Minutes of the
BOARD OF HOUSING AND COMMUNITY DEVELOPMENT
Codes and Standards Committee
July 13, 2026
10:01 AM
Virginia Housing Center
4224 Cox Road
Glen Allen, Virginia

<u>Members Present</u>
Louie Berbert
Sylvia Bryant
Cindy Davis
Bill Garrett
Lynne Goldberg
Jenna Goodman
Charlie Jones
Roger Jones, Chair
Gerry Maiatico
Hank Osleger
J.M. Snell

<u>Members Absent</u>
Tammy Neale
Scott Stosser

<u>Department of Housing and Community Development (DHCD) staff present for all or part of the meeting:</u>
Justin Bell, Assistant Attorney General
Jeff Brown, Deputy Director of Building and Fire Regulation
Joseph Dennie, Policy Analyst
Tamarah Holmes Ph.D., Director
Alan Jones, Sr. Public Finance Analyst (virtual)
Aarthika Krishnan (virtual)
Trisha Lindsey, Policy and Legislative Services Director
Peter Mahoney, Sr. Advisor
Andrew Malloy, Sr. Policy Analyst
Florin Moldovan, State Building Code Office Director
Cassidy Rasnick, Chief Operating Officer (virtual)
Chase Sawyer, Policy and Legislative Services Manager (virtual)
Cristopher Scott, Code and Regulation Specialist (virtual)

Call to Order	Mr. R. Jones, Chair of the Codes and Standards Committee, called the meeting of the Committee to order at 10:01 a.m.
Roll Call	The roll was called by Mr. Malloy. Mr. Malloy reported that a quorum was present.

Remote Participation

Mr. Malloy reported that Mr. Berbert (personal matters) had been pre-approved by the Chair to participate in the meeting remotely.

A motion was made by Ms. Davis and seconded by Mr. Snell to approve the remote participation of Mr. Berbert. The motion passed on a unanimous voice vote (YEAS: Bryant, Davis, Garrett, Goldberg, Goodman, C. Jones, R. Jones, Maiatico, Osleger, Snell; NAYS: None). Mr. Berbert stated that he was participating from Virginia Beach, Virginia.

Mr. R. Jones welcomed the Board's newest member, Mr. Maiatico, representing the Fire Services Board. Mr. R. Jones thanked Mr. Keith Johnson for his service on the Board and for his many years of public service. The Board applauded Mr. Johnson and shared appreciation for his service.

Public Comment

Mr. R. Jones opened the floor for public comment.

Mr. DeAnthony Pierce, representing the Virginia Building and Code Officials Association, spoke in support of proposal no. 135 and noted the proposal is an incremental increase to wall insulation requirements in the Uniform Statewide Building Code (USBC).

Mr. Eric Lacey, representing the Responsible Energy Code Alliance, spoke in support of proposal no. 135 and expressed it is a cost-effective measure to bring Virgina's wall insulation requirements closer to the model codes.

Mr. Mark Graver, building official from the City of Waynesboro, spoke in opposition to proposal no. 135 to increase wall insulation requirements since there is lack of agreement.

Mr. John Ainslie, spoke in opposition to proposal no. 135 citing minimal energy cost savings while highlighting high building cost estimates from homebuilders.

Mr. Andrew Clark, representing the Home Builders of VA, spoke in opposition to proposal no. 135 to increase wall insulation requirements since there is lack of consensus. Mr. Clark noted that increased insulation is already being installed in high-end and custom homes.

Mr. Bill Penniman, representing the Sierra Club, spoke in support of adopting the full IEC and proposal no. 135 to increase wall insulation requirements in the USBC.

After seeing no speakers, Mr. R. Jones closed public comment.

Approval of Minutes

A motion was made by Mr. Snell and seconded by Mr. Osleger to approve the minutes of the May 11, 2026, meeting of the Codes and Standards Committee. A point of order was made by Ms. Davis to confirm the minutes before the Committee were from the Codes and Standards Committee, not the full Board. Mr. R. Jones confirmed the minutes before the Committee were from the May 11, 2026 meeting of the Codes and Standards Committee. The motion passed on a unanimous voice vote (YEAS: Berbert, Bryant, Davis, Garrett, Goldberg, Goodman, C. Jones, R. Jones, Maiatico, Osleger, Snell; NAYS: None).

USBC Proposal No. 135 (REC-R402.1.2-24)

Mr. R. Jones reminded the Committee that at the May 11, 2026 meeting, the Board deferred action on USBC Proposal No. 135 related to wall insulation requirements. Mr. R. Jones pointed out materials shared with Committee on the proposal and the written public comments that were distributed ahead of the meeting. Mr. R. Jones opened the floor for discussion on the proposal.

Committee members discussed the proposal. Mr. Garrett shared he will not support the proposal due to the high building costs compared to lower benefits based on estimates from the national homebuilders. Mr. Osleger noted the importance of responsible building practices and shared his opposition to the proposal due to added building costs. Ms. Goodman highlighted conflicting cost estimates from supporters and opponents of this proposal. Ms. Goodman shared that builders may seek cost savings in other ways and may upgrade certain fixtures/finishes later on, while wall insulation is an upfront improvement that cannot be easily upgraded. Ms. Bryant noted that new buildings are already subject to air penetration tests ensuring energy efficiency. Ms. Davis noted strong points from both sides of this proposal and highlighted surveys and studies that support R20 insulation. Ms. Davis shared that the Board must consider both affordability and efficiency and current focus has been on affordability. Ms. Davis shared support for continuing conversations on this issue. Mr. Maiatico asked a clarifying question, and Committee members confirmed this proposal would mandate increased wall insulation for all new construction. Mr. Snell noted that the building code should establish a minimum standard and highlighted the increased costs when raising that standard.

A motion was made by Mr. Osleger and seconded by Mr. C. Jones to disapprove proposal no. 135. The motion passed on a roll call vote (YEAS: Berbert, Bryant, Davis, Garrett, Goldberg, C. Jones, R. Jones, Osleger, Snell; NAYS: Goodman; ABSTAIN: Maiatico). *Mr. Stosser, observing the meeting virtually, intended to vote yea.*

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 Mr. Snell and seconded by Ms. Bryant to adjourn the meeting of the Committee. The motion passed on a unanimous voice vote (YEAS: Berbert, Bryant, Davis, Garrett, Goldberg, Goodman, C. Jones, R. Jones, Maiatico, Osleger, Snell; NAYS: None) The meeting was adjourned at 10:45 a.m.