

**VIRGINIA BOARD FOR
ASBESTOS, LEAD, AND HOME INSPECTORS
HOME INSPECTOR TRAINING COMMITTEE MEETING MINUTES**

The Home Inspector Training Committee of the Virginia Board for Asbestos, Lead, and Home Inspectors (Board) met on August 13, 2015, at the offices of the Department of Professional and Occupational Regulation (DPOR), Perimeter Center, 9960 Mayland Drive, 2nd Floor, Board Room 3, Richmond, Virginia 23233.

The following members of the Committee were present:

Sandra Baynes
Brian Koepf
Gene Magruder
Reginald Marston, III, Chair
Michael Redifer
Roger Robertson
David Rushton
Michael Toalson

The following staff members were present for part or all of the meeting:

Nick Christner, Deputy Director for Licensing, Investigations and Compliance
Trisha L. Henshaw, Executive Director
Kristen Marie Clay, Board Administrator
Amy Goobic, Administrative Assistant
Tanya Pettus, Administrative Assistant
Sandi Morris, Academy Director, Jack A. Proctor Virginia Building Code Academy

Elizabeth Peay from the Office of the Attorney General was present.

Mr. Marston, finding all members of the Committee present, called the meeting to order at 10:05 a.m. **Call to Order**

Ms. Henshaw advised the Board of the emergency evacuation procedures. **Emergency Evacuation Procedures**

Mr. Magruder moved to approve the agenda as presented. Mr. Koepf seconded the motion which was unanimously approved by: Baynes, Magruder, Marston, Redifer, Robertson, Rushton, and Toalson. **Approval of Agenda**

Mr. Marston opened the floor for public comment. Mr. Floyd Gibbs with Quality Home Inspectors was present to address the Committee. Mr. Gibbs addressed the possibility of a uniform checklist or standard of practice to be discussed and adopted as regulation. Mr. Gibbs also suggested that the Committee discuss and clarify the separation and **Public Comment Period**

difference of pre-drywall inspection and new construction.

Mr. Marston led the introduction of all Committee members and staff.

**Introduction of the
Committee**

Ms. Henshaw provided an overview of the responsibilities before the Committee. The Board formed the Committee to develop recommendations related to the training program required for Certified Home Inspectors performing home inspection on new residential structures, pursuant to the provision in House Bill 2103 which was passed during the 2015 General Assembly Session. These recommendations will include training program criteria, draft regulations, and any other pertinent recommendations related to development of the training program.

**Overview of
Committee
Responsibilities and
House Bill 2103**

Mr. Toalson provided the Committee with a handout regarding House Bill 2103, which includes background information on the Home Builders Association of Virginia's (HBAV) purpose in seeking a legislative solution that culminated with the passage of House Bill 2103. Mr. Toalson explained that the membership of HBAV expressed concern with an increasing number of incidents in which home inspectors were advising homeowners that a violation of the building code existed, or were making recommendations to change things that were in contravention to the requirements of the building code; therefore, HBAV sought to have home inspectors trained on the applicable building code. Ms. Henshaw informed the Committee that enactment of House Bill 2103 will be July 1, 2016, which provides a very short window in which to get regulations in place to comply with the new requirements. Ms. Henshaw stated in the interest of time for the implementation of the required training for certified home inspectors, the Board has already formally begun the regulatory review process and the Committee is now tasked with developing the draft regulations for the new training program.

Ms. Henshaw advised the Committee that it had the option of recommending that the Board could develop the training program (through the Committee) and offer it exclusively online similar to a DHCD program, or the Board could adopt the criteria and provisions related to the approval of providers to offer the training. The Committee agreed by consensus that the best option was to develop the training program criteria, including the process to approve outside providers to offer the training. The Committee members discussed a number of important items regarding the training program, including:

Discussion on the Process for Implementation of New Training for Inspections of Residential Structures

Clarification that the International Residential Code component of the Virginia Statewide Building Code (IRC) is most often referred to in Virginia as the Virginia Residential Code;
Initial consideration of the minimum number of hours necessary for the training program;
How to determine the appropriate criteria for the training program;
Requirements for refresher training for renewal of home inspector certificates;
Difference between “new construction” and a remodel; and
Other items regarding the training program development.

The Board recessed from 11:17 a.m. to 12:00 p.m.

Recess

The Committee discussed the concern that one of the primary issues is for certified home inspectors to understand how to advise clients if a possible building code violation is identified during the inspection. Ultimately, the building code officials are responsible for enforcement of the building code so certified home inspectors must understand the process for advising homeowners of their options.

Discussion on Topic Areas from IRC Training Module

After extensive discussion, Ms. Moore and Mr. Robertson were asked to identify the core topics in the IRC that would be appropriate for the certified home inspector training program. Discussion was also held on using a variation of the Building Code Academy’s “Core Light” module for the training program.

The Committee discussed the next meeting. Specifically, staff will provide a draft of the regulations based on the discussion from this meeting for review by the Committee. In the interim, staff will find a couple of dates for consideration by the Committee members for the next meeting. The Committee will be notified of the date when it has been confirmed.

Future Meeting Dates

Ms. Henshaw reminded Committee members who also sit on the Board

Conflict of Interest

to complete conflict of interest forms and travel vouchers.

**Forms and Travel
Vouchers**

There being no further business, the meeting was adjourned at 1:35 **Adjourn**
p.m.

Reginald E. Marston, III Chair

Jay W. DeBoer, Secretary

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