

**Minutes of the
BOARD OF HOUSING AND COMMUNITY DEVELOPMENT**

May 11, 2026

9:00 AM

**Virginia Housing Center
4224 Cox Road
Glen Allen, Virginia**

Members Present

Louie Berbert, Chair
Sylvia Bryant
Cindy Davis
Bill Garrett
Lynne Goldberg (Remote)
Jenna Goodman
Keith Johnson
Charlie Jones
Roger Jones, Vice 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:

Justin Bell, Assistant Attorney General
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
Peter Mahoney, Sr. Advisor
Tory McGowan, Program Manager
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. Berbert, Chair of the Board of Housing and Community Development, called the meeting of the Board to order at 9:00 a.m.

Roll Call	The roll was called by Mr. Sawyer. Mr. Sawyer reported that a quorum was present.
Remote Participation	Mr. Sawyer reported that Ms. Goldberg (personal matters) had been pre-approved by the Chair to participate in the meeting remotely. A motion was made by Mr. Trostle and seconded by Mr. Stosser to approve the remote participation of Ms. Goldberg (YEAS: Berbert, Bryant, Davis, Garrett, Goodman, Johnson, C. Jones, R. Jones, Neale, Osleger, Snell, Stosser, Trostle; NAYS: None). Ms. Goldberg stated that she was participating from Alexandria, Virginia.
Public Comment	Mr. Berbert opened the floor for public comment. Mr. Sawyer called on individuals to speak beginning with pre-registered in-person speakers, then pre-registered virtual speakers, followed by individuals in-person who did not pre-register, and finally individuals joining the meeting virtually who did not pre-register. Mr. Steve Shapiro, representing the Apartment and Office Building Association of Metro Washington and Virginia Apartment Managers Association, spoke in opposition to building communication system proposals, six non consensus commercial energy proposals, and requested an electric vehicle charging workgroup be formed prior to approving any proposals. Mr. Matthew Bonifant, Vice President at BXP, spoke in favor of Proposal No. 116 (B918.1-24) and Proposal No. 117 (B918.2-24) in order to provide clarity on emergency communication systems in the USBC. Mr. Ray Grill, representing himself, spoke in support of Proposal 116 (B918.1-24) believing the proposed language clarifies the process. Mr. Eric Mays, Prince William County Building Official, spoke in favor of Proposal No. 159 (RE3901.4.2-24) highlighting the NFPA change in the National Electric Code to mitigate accidents caused due to extension cords. Mr. Michael O'Connor, representing the Virginia Petroleum & Convenience Marketer's Association (VPCMA), spoke in

opposition to Proposal No. 119 (B1110.4-24) due to anticipated substantial costs to the private sector.

Mr. Andrew Milliken, Chairman of the Virginia Fire Services Board Codes and Standards Workgroup, spoke in support of Proposal No. 162 (EB801.3-24) as conversations resolved concerns about fire service elevator protection, Proposal No. 111 (B906.1-24) and Proposal No. 22 (FP906.1-24) to realign Virginia with model building and fire codes. Mr. Milliken also urged opposition to Proposal No. 41 (B1006.3.4(1)-24) for using language conflicting with the building code and Proposal No. 122 (B3002.4-24) as the ambulance stretcher length requirement has been in place since the 1996 Virginia Construction Code.

Ms. Monika Thrower, Co-lead for Changing Spaces Virginia and DC Chapter, spoke in favor of Proposal No. 119 (B1110.-24) so that individuals with disabilities or medical conditions have suitable facilities after outgrowing baby changing tables.

Mr. Billy Hux, State Fire Marshall, spoke in support of the State Fire Marshall Office's fee updates.

Mr. Chris Sampl, Battalion Chief of Fairfax County Fire Department, spoke in favor of Proposal No. 116 (B918.1-24) and Proposal No. 117 (B918.2-24) to shore up the maintenance and upkeep of building communication systems.

Mr. Ross Shearer of Vienna, VA spoke to residential wall insulation proposals and requests adoption of the International Code Council's model by removing the current Virginia statewide codes' amendments. (Virtual)

Mr. Hampton Barclay, residential infill developer from Arlington, VA, spoke in favor of Proposal No. 118 (B1006.3.4(1)-24) to allow single stair access in six story buildings. (Virtual)

Mr. Jeff Peterson, Chair of Falls Church Climate Action Network, recommended the Board adopt energy provisions that fully align with the International Energy Conservation Code. (Virtual)

Mr. David Beahm, Warren County Building Official, spoke in opposition to Proposal No. 94 (PM602.2(2)-24) as it would mandate enforcement in all jurisdictions and would appreciate language amending the enforcement authority.

A brief recess was called by the Chair at 9:49 a.m. in order to resolve technology issues. The meeting was called back to order at 10:08 a.m.

