

**Minutes of the
BOARD OF HOUSING AND COMMUNITY DEVELOPMENT
Codes and Standards Committee
May 11, 2026
1:47 PM
Virginia Housing Center
4224 Cox Road
Glen Allen, Virginia**

Members Present

Louie Berbert, Vice Chair
Sylvia Bryant
Cindy Davis
Bill Garrett
Lynne Goldberg (Remote)
Jenna Goodman
Keith Johnson
Charlie Jones
Roger Jones, Chair
Tammy Neale
Hank Osleger
J.M. Snell
Scott Stosser
Mark Trostle

Members Absent

None

Department of Housing and Community Development (DHCD) staff present for all or part of the meeting:

Jeff Brown, Deputy Director of Building and Fire Regulation
Kenrick Cameron Jr., Policy Analyst
Joseph Dennie, Policy Analyst
Tamarah Holmes Ph.D., Director
Alan Jones, Sr. Public Finance Analyst
Trisha Lindsey, Policy and Legislative Services Director
Florin Moldovan, State Building Codes Office Director
Brandon Rou, Code and Regulation Specialist
Chase Sawyer, Policy and Legislative Services Manager
Chris Scott, Code and Regulation Specialist

Call to Order

Mr. R. Jones, Chair of the Codes and Standards Committee, called the meeting of the Board to order at 1:47 p.m.

Roll Call

The roll was called by Mr. Sawyer. Mr. Sawyer reported that a quorum was present.

A motion was made by Ms. Davis and seconded by Mr. Johnson to approve Proposal No. 18 (FP107.11-24). After discussion, a motion was made by Ms. Davis and seconded by Ms. Goodman to amend Proposal No. 18 to limit the fee increases to 35% (rather than 50%). The motion to amend passed on a roll call vote (YEAS: Davis, Garrett, Goodman, R. Jones, Neale, Osleger, Snell, Stosser; NAYS: Berbert, Bryant, Johnson, C. Jones, Trostle; NOT PRESENT: Goldberg). The motion as amended passed on a voice vote (YEAS: Berbert, Bryant, Davis, Garrett, Goodman, C. Jones, R. Jones, Neale, Osleger, Snell, Stosser, Trostle; NAYS: Johnson; NOT PRESENT: Goldberg).

A motion was made by Mr. Snell and seconded by Ms. Davis to approve Proposal No. 19 (FP107.12-24). A motion was made by Ms. Davis and seconded by Mr. Snell to amend Proposal No. 19 Item #8 to strike the words “annual” and “or conducted” and put a “.” after the word “jurisdiction” and strike “, where the inspection is either requested voluntarily or when there is a substantial complaint for which code violations were discovered.”. [*As amended, Item #8 would read: General fire code inspection: any statewide fire prevention code inspection that is requested in a commercial occupancy where the State Fire Marshal is the authority having jurisdiction. \$250.*] The motion to amend passed on a voice vote (YEAS: Berbert, Bryant, Davis, Garrett, Goodman, C. Jones, R. Jones, Neale, Osleger, Snell, Stosser, Trostle; NAYS: Johnson; NOT PRESENT: Goldberg).

A motion was made by Ms. Davis and seconded by Mr. Snell to amend Proposal No. 19 by removing Item #9. The motion to amend passed on a unanimous voice vote (YEAS: Berbert, Bryant, Davis, Garrett, Goodman, Johnson, C. Jones, R. Jones, Neale, Osleger, Snell, Stosser, Trostle; NAYS: None; NOT PRESENT: Goldberg). Committee members discussed the inspections and permits of the retail sale of 1.4G Virginia Permissible Fireworks including the permitting process across the 63 localities which do not have a local fire marshal. A motion was made by Ms. Davis and seconded by Mr. Stosser to amend Proposal No. 19 by removing Item #10. The motion to amend passed on a roll call vote (YEAS: Berbert, Bryant, Davis, Garrett, Goodman, R. Jones, Neale, Osleger, Snell, Stosser, Trostle; NAYS: Johnson, C. Jones; NOT PRESENT: Goldberg).

