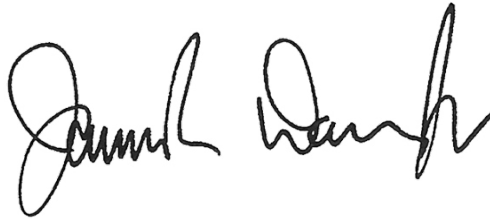
The decision of the County and local appeals board that a violation of R502.3.3 *Floor Cantilevers*, Table R502.3.3(2), and Table R301.5 exists, is upheld, because the guard system may not be properly supported due to the cantilever being constructed improperly.

G. Whether to grant the requested extension for compliance from 30 days to 90 days to complete the necessary repairs to the deck.

The Review Board hereby grants the requisite 90-day extension from the date of the final order to correct Items #3, #4, #6, #9, #10 and #11.

H. Whether Items #1, #2, #5, #7, and #8 are properly before the Board.

The Review Board hereby finds that Items #1, #2, #5, #7, and #8 were not appealed (withdrawn); therefore, are not properly before the Board.



Chair, State Building Code Technical Review Board

Date entered ____ May 16, 2025 ____

As required by VCC 119.9: “As provided by Rule 2A:2 of the Supreme Court of Virginia, you have thirty (30) days from the date of service (the date you actually received this decision or the date it was mailed to you, whichever occurred first) within which to appeal this decision by filing a Notice of Appeal with W. Travis Luter, Sr., Secretary of the Review Board. In the event that this decision is served on you by mail, three (3) days are added to that period”.

As required by Rule 2A:2(C): “Any party appealing from a regulation or case decision shall file with the agency secretary, within 30 days after adoption of the regulation or after service of the final order in the case decision, a notice of appeal signed by the appealing party or that party's counsel. With respect to appeal from a regulation, the date of adoption or readoption shall be the date of publication in the Register of Regulations. In the event that a case decision is required by § 2.2-4023 or by any other provision of law to be served by mail upon a party, 3 days shall be added to the 30-day period for that party. Service under this Rule shall be sufficient if sent

by registered or certified mail to the party's last address known to the agency". See Rule 2A:2(A) of the Rules of the Supreme Court of Virginia.



County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

CORRECTIVE WORK ORDER (CWO) Virginia Construction Code

DATE OF ISSUANCE: April 9, 2024
METHOD OF SERVICE: Certified Mail: 7021 1970 0001 1504 5162
LEGAL NOTICE ISSUED TO: GLK Construction Services Inc.
George Karsadi, Registered Agent
REGISTERED AGENT ADDRESS: 8356 Wagon Wheel Road
Alexandria, Virginia 22309 - 0000, USA
CONTRACTOR LICENSE#: 2705085865
LOCATION OF VIOLATION: 8418 Masters Court
Alexandria, VA 22308
TAX MAP REF: 102310080013
CASE #: LDSCOMP-2024-00119

Per authority granted by the Virginia Construction Code, inspections were made on June 21, 2023 regarding the above referenced property. Violations of the 2015 Virginia Residential Code, effective September 4, 2018 the applicable building code were found. You have 30 days from the date this CWO to abate the violations.

	Code	Violation
2015 VRC - INSP	Item #1	Hidden fasteners require 2x6 bracing at underside of deck, Per Fairfax County Detail, Using hidden Deck Fasteners, Pg.5, R507.3.5 Installation of Plastic Composites
2015 VRC - INSP	Item #2	Post to beam connections at top and bottom landings not attached correctly, Fairfax County Detail, Post to Beam connection, pg.14, figure18 (bottom of post at top landing appears to be notched) R507.7.1 Deck Beam To Deck Post, Figure R507.7.1 Deck Beam To Deck Post
2015 VRC - INSP	Item #3	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
2015 VRC - INSP	Item #4	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
2015 VRC - INSP	Item #5	New top landing cannot be attached to overhang of house, Fairfax County Detail, Prohibited Ledger Attachments, Pg.16, R507.2.2 Band Joist Detail
2015 VRC - INSP	Item #6	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

2015 VRC - INSP	Item #7	Need ES Report and installation instructions for Guard Railings and decking to verify proper length and installation, also spacing of stringers for material used. R507.3.5 Installation of Plastic Composites
2015 VRC - INSP	Item #8	Spacing between guard post at top of stairs is more than 4 inches, need to secure stair treads properly. R312.1.3 Opening Limitations, R507.3.5 Installation of Plastic Composites
2015 VRC - INSP	Item #9	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
2015 VRC - INSP	Item #10	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
2015 VRC - INSP	Item #11	Stair stringer bearing incorrect, Fairfax County Detail, Stringer Bearing, Pg. 24, figure 4, R502.6 Bearing

Failure to correct these defects within the time limits specified shall result in the issuance of a Notice of Violation being issued under the applicable State and County Codes.

You are directed to notify Donald Weyant, Combination Inspector, by return correspondence to 12055 Government Center Parkway, Suite 334, Fairfax, VA 22035 or by telephone at 571-221-6393. Failure to do so shall result in the immediate initiation a Notice of Violation and eventual legal action to bring the above referenced property into compliance.

If you have any questions, you may contact Donald Weyant at 571-221-6393.

Order Issued By: Donald Weyant
Technical Assistant to the Building Official
Land Development Services
Email: douglas.veyant@fairfaxcounty.gov

Signature:

