

**BOARD OF HOUSING AND COMMUNITY DEVELOPMENT
MEETING**

10:02 A.M., December 14, 2020

Digital Meeting Only

Due to the COVID-19 pandemic and public health emergency and the need to provide social distancing and prohibit large gatherings, the meeting was held electronically in accordance with the State of Emergency Declared by the Governor and the 2020 amendments to the Appropriations Act. The meeting was held via Google Meet.

Members Present

Sonny Abbasi
Claudia Cotton
Susan Dewey
Sean Farrell
Andrew Friedman
Richard Gregory
Sylvia Hallock
Mark Jackson
Abigail Johnson
Keith Johnson
Monique Johnson
Brett Meringoff
Patricia “Patty” Shields

Members Absent

Call to Order

Mr. Sonny Abbasi, Chair of the Board of Housing and Community Development, called the meeting of the Board to order at 10:02 a.m. Mr. Kyle Flanders of the Department of Housing and Community Development’s (DHCD) Policy Office read a brief statement.

Roll Call

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

Public Comment

Mr. Abbasi noted procedures for offering public comment and recognized Mr. Flanders to call the speakers.

JM Snell spoke in opposition to the proposed inclusion of sprinklers in new townhomes noting concerns in rural areas.

Dan Sandoval spoke in opposition to the proposed inclusion of sprinklers in new townhomes noting the need for additional stakeholder deliberation.

Susan Stillman spoke in favor of adopting the 2018 International Energy Conservation Code (IECC).

Eric Goplerud, Board Chair of Faith Alliance for Climate Solutions, spoke in favor of adopting the 2018 IECC standards without exception, noting social and moral obligations.

Judy Gayer spoke in favor of adoption of the 2018 IECC without amendment as well as proposals that support electric vehicle readiness.

Ivy Main spoke in favor of adoption of the 2018 IECC, noting the entire life of a dwelling should be considered.

Craig Toalson, of the Homebuilders Association of Virginia spoke in opposition to the proposed inclusion of requiring sprinklers in new townhomes noting the need for additional stakeholder deliberation.

William Penniman of the Sierra Club spoke in favor of adopting the 2018 IECC, noting the Board's statutory requirements.

Judy Gayer noted statutory requirements of the Building Code and the necessity to adopt the full 2018 IECC without exceptions.

Joy Loving of the Climate Action Alliance of the Valley spoke in favor of adoption of the 2018 IECC, specifically noting the importance of proposals regarding EV readiness.

Glenn Dean spoke in favor of requiring sprinklers in new townhomes.

Elizabeth Greenfield of the Home Builders Association of Richmond spoke in opposition to the proposed inclusion of requiring sprinklers in new townhomes noting the need for additional stakeholder deliberation.

Ross Shearer spoke in favor of adopting the 2018 IECC standards for wall and ceiling insulation, noting the return on investment by adding additional insulation.

David Radford spoke in opposition to the proposed inclusion of requiring sprinklers in new townhomes noting the need for additional stakeholder deliberation particularly among different regions and from local governments.

Soledad Portilla spoke in opposition to the proposed inclusion of requiring sprinklers in new townhomes noting the need for additional stakeholder deliberation and affordability concerns.

Patrick McCarthy spoke in opposition to the proposed inclusion of requiring sprinklers in townhomes noting the need for additional stakeholder deliberation.

Tom Schoedel, President of Atlantic Builders, spoke in opposition to the proposed inclusion of requiring sprinklers in new townhomes noting the need for additional stakeholder input.

Bob Shippee spoke in favor of adoption of the 2018 IECC noting Commonwealth Energy Policy and statutory requirements of the Board.

John Oliveri spoke in opposition to the proposed inclusion of requiring sprinklers in new townhomes noting costs and the need for additional stakeholder deliberation.

Chris Mowry of Longmeadows Incorporated spoke in opposition to the proposed inclusion of requiring sprinklers in new townhomes noting costs and the need for additional stakeholder deliberation.

David Hutcheson, President of the Virginia Fire Chiefs Association spoke in favor of adopting the requirement for sprinklers in new townhomes noting enhanced safety for townhome residents.

Robby Dawson of the National Fire Protection Association spoke in favor of new townhome sprinklers noting the consumer demand for such sprinklers.

Andrew Milliken, Chairman of the Fire Services Board Codes and Standards Committee, spoke in favor of adopting the requirement

for sprinklers in new townhomes noting enhanced safety for townhome residents.

Jeff Shapiro, Executive Director of the IRC Sprinkler Coalition, spoke in favor of adopting the requirement for sprinklers in new townhomes as well a proposal (RB325.1-18) he submitted, that was not approved at the October meeting for inclusion in the final regulations, to require sprinklers in some three-story dwellings with habitable attics.

David Beahm spoke in opposition to the proposed inclusion of requiring sprinklers in new townhomes noting the need for additional stakeholder input.

James Demmel offered support of comments previously submitted by Scott Hultstrom regarding elevators.

Tony Fleming spoke in favor of adopting the requirement for sprinklers in new townhomes noting the affordability of such systems.

Andrew Grigsby spoke in favor of adoption of the 2018 IECC noting statutory requirements of the Board.

Linda Hale spoke in favor of adopting the requirement for sprinklers in new townhomes noting enhanced safety for townhome residents.

Robert Glass commented on the need to update to 2019 UL and ASHRAE standards in order to address A2L refrigerants, the primary new refrigerants with lower GWP (global warming potential). He indicated willingness to work with the committee to ensure the correct standards are incorporated.

John Catlett spoke in favor of adopting the requirement for sprinklers in new townhomes noting enhanced safety for townhome residents.

James Moss, President of the Virginia Building and Code Officials Association, commended stakeholders for their work and recommended the Board oppose non-consensus proposals.

Richard Witt commended stakeholders for their work and recommended the Board defer action on including the proposal regarding sprinklers in new townhomes.

A motion was made by Mr. K. Johnson and properly second by Ms. A. Johnson to adjourn until after the committees. The motion passed.

Call to Order

Mr. Abbasi called the meeting of the Board of Housing and Community Development back to order at approximately 1:15.

Consent Agenda

A motion was made by Mr. Meringoff and properly seconded by Mr. Farrell to approve the minutes of the October 19th, 2020 Board of Housing and Community Development meeting. The motion passed. (Yeas: Abbasi, Cotton, Dewey, Farrell, Friedman, Gregory, Jackson, A. Johnson, K. Johnson, M. Johnson, Meringoff, Shields; Nays: None; Abstentions: Hallock)

Report of the Codes and Standards Committee and the Joint meeting with the Virginia Fire Services Board

Mr. Meringoff provided a report of the Codes and Standards Committee noting recommendations regarding the Statewide Fire Prevention Code, Uniform Statewide Building Code, Industrialized Building Safety Regulations, Virginia Amusement Device Regulations, Virginia Certification Standards, and the Manufactured Home Safety Regulations. Mr. Abbasi reported on the recommendation of the joint meeting of the Board of Housing and Community Development and the Virginia Fire Services Board.

The recommendation of the committees and the joint board to adopt the final regulations for the Statewide Fire Prevention Code was presented as a standing motion. The motion was seconded by Mr. K. Johnson. The motion passed. (Yeas: Abbasi, Cotton, Dewey, Farrell, Friedman, Gregory, Hallock, Jackson, A. Johnson, K. Johnson, M. Johnson, Meringoff, Shields; Nays: None; Abstentions: None.)

The recommendation of the committee to adopt the final regulations for the Uniform Statewide Building Code with an amendment to remove the requirement for fire sprinklers in townhomes and also directing staff to convene a subworkgroup and act with diligence to resolve the matter was presented as a standing motion. The motion was seconded by Mr. Farrell. Mr. K.

Johnson offered an amendment to the motion to make sprinklers required for buildings including only four or more townhomes. Ms. A. Johnson seconded the amendment. After discussion, the amendment failed. (Yeas: K. Johnson, Jackson Nays: Abbasi, Cotton, Dewey, Farrell, Friedman, Gregory, Hallock, A. Johnson, M. Johnson, Meringoff, Shields; Abstentions: None.)

A vote was called on the main motion and the motion passed. (Yeas: Abbasi, Cotton, Dewey, Farrell, Friedman, Gregory, Hallock, Jackson, Meringoff, A. Johnson, M. Johnson, Shields; Nays: K. Johnson; Abstentions: None.)

The recommendation of the committee to adopt the final regulations for the Industrialized Building Safety Regulations was presented as a standing motion. The motion was seconded by Mr. Farrell. The motion passed. (Yeas: Abbasi, Cotton, Dewey, Farrell, Friedman, Gregory, Hallock, Jackson, A. Johnson, K. Johnson, M. Johnson, Meringoff, Jackson; Nays: None; Abstentions: None.)

The recommendation of the committee to adopt the final regulations for the Virginia Amusement Device Regulations was presented as a standing motion. The motion was seconded by Mr. Farrell. The motion passed. (Yeas: Abbasi, Cotton, Dewey, Farrell, Friedman, Gregory, Hallock, Jackson, A. Johnson, K. Johnson, M. Johnson, Meringoff, Shields; Nays: None; Abstentions: None.)

The recommendation of the committee to adopt the final regulations for the Manufactured Home Safety Regulations was presented as a standing motion. The motion was seconded by Mr. Farrell. The motion passed. (Yeas: Abbasi, Cotton, Dewey, Farrell, Friedman, Gregory, Hallock, Jackson, A. Johnson, K. Johnson, M. Johnson, Meringoff, Shields; Nays: None; Abstentions: None.)

The recommendation of the committee to adopt the final regulations for the Virginia Certification Standards was presented as a standing motion. The motion was seconded by Mr. Jackson. The motion passed. (Yeas: Abbasi, Cotton, Dewey, Farrell, Friedman, Gregory, Hallock, Jackson, A. Johnson, K. Johnson, M. Johnson, Meringoff, Shields; Nays: None; Abstentions: None.)

Mr. Flanders and Ms. Cindy Davis, Deputy Director of the Division of Building and Fire Regulations at DHCD, provided information on the next steps in the Code Adoption process.

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| Housing Trust Fund Update | Mr. Erik Johnston, Director of DHCD, provided an update on the Virginia Housing Trust Fund noting final funding levels in the recently adopted biennium budget. He provided an overview of the memorandum in the board packet on the matter which included information on the set aside for Rent and Mortgage Relief. |
| Resolutions | Mr. Abbasi presented resolutions commending former Board members for their service. A motion was made by Mr. Meringoff to adopt the resolutions. The motion was seconded by Mr. K. Johnson. The motion passed. (Yeas: Abbasi, Cotton, Dewey, Farrell, Friedman, Gregory, Hallock, Jackson, A. Johnson, K. Johnson, M. Johnson, Meringoff, Shields; Nays: None; Abstentions: None.) |
| Reports and Information | <p>Ms. Susan Dewey, Chief Executive Officer of Virginia Housing, gave updates on the upcoming Qualified Allocation Plan update for the Low Income Housing Tax Credit program and the Rent and Mortgage Relief efforts through the landlord application approach.</p> <p>Mr. K. Johnson provided an update from the Virginia Fire Services Board (VFSB). He also commended DHCD and Fire Services Board staff for facilitating a process that led to consensus on nearly all areas of the Fire Code update process.</p> <p>Mr. Johnston thanked the staff, Board and stakeholders for their engagement in the Code Development Process. Mr. Johnston also provided a presentation regarding Community Development Block Grant (CDBG) projects responsive to the pandemic.</p> |
| Unfinished Business | There was no unfinished business. |
| New Business | There was no new business. |
| Board Matters | There were no additional Board matters. |
| COIA Items | Mr. Flanders reminded Board members of COIA requirements and their upcoming January filing. |

Future Board Meeting
Dates

Mr. Johnston noted that the tentative 2021 meeting schedule was included in the Board Packet.

Adjournment

Upon a motion duly made and seconded, the meeting was adjourned.