Committee members discussed the inspection fees for Mobile Food Preparation Vehicles. A motion was made by Ms. Davis and seconded by Mr. R. Jones to amend Proposal No. 19 by removing Item #11. After discussion, a motion was made by Mr. Johnson and seconded by Mr. Trostle to amend Item #11 in

Proposal No. 19 making it a \$150 flat fee. Ms. Davis withdrew her motion to remove Item #11 in Proposal No. 19. The motion to amend passed on a unanimous voice vote (YEAS: Berbert, Bryant, Davis, Garrett, Goodman, Johnson, C. Jones, R. Jones, Neale, Osleger, Snell, Stosser, Trostle; NAYS: None; NOT PRESENT: Goldberg). The motion to approve Proposal No. 19 as amended passed on a unanimous voice vote (YEAS: Berbert, Bryant, Davis, Garrett, Goodman, Johnson, C. Jones, R. Jones, Neale, Osleger, Snell, Stosser, Trostle; NAYS: None; NOT PRESENT: Goldberg).

A motion was made by Mr. Snell and seconded by Ms. Davis to disapprove Proposal No. 20 (FP107.12.1-24). The motion passed on a voice vote (YEAS: Berbert, Bryant, Davis, Garrett, Goodman, C. Jones, R. Jones, Neale, Osleger, Snell, Stosser, Trostle; NAYS: Johnson; NOT PRESENT: Goldberg).

A motion was made by Ms. Davis and seconded by Ms. Goodman to disapprove Proposal No. 21 (FP601.2-24) The motion passed on a voice vote (YEAS: Berbert, Bryant, Davis, Garrett, Goodman, C. Jones, R. Jones, Neale, Osleger, Snell, Stosser, Trostle; NAYS: Johnson; NOT PRESENT: Goldberg).

A motion was made by Mr. Snell and seconded by Ms. Goodman to disapprove Proposal No. 22 (FP906.1-24). The motion passed on a voice vote (YEAS: Berbert, Bryant, Davis, Garrett, Goodman, C. Jones, R. Jones, Neale, Osleger, Snell, Stosser, Trostle; NAYS: Johnson; NOT PRESENT: Goldberg).

A motion was made by Ms. Davis and seconded by Ms. Goodman to disapprove Proposal No. 23 (FP4106.1.3-24). The motion passed on a voice vote (YEAS: Berbert, Bryant, Davis, Garrett, Goodman, C. Jones, R. Jones, Neale, Osleger, Snell, Stosser, Trostle; NAYS: Johnson; NOT PRESENT: Goldberg).

A motion was made by Mr. Snell and seconded by Ms. Goodman to direct staff to convene a Mobile Food Preparation Vehicle workgroup during the 2027 code development cycle. The motion passed on a unanimous voice vote (YEAS: Berbert, Bryant, Davis, Garrett, Goodman, Johnson, C. Jones, R. Jones, Neale, Osleger, Snell, Stosser, Trostle; NAYS: None; NOT PRESENT: Goldberg).

A brief recess was called by the Chair at 3:10 p.m. The meeting was called back to order at 3:35 p.m.

Code Change Proposals

Mr. Brown presented to the Committee the base documents and code change proposals related to the following regulations: Uniform Statewide Building Code (13VAC5-63), Industrialized Building Safety Regulations (13VAC5-91), Virginia Amusement Device Regulations (13VAC5-31), and Virginia Certification Standards (13VAC5-21).

A motion was made by Ms. Neale and seconded by Mr. Snell to approve the Uniform Statewide Building Code (USBC) base document as presented in Tab 1 of Book 2 Part 1. The motion passed on a unanimous voice vote (YEAS: Berbert, Bryant, Davis, Garrett, Goodman, Johnson, C. Jones, R. Jones, Neale, Osleger, Snell, Stosser, Trostle; NAYS: None; NOT PRESENT: Goldberg).

A motion was made by Mr. Snell and seconded by Ms. Davis to approve the USBC Proposals Recommended by the General Stakeholder Workgroup as Consensus for Approval (proposals No. 24-95) as presented in Tab 2 of Book 2 Part 1. The motion passed on a unanimous voice vote (YEAS: Berbert, Bryant, Davis, Garrett, Goodman, Johnson, C. Jones, R. Jones, Neale, Osleger, Snell, Stosser, Trostle; NAYS: None; NOT PRESENT: Goldberg).

