

**STATE BUILDING CODE TECHNICAL REVIEW BOARD  
MEETING MINUTES  
November 17, 2023  
Virginia Housing Center  
4224 Cox Road Glen Allen, Virginia 23860**

Members Present

Mr. James R. Dawson, Chairman  
Mr. Vince Butler  
Mr. Alan D. Givens  
Mr. David V. Hutchins  
Mr. Joseph Kessler (arrived after approval of the  
Consent Order for Appeal No. 23-01)  
Ms. Christina Jackson  
Mr. R. Jonah Margarella  
Mr. Eric Mays, PE  
Ms. Joanne Monday  
Mr. James S. Moss  
Mr. W. Shaun Pharr, Esq., Vice-Chairman  
Mr. Aaron Zdinak, PE

Members Absent

Mr. Daniel Crigler  
Ms. Elizabeth White

- Call to Order                      The meeting of the State Building Code Technical Review Board (“Review Board”) was called to order at approximately 10:00 a.m. by Chair Dawson.
- Roll Call                              The roll was called by Mr. Luter and a quorum was present. Mr. Justin I. Bell, legal counsel for the Review Board from the Attorney General’s Office, was not present.
- Approval of Minutes              The draft minutes of the September 22, 2023 meeting in the Review Board members’ agenda package were considered. Ms. Monday moved to approve the minutes as presented. The motion was seconded by Mr. Givens and passed with Messrs. Butler, Mays, and Zdinak abstaining.
- Consent Order                      William Bock: Appeal No. 23-01:  
  
After review and consideration of the consent order presented in the Review Board members’ agenda package, Ms. Monday moved to approve the consent order as presented. The motion was seconded by Ms. Jackson and passed with Messrs. Butler and Zdinak abstaining.
- Final Order                         Mazzei Construction Group LLC: Appeal No. 23-02:  
  
After review and consideration of the final order presented in the Review Board members’ agenda package, Ms. Jackson moved to

**State Building Code Technical Review Board  
November 17, 2023 Minutes - Page 2**

approve the final order as presented. The motion was seconded by Ms. Monday and passed with Messrs. Butler, Mays, and Zdinak abstaining.

Fairfax County: Appeal No. 23-03:

After review and consideration of the final order presented in the Review Board members' agenda package, Mr. Mays moved to approve the final order as presented. The motion was seconded by Ms. Jackson and passed with Messrs. Butler and Zdinak abstaining.

Public Comment

Chair Dawson opened the meeting for public comment. Mr. Luter advised that no one had signed up to speak. With no one coming forward, Chair Dawson closed the public comment period.

New Business

Robert Hale Jr.: Appeal No. 23-05:

A hearing convened with Chair Dawson serving as the presiding officer. The hearing was related to the property located at 1820 Charles Street, in the City of Fredericksburg.

The following persons were sworn in and given an opportunity to present testimony:

Robert F. Hale Jr., Property Owner  
John Schaffer, City of Fredericksburg Building Official

Also present was:

Donald R. Skinker, Attorney for Robert F. Hale Jr.

After testimony concluded, Chair Dawson closed the hearing and stated a decision from the Review Board members would be forthcoming and the deliberations would be conducted in open session. It was further noted that a final order reflecting the decision would be considered at a subsequent meeting and, when approved, would be distributed to the parties, and would contain a statement of further right of appeal.

Decision: Robert Hale Jr.: Appeal No. 23-05:

After deliberations, Ms. Monday moved to overturn the local appeals board and building official finding that the required test for a building sewer, pursuant to 2018 VCC Section P2503.4, which requires the insertion of a test plug at the point of connection with the public sewer, filling the building sewer with water, and pressurizing the sewer to not less than a 10-foot (3048 mm) head of water, was properly performed. The motion was seconded by Mr. Givens and passed unanimously.

Junjing (Jim) Song: Appeal No. 23-07:

**State Building Code Technical Review Board  
November 17, 2023 Minutes - Page 3**

A hearing convened with Chair Dawson serving as the presiding officer. The hearing was related to the property located at 9089 McClellan Common, in the City of Manassas.

The following persons were sworn in and given an opportunity to present testimony:

Junjing Song, Property Owner  
Karen Song, Property Owner  
Eric Lowe, City of Manassas Building and Property  
Maintenance Official  
Carlos Perez, City of Manassas Code Enforcement Inspector  
and Supervisor

After testimony concluded, Chair Dawson closed the hearing and stated a decision from the Review Board members would be forthcoming and the deliberations would be conducted in open session. It was further noted that a final order reflecting the decision would be considered at a subsequent meeting and, when approved, would be distributed to the parties, and would contain a statement of further right of appeal.

Decision: Junjing (Jim) Song: Appeal No. 23-07:

After deliberations, Mr. Mays moved to uphold the local appeals board and property maintenance official finding that the violations cited on page 129 of the agenda package and listed below exist.

- *Broken fence (VMC Section 302.7)*
- *Screen in the window (VMC Section 304.13)*
- *Peeling and chipping paint, the siding of the rear of the house (VMC Section 304.2)*

The motion was seconded by Mr. Margarella and passed unanimously.

Secretary's Report

Mr. Luter presented the Board with the proposed 2024 Review Board meeting calendar, which was reviewed, considered, and approved by the Board.

Mr. Luter informed the Review Board of the current caseload for the upcoming meeting scheduled for January 19, 2024.

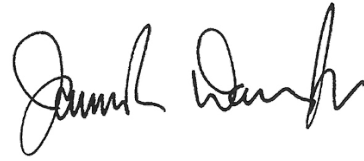
Mr. Bell provided legal updates to the Review Board members via telephone call.

Adjournment

There being no further business, the meeting was adjourned by proper motion at approximately 2:00 p.m.

**State Building Code Technical Review Board**  
**November 17, 2023 Minutes - Page 4**

Approved: February 16, 2024



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Chair, State Building Code Technical Review Board



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Secretary, State Building Code Technical Review Board