

STATE BUILDING CODE TECHNICAL REVIEW BOARD
MEETING MINUTES
April 17, 2026
Virginia Housing Center
4224 Cox Road Glen Allen, Virginia 23060

Members Present

Mr. James R. Dawson, Chair
Mr. Daniel Crigler
Mr. Joseph Kessler
Mr. R. Jonah Margarella
Mr. Eric Mays, PE
Mr. James S. Moss
Mr. W. Shaun Pharr, Esq., Vice-Chair (arrived
after approval of the February 19, 2026 minutes)
Mr. Aaron Zdinak, PE

Members Absent

Mr. Vince Butler
Ms. Christina Jackson
Ms. Joanne Monday
Ms. Elizabeth White

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 Chair Dawson.
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, was also present, arriving during the discussion of Request for Interpretation 02-26.
Approval of Minutes	The draft minutes of the February 19, 2026 meeting in the Review Board members’ agenda package were considered. Mr. Mays moved to approve the minutes as presented. The motion was seconded by Mr. Moss and passed unanimously.
Interpretation	<u>Approval of Interpretation 01/2026:</u> After review and consideration of Interpretation 01/2026, presented in the Review Board members’ agenda package, Mr. Pharr moved to approve Interpretation 01/2026 with an editorial change adding “<i>and complies with the Virginia Construction Code definition for farm building or structure</i>” at the ending of the answer. The motion was seconded by Mr. Mays and passed unanimously. After review and consideration of a letter from the Review Board Chair to the BHCD Chair, presented in the Review Board members’ agenda package, Mr. Pharr moved to approve the letter as presented. He further moved to direct the Review Board Secretary to add all historical documents of the Review Board related to farm buildings or structures

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as attachments to the letter to the BHCD Chair. The motion was seconded by Mr. Mays and passed unanimously.

Public Comment

Chair Dawson opened the meeting for public comment. Mr. Luter advised that no one had signed up to speak; however, Kenney Payne was present and expressed interest in speaking. Mr. Payne came forward to speak. Chair Dawson closed the public comment period.

New Business

Request for Interpretation of Daniel (Phil) Winslow (City of Norfolk):
Interpretation Request No. 01-26:

An interpretation request from Phil Winslow of the City of Norfolk was considered concerning the following:

Question:

How many custodial care recipients in assisted living facilities are allowed to reside in a single family detached dwelling Use Group R5 non-sprinklered, where all care recipients are capable of self-preservation and responding to an emergency situation, with 24-hour live-in supervision/care provider regulated by Virginia Department of Social Services?

Mr. Mays moved that the answer is “Eight (8)”. The motion was seconded by Mr. Margarella and passed unanimously.

Request for Interpretation of Corian Carney (York County):
Interpretation Request No. 02-26 and 05-26:

Two interpretation requests from Corian Carney of York County were considered concerning the following:

Question #1:

Mr. Mays moved to combine Question 1 of Interpretation Request No. 02-26 and Question #1 of Interpretation Request No. 05-26 to read as follows:

Is the replacement of moisture or rodent damaged insulation considered a repair in accordance with VEBC 501.1 or considered an alteration in accordance with VEBC 601.2.1?

The motion was second by Mr. Pharr and passed unanimously.

Mr. Mays moved that the answer is “Because the insulation is damaged it is considered a repair in accordance with VEBC 501.1”. The motion was seconded by Mr. Kessler and passed unanimously.

Question #2:

Would removal without replacement of moisture or rodent damaged insulation be considered abatement of wear due to normal service conditions in accordance with VEBC 501.1 and therefore be exempt from Chapter 5 requirements?

Mr. Mays moved that the answer is “No, because moisture and rodent damage is not normal”. The motion was seconded by Mr. Moss and passed unanimously.

Question #3:

Would permanent air sealing of the required foundation crawlspace venting be considered an alteration in accordance with VEBC 601.2.1?

Mr. Mays moved that the answer is “No, because the air sealing of the required foundation crawlspace venting would be considered an alteration in accordance with VEBC 601.2.2”. The motion was seconded by Mr. Moss and passed unanimously.

Request for Interpretation of Corian Carney (York County):
Interpretation Request No. 03-26:

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

Question #1:

Would installation of a new vapor barrier in an underfloor space be considered an alteration in accordance with VEBC 601.2.2?

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

Question #2:

Would installation of new dehumidification equipment in an underfloor space be considered an alteration in accordance with VEBC 601.2.2?

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

Request for Interpretation of Corian Carney (York County):
Interpretation Request No. 04-26:

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

Question #1:

Would replacement or removal of floor or ceiling insulation require application for permit in accordance with VCC 108.1?

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Mr. Moss moved to set aside the question and not provide an answer to the question. The motion was seconded by Mr. Mays and passed unanimously.

Question #2:

Would alterations to existing underfloor spaces such as sealing of vents and application of vapor retardant materials require application for permit in accordance with VCC 108.1?

Mr. Mays moved that the answer is “Yes, because you are changing the original ventilation system for the crawlspace”. The motion was seconded by Mr. Zdinak and passed unanimously.

Secretary’s Report

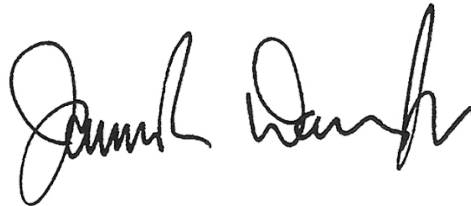
Mr. Luter informed the Review Board of the current caseload and that there would be no meeting on May 15, 2026 and the next scheduled meeting was June 12, 2026.

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 1:30 p.m.

Approved: July 17, 2026



Chair, State Building Code Technical Review Board



Secretary, State Building Code Technical Review Board