A motion was made by Ms. Davis and seconded by Mr. Snell to disapprove all USBC Proposals Recommended by the General Stakeholder Workgroup as Non-Consensus in Tab 3 of Book 2 Part 2 excluding Proposals No. 99 (B105.1-24), No. 100 (B105.2.1-24), No. 106 (B113.6-24), No. 113 (B907.5.2.1.2-24), No. 135 (REC-R402.1.2-24), No. 143 (REC-R404.2-24), No. 153 (E2701.1.1(1)-24), No. 154 (M1109.3.2-24), No. 160 (RE3901.4.2(1)-24), and No. 162 (EB801.3-24). A motion was made by Mr. Johnson and seconded by Ms. Neale to amend the motion to also exclude from the bloc Proposals No. 110 (B903.2.1.2-24), No. 111 (B906.1-24), No. 115 (B917.1.1-24), No. 116 (B918.1-24), No. 117 (B918.2-24), and No. 119 (B1110.4-24). The motion passed on a unanimous voice vote (YEAS: Berbert, Bryant, Davis, Garrett, Goodman, Johnson, C. Jones, R. Jones, Neale, Osleger, Snell, Stosser, Trostle; NAYS: None; NOT PRESENT: Goldberg). A motion was made by Mr. Osleger and seconded by Ms. Neale to amend the motion to additionally exclude from the bloc Proposal No. 104 (B109.4-24). The motion passed on a unanimous voice vote (YEAS: Berbert, Bryant, Davis, Garrett, Goodman, Johnson, C. Jones, R. Jones, Neale, Osleger, Snell, Stosser, Trostle; NAYS: None; NOT PRESENT: Goldberg). [*The final amendment excluded the*

following seventeen (17) proposals from the bloc: Proposals No. 99, 100, 104, 106, 110, 111, 113, 115, 116, 117, 119, 135, 143, 153, 154, 160, 162] The motion as amended passed on a unanimous voice vote (YEAS: Berbert, Bryant, Davis, Garrett, Goodman, Johnson, C. Jones, R. Jones, Neale, Osleger, Snell, Stosser, Trostle; NAYS: None; NOT PRESENT: Goldberg).

A motion was made by Ms. Davis and seconded by Mr. Johnson to approve Proposal No. 99 (B105.1-24). The motion passed on a unanimous voice vote (YEAS: Berbert, Bryant, Davis, Garrett, Goodman, Johnson, C. Jones, R. Jones, Neale, Osleger, Snell, Stosser, Trostle; NAYS: None; NOT PRESENT: Goldberg).

A motion was made by Ms. Davis and seconded by Mr. C. Jones to approve Proposal No. 100 (B105.2.1-24). The motion passed on a unanimous voice vote (YEAS: Berbert, Bryant, Davis, Garrett, Goodman, Johnson, C. Jones, R. Jones, Neale, Osleger, Snell, Stosser, Trostle; NAYS: None; NOT PRESENT: Goldberg).

Committee members discussed the time it takes for building officials to review permit applications.

A motion was made by Mr. Snell and seconded by Mr. Trostle to disapprove Proposal No. 104 (B109.4-24). The motion passed on a voice vote (YEAS: Berbert, Bryant, Davis, Garrett, Goodman, Johnson, C. Jones, R. Jones, Neale, Snell, Trostle; NAYS: Osleger, Stosser; NOT PRESENT: Goldberg).

A motion was made by Ms. Davis and seconded by Ms. Goodman to approve Proposal No. 106 (B113.6-24). The motion passed on a unanimous voice vote (YEAS: Berbert, Bryant, Davis, Garrett, Goodman, Johnson, C. Jones, R. Jones, Neale, Osleger, Snell, Stosser, Trostle; NAYS: None; NOT PRESENT: Goldberg).

Committee members discussed the occupancy threshold related to requiring installation of an automatic sprinkler system in Group A-2 occupancies.

A motion was made by Mr. Johnson and seconded by Mr. Snell to approve Proposal No. 110 (B903.2.1.2-24). The motion failed on a voice vote (YEAS: Johnson; NAYS: Berbert, Bryant, Davis, Garrett, Goodman, C. Jones, R. Jones, Neale, Osleger, Snell, Stosser, Trostle; NOT PRESENT: Goldberg).

