

**STATE BUILDING CODE TECHNICAL REVIEW BOARD
MEETING MINUTES
February 19, 2026**

Microsoft Teams meeting

Join: <https://teams.microsoft.com/meet/26532944387127?p=zhhUXhquoz55yGahc5>

Meeting ID: 265 329 443 871 27

Passcode: Fu7a27do

Members Present

Mr. James R. Dawson, Chairman
Mr. Daniel Crigler
Ms. Christina Jackson
Mr. Joseph Kessler
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. Vince Butler
Mr. Alan D. Givens
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 also present.

New Business

Reconsideration for Fairfax County: Appeal No. 23-03:

A petition for reconsideration for Appeal No. 23-03 was presented in the Review Board members’ agenda package.

After discussion, Ms. Monday moved that the Review Board lacked jurisdiction to hear the motion because the petition was untimely filed pursuant to §2.2-4023.1(A), which required the party file the petition with the agency not later than 15 days after service of the final decision.

The following persons were present and allowed to speak to the petition:

Lewis Washington, Property Owner
Jay Riat, Fairfax County Building Official
Patrick Foltz, Assistant County Attorney for Fairfax County

The motion was seconded by Ms. Jackson and passed unanimously.

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Reconsideration Order Fairfax County: Appeal No. 23-03:

After review and consideration of the reconsideration order presented virtually to the Review Board members, Ms. Jackson moved to approve the reconsideration order as presented. The motion was seconded by Ms. Monday and passed unanimously.

Approval of Minutes The draft minutes of the January 16, 2026 meeting in the Review Board members' agenda package were considered. Ms. Monday moved to approve the minutes with the following edit:

Add a (.) after 202 and capitalize *The* on page 39 line 148.

The motion was seconded by Mr. Moss and passed with Messrs. Kessler and Pharr abstaining.

Final Order Choice Housing Management (Eric DeSoto): Appeal No. 25-10:

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

Poole, Brooke, and Plumlee (Dieffenbach): Appeal No. 25-11:

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

The State of Culpeper LLC (James A. Wells): Appeal No. 25-14:

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

Secretary's Report Mr. Luter informed the Review Board that he and Mr. Moss attended Mr. Hutchins funeral service in Galax Virginia on February 7, 2026.

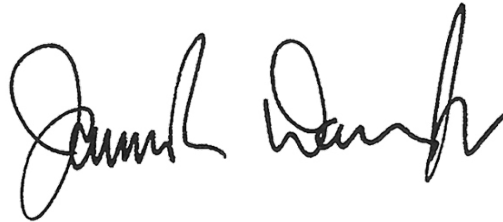
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Mr. Luter informed the Review Board of the current caseload and that there would be no meeting on March 20, 2026. Mr. Luter further informed the Review Board that the next scheduled meeting