Mr. Eric Lacy, representing the Responsible Energy Codes Alliance, spoke in support of adoption of all 2024 International Codes and that Virginia's code needs revisions to address wall insulation and air leakage testing.

Mr. Jason Laws, President of Virginia Building and Code Officials Association (VBCOA), expressed gratitude for the staff at DHCD and their hard work and dedication throughout the code development process.

Mr. Michael Dellinger, Albemarle County Building Official, spoke on behalf of VBCOA Region IV and their opposition to Proposal No. 25 (B105.2-24) qualifications of technical assistance, Proposal No. 104 (B109.4-24) permit review and approval timelines, and Proposal No. 106 (B113.6-24) defective notices with referenced code sections. Mr. Dellinger stated the proposals would add time and tap staff capacity at already understaffed locations.

Mr. Shahriar Amiri, Arlington County Building Official, spoke in support of proposals: for consistent use of materials, including exterior walls, in Type 3 construction; power service access elevators in existing buildings; and wall insulation in exterior walls.

Mr. Mark Graver, City of Waynesboro Building Official, and Chair for VBCOA Region III, spoke in opposition to Proposal No. 94 (PM602.2(2)-24) to heating and cooling provisions being added to the administrative portion of the code.

Mr. Dylan Bishop, Senior Vice President of Government Relations with Willcox Savage Consulting, on behalf of Phantom Fireworks, spoke in opposition to Proposal No. 19 (FP107.12-24) creating new fees not currently required by the Statewide Fire Prevention Code.

Mr. Christian Tucker, representing the Virginia Cable Telecommunications Association (VCTA), spoke in opposition to Proposal No. 21 (FP601.2-24) and Proposal No.23 (FP4106.1.3-24) which contain an overly broad definition of

utilities impacting telecommunications, which may be outside the Fire Marshall's training or field expertise.

Mr. Bob Shippee, Henrico County Planning Commissioner and clean energy advocate, spoke in favor of nonconsensus proposals which have great cost benefits, namely the proposals related to air chain and wall insulation.

Mr. Jacob Sherrod, nationally registered emergency medical technician, spoke in favor of Proposal No. 122 (B3002.4-24) to remove requirements for buildings up to six stories in height to have elevators to fit horizontal stretchers.

Ms. Susan Stillman, speaking on her behalf as a Vienna, VA resident, urged the Board to adopt the 2024 IECC without amendments.

Mr. Bill Penniman, member of the Virginia chapter of the Sierra Club, urged full adoption of the 2024 IECC and removal of Virginia specific amendments for wall insulation and air leakage.

Mr. Andrew Clark, Vice President of Government Affairs of the Home Builders Association of Virginia (HBAV), provided support for proposals that increase affordability and diversity of housing stock in alignment with locality need.

Mr. Gerry O'Connor, representing Eaton Corporation, spoke in support of removing exception #2 to Proposal No. 161 (RE3902.20-24) which states AFCI protection is not required where GCFI protection is required, and in opposition to Proposal No. 160 (RE3901.4.2(1)-24) which deletes section 21.8(F) on GCFI protection for outdoor outlets.

Mr. Jackson Miller spoke in support of Proposal No. 118 (B1006.3.4(1)-24) to increase the maximum number of stories allowed for buildings with a single exit from three stories to six.

Mr. Paul Keller spoke in support of Proposal No. 126 (RB301.2.1-24) because adoption will enable easier use of porch enclosures.

Ms. Sonal Shah, representing the Northern Virginia Bird Alliance, urged updating general requirements for new commercial construction so that 85% of all exterior envelope in the first 75 feet above grade is made of bird friendly material.
(Virtual)

Mr. Will Wilson, Volunteer Lead with RVA YIMBY, spoke in support of Proposal No. 122 (B3002.4-24) concerning horizontal stretcher exceptions for elevators. (Virtual)

Mr. Rory Stolzenberg, representing the Charlottesville Area Development Roundtable, spoke in support of the single stair in four-story buildings Proposal No. 41 (B1006.3.4-24), six-story single stair access, and for smaller elevators in small footprint residential buildings Proposal No. 118 (B1006.3.4(1)-24), and Proposal No. 122 (B3002.4-24). (Virtual)

Mr. Charles Walker, Director of Compliance for American Promotional Events, spoke in opposition to Proposal No. 19 (FP107.12-24) for the disproportionate burden placed on seasonal retailers and encourages the Board to consider scaled or seasonal fee structures. (Virtual)

Mr. Brian Goggin, representing True Ground Housing Partners, spoke in support of Proposal No. 41 (B1006.3.4-24) to allow single stair buildings up to four stories. (Virtual)

Mr. Dan Peart, Director of Government Affairs for Phantom Fireworks, spoke in opposition to Proposal No. 19 (FP107.12-24) regarding fees for firework retailers. (Virtual)

Approval of Minutes

A motion was made by Mr. R. Jones and seconded by Ms. Goodman to approve the minutes of the March 30, 2026, meeting of the Board. The motion passed on a unanimous voice vote (YEAS: Berbert, Bryant, Davis, Garrett, Goldberg, Goodman, Johnson, C. Jones, R. Jones, Neale, Osleger, Snell, Stosser, Trostle; NAYS: None).