A motion was made by Ms. Davis and seconded by Mr. Berbert to disapprove Proposal No. 110 (B903.2.1.2-24). The motion passed on a voice vote (YEAS: Berbert, Bryant, Davis, Garrett, Goodman, C. Jones, R. Jones, Neale, Osleger, Snell, Stosser, Trostle; NAYS: Johnson; NOT PRESENT: Goldberg).

A motion was made by Ms. Goodman and seconded by Ms. Davis to disapprove Proposal No. 111 (B906.1-24). The motion passed on a voice vote (YEAS: Berbert, Bryant, Davis, Garrett, Goodman, C. Jones, R. Jones, Neale, Osleger, Snell, Stosser, Trostle; NAYS: Johnson; NOT PRESENT: Goldberg).

A motion was made by Mr. Trostle and seconded by Mr. Osleger to approve Proposal No. 113 (B907.5.2.1.2-24). The motion passed on a unanimous voice vote (YEAS: Berbert, Bryant, Davis, Garrett, Goodman, Johnson, C. Jones, R. Jones, Neale, Snell, Trostle; NAYS: Osleger, Stosser; NOT PRESENT: Goldberg).

A motion was made by Ms. Davis and seconded by Mr. Snell to disapprove Proposal No. 115 (B917.1.1-24). The motion passed on a unanimous voice vote (YEAS: Berbert, Bryant, Davis, Garrett, Goodman, Johnson, C. Jones, R. Jones, Neale, Osleger, Snell, Stosser Trostle; NAYS: None; NOT PRESENT: Goldberg).

Committee members discussed the installation of in-building two-way emergency responder communication systems.

A motion was made by Mr. Johnson and seconded by Mr. Trostle to approve Proposal No. 116 (B918.1-24). The motion failed on a voice vote (YEAS: Johnson, Trostle; NAYS: Berbert, Bryant, Davis, Garrett, Goodman, C. Jones, R. Jones, Neale, Osleger, Snell, Stosser; NOT PRESENT: Goldberg).

A motion was made by Ms. Goodman and seconded by Ms. Davis to disapprove Proposal No. 116 (B918.1-24). The motion passed on a voice vote (YEAS: Berbert, Bryant, Davis, Garrett, Goodman, C. Jones, R. Jones, Neale, Osleger, Snell, Stosser; NAYS: Johnson, Trostle; NOT PRESENT: Goldberg).

A motion was made by Mr. Johnson and seconded by Mr. Trostle to approve Proposal No. 117 (B918.2-24). The motion failed on a voice vote (YEAS: Johnson; NAYS: Berbert, Bryant, Davis, Garrett, Goodman, C. Jones, R. Jones, Neale, Osleger, Snell, Stosser, Trostle; NOT PRESENT: Goldberg).

A motion was made by Mr. Snell and seconded by Mr. Stosser to disapprove Proposal No. 117 (B918.2-24). The motion passed on a voice vote (YEAS: Berbert, Bryant, Davis, Garrett, Goodman, C. Jones, R. Jones, Neale, Osleger, Snell, Stosser, Trostle; NAYS: Johnson; NOT PRESENT: Goldberg).

A motion was made by Mr. Johnson and seconded by Mr. Trostle to convene a workgroup during the 2027 code development cycle to review Proposal No. 117 (B918.1-24) related to in-building two-way emergency responder communication systems. The motion passed on a unanimous voice vote (YEAS: Berbert, Bryant, Davis, Garrett, Goodman, Johnson, C. Jones, R. Jones, Neale, Osleger, Snell, Stosser, Trostle; NAYS: None; NOT PRESENT: Goldberg).

A motion was made by Ms. Davis and seconded by Ms. Goodman to disapprove Proposal No. 119 (B1110.4-24). The motion passed on a unanimous voice vote (YEAS: Berbert, Bryant, Davis, Garrett, Goodman, Johnson, C. Jones, R. Jones, Neale, Osleger, Snell, Stosser, Trostle; NAYS: None; NOT PRESENT: Goldberg).

Committee members discussed wall insulation requirements.

A motion was made by Mr. Garrett and seconded by Mr. Stosser to defer action on Proposal No. 135 (REC-R402.1.2-24) until the next Code and Standards Committee meeting, which shall meet prior to the next full Board meeting. The motion passed on a voice vote (YEAS: Berbert, Bryant, Davis, Garrett, Goodman, Johnson, R. Jones, Neale, Osleger, Snell, Stosser; NAYS: C. Jones, Trostle; NOT PRESENT: Goldberg).

A motion was made by Ms. Davis and seconded by Ms. Goodman to approve Proposal No. 143 (REC-R404.2-24). The motion passed on a unanimous voice vote (YEAS: Berbert, Bryant, Davis, Garrett, Goodman, Johnson, C. Jones, R. Jones, Neale, Osleger, Snell, Stosser, Trostle; NAYS: None; NOT PRESENT: Goldberg).

A motion was made by Ms. Davis and seconded by Ms. Goodman to approve Proposal No. 153 (E2701.1.1(1)-24). The motion passed on a unanimous voice vote (YEAS: Berbert, Bryant, Davis, Garrett, Goodman, Johnson, C. Jones, R. Jones, Neale, Osleger, Snell, Stosser, Trostle; NAYS: None; NOT PRESENT: Goldberg).

A motion was made by Ms. Goodman and seconded by Ms. Davis to approve Proposal No. 154 (M1109.3.2-24). The motion passed on a unanimous voice vote (YEAS: Berbert, Bryant, Davis, Garrett, Goodman, Johnson, C. Jones, R. Jones, Neale, Osleger, Snell, Stosser, Trostle; NAYS: None; NOT PRESENT: Goldberg).

A motion was made by Mr. Stosser and seconded by Mr. C. Jones to approve Proposal No. 160 (RE3901.4.2(1)-24). The motion passed on a unanimous voice vote (YEAS: Berbert, Bryant, Davis, Garrett, Goodman, Johnson, C. Jones, R. Jones, Neale, Osleger, Snell, Stosser, Trostle; NAYS: None; NOT PRESENT: Goldberg).

A motion was made by Ms. Davis and seconded by Mr. Stosser to approve Proposal No. 162 (EB801.3-24). The motion passed on a unanimous voice vote (YEAS: Berbert, Bryant, Davis, Garrett, Goodman, Johnson, C. Jones, R. Jones, Neale, Osleger, Snell, Stosser, Trostle; NAYS: None; NOT PRESENT: Goldberg).

A motion was made by Mr. Johnson and seconded by Mr. Trostle to reconsider the vote by which the Committee disapproved en bloc all USBC Proposals Recommended by the General Stakeholder Workgroup as Non-Consensus in Tab 3 of Book 2 Part 2 excluding seventeen (17) proposals. The motion passed on a unanimous voice vote (YEAS: Berbert, Bryant, Davis, Garrett, Goodman, Johnson, C. Jones, R. Jones, Neale, Osleger, Snell, Stosser, Trostle; NAYS: None; NOT PRESENT: Goldberg). A motion was made by Ms. Goodman and seconded by Mr. Johnson to disapprove all USBC Proposals Recommended by the General Stakeholder Workgroup as Non-Consensus in Tab 3 of Book 2 Part 2, with the exception of the seventeen (17) proposals previously pulled from the bloc and acted on, as well as Proposal No. 131 (EC-C405.15-24). [*The following eighteen (18) proposals were excluded from the motion to disapprove: Proposals No. 99, 100, 104, 106, 110, 111, 113, 115, 116, 117, 119, 131, 135, 143, 153, 154, 160, 162*] The motion passed on a unanimous voice vote (YEAS: Berbert, Bryant, Davis, Garrett, Goodman, Johnson, C. Jones, R. Jones, Neale, Osleger, Snell, Stosser, Trostle; NAYS: None; NOT PRESENT: Goldberg).

A motion was made by Ms. Davis and seconded by Mr. Stosser to approve Proposal No. 131 (EC-C405.15-24). The motion passed on a unanimous voice vote (YEAS: Berbert, Bryant, Davis, Garrett, Goodman, Johnson, C. Jones, R. Jones, Neale,

Osleger, Snell, Stosser, Trostle; NAYS: None; NOT PRESENT: Goldberg).