Industrial Revitalization Fund Program Guidelines

Mr. Sawyer presented proposed changes to the Industrial Revitalization Fund (IRF) program guidelines for FY2027. Mr. Sawyer highlighted two of the changes that were proposed by program staff: 1) combining the two program manuals into a single manual; and 2) reducing the required commercial component of a mixed use project from 30% to 25%.

A motion was made by Ms. Davis and seconded by Mr. Trostle to approve the FY2027 IRF program guidelines as presented. The motion passed on a unanimous voice vote (YEAS: Berbert, Bryant, Davis, Garrett, Goldberg, Goodman, Johnson, C. Jones, R. Jones, Neale, Osleger, Snell, Stosser, Trostle; NAYS: None).

Adjournment

A motion was made by Ms. Davis and seconded by Ms. Goodman for the Board to adjourn and reconvene at the conclusion of the Statewide Fire Prevention Code Development Committee and the Codes and Standards Committee. The motion passed on a unanimous voice vote (YEAS: Berbert, Bryant, Davis, Garrett, Goldberg, Goodman, Johnson, C. Jones, R. Jones, Neale, Osleger, Snell, Stosser, Trostle; NAYS: None).

The Board adjourned at 11:02 a.m.

Reconvene

Mr. Berbert reconvened the meeting of the Board at 6:25 p.m. The roll was called by Mr. Sawyer. Mr. Sawyer reported that a quorum was present.

Mr. Sawyer reported that Ms. Goldberg (personal matters) had been pre-approved by the Chair to participate in the meeting remotely. However, when asked to state her general location, no response was provided. As such, Ms. Goldberg was noted as not being present for the remainder of the meeting.

Report of the Codes and Standards Committee

Mr. R. Jones, Chairman of the Codes and Standards Committee, reported that the Committee recommended approving code changes for inclusion in the proposed regulations. The recommendation came as a standing motion to the Board. 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. R. Jones and seconded by Ms. Goodman to approve a workgroup for mobile food preparation vehicles 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 motion was made by Mr. R. Jones and seconded by Ms. Goodman to approve a workgroup for in-building two-way emergency responder communication systems 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 motion was made by Mr. R. Jones and seconded by Ms. Goodman to defer action on Proposal No. 135 related to wall insulation requirements until the next meeting of the Codes and Standards Committee, which shall convene prior to the next meeting of the full Board. 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. R. Jones and seconded by Ms. Goodman to approve a workgroup to consider single stair exits in buildings up to six stories during the 2027 code development cycle. The motion passed on a unanimous voice vote (YEAS: Berbert, Davis, Garrett, Goodman, C. Jones, R. Jones, Neale, Osleger, Snell, Stosser, Trostle; NAYS: Bryant, Johnson; NOT PRESENT: Goldberg).

Virginia Housing Report

Ms. Neale shared an update on the Qualified Allocation Plan (QAP) which provides oversight of the tax credit programs administered by Virginia Housing. Ms. Neale shared that Virginia Housing has finished the stakeholder engagement process and the final product will go to the Governor in October.

Virginia Fire Services
Board Report

Mr. Snell shared updates on technical assistance being rendered for aid to localities and the upcoming VFSB meeting in June. Mr. Snell also provided a save the date for the 29th Annual Virginia Fallen Firefighters & EMS Memorial Service at the Richmond Raceway Complex on June 6, 2026.

Report of the Director

Dr. Holmes extended special thanks to Mr. Jeff Brown and Mr. Florin Moldovan, and DHCD's entire Building and Fire Regulations (BFR) team for their diligent work preparing code books and materials for the Board meeting.

Dr. Holmes shared information on the upcoming Virginia Governor's Housing Conference, co-hosted with Virginia Housing, on November 18-20, 2026, in Hampton, Virginia. Dr. Holmes noted that early bird rates for registration ends July, 31, 2026.

Unfinished Business

There was no unfinished business to be discussed.

New Business

There was no new business to be discussed.

Board Matters

There were no new Board matters.

Future Meetings

Mr. Sawyer stated that the next meeting of the Board is currently scheduled for July 13, 2026.

Adjournment

A motion was made by Ms. Neale and seconded by Ms. Goodman 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 6:36 p.m.