A motion was made by Ms. Goodman and seconded by Mr. Berbert to approve Book 2 Part 3 Tab 4, the Industrialized Building Safety Regulations Base Document. The motion passed on a unanimous voice vote (YEAS: Berbert, Bryant, Davis, Garrett, Goodman, Johnson, C. Jones, R. Jones, Neale, Osleger, Snell, Stosser, Trostle; NAYS: None; NOT PRESENT: Goldberg).

A motion was made by Ms. Davis and seconded by Ms. Goodman to approve Book 2 Part 3 Tab 5, the Industrialized Building Safety Regulations Proposal Recommended by the General Stakeholder Workgroup as Consensus for Approval. The motion passed on a unanimous voice vote (YEAS: Berbert, Bryant, Davis, Garrett, Goodman, Johnson, C. Jones, R. Jones, Neale, Osleger, Snell, Stosser, Trostle; NAYS: None; NOT PRESENT: Goldberg).

A motion was made by Ms. Davis and seconded by Mr. Berbert to approve Book 2 Part 3 Tab 6, Virginia Amusement Device Regulations Proposals Recommended by the General Stakeholder Workgroup as Consensus for Approval. The motion passed on a unanimous voice vote (YEAS: Berbert, Bryant, Davis, Garrett, Goodman, Johnson, C. Jones, R. Jones, Neale, Osleger, Snell, Stosser, Trostle; NAYS: None; NOT PRESENT: Goldberg).

A motion was made by Ms. Goodman and seconded by Ms. Neale to approve Book 2 Part 3 Tab 7, Virginia Certification Standards Proposals Recommended by the General Stakeholder Workgroup as Consensus for Approval. The motion passed on a unanimous voice vote (YEAS: Berbert, Bryant, Davis, Garrett, Goodman, Johnson, C. Jones, R. Jones, Neale, Osleger, Snell, Stosser, Trostle; NAYS: None; NOT PRESENT: Goldberg).

A motion was made by Mr. C. Jones and seconded by Ms. Goodman to approve Book 2 Part 3 Tab 11, USBC Emergency Regulation (13VAC5-63-240) Proposal. The motion passed on a unanimous voice vote (YEAS: Berbert, Bryant, Davis, Garrett, Goodman, Johnson, C. Jones, R. Jones, Neale, Osleger, Snell, Stosser, Trostle; NAYS: None; NOT PRESENT: Goldberg).

Mr. Sawyer provided an update on the Notice of Intended

Regulatory Action for the Manufactured Housing Safety Regulations (13VAC5-95), noting that no changes have been proposed.

Committee members discussed a workgroup related to single stair exits for multifamily buildings up to six stories.

A motion was made by Ms. Davis and seconded by Ms. Goodman to convene a workgroup to consider single stair exits in buildings up to six stories during the 2027 code development cycle. The motion passed on a voice vote (YEAS: Berbert, Davis, Garrett, Goodman, C. Jones, R. Jones, Neale, Osleger, Snell, Stosser, Trostle; NAYS: Bryant, Johnson; NOT PRESENT: Goldberg).

Preparation of Proposed Regulations

A motion was made by Mr. Trostle and seconded by Ms. Goodman to recommend the Board approve code changes as recommended by the Committee for inclusion in the proposed regulations. The motion passed on a unanimous voice vote (YEAS: Berbert, Bryant, Davis, Garrett, Goodman, Johnson, C. Jones, R. Jones, Neale, Osleger, Snell, Stosser, Trostle; NAYS: None; NOT PRESENT: Goldberg).

Unfinished Business

There was no unfinished business to be discussed.

New Business

There was no new business to be discussed.

Adjournment

A motion was made by Ms. Goodman and seconded by Mr. Stosser to adjourn the meeting. The motion passed on a unanimous voice vote (YEAS: Berbert, Bryant, Davis, Garrett, Goodman, Johnson, C. Jones, R. Jones, Neale, Osleger, Snell, Stosser, Trostle; NAYS: None; NOT PRESENT: Goldberg). The meeting was adjourned at 6:23 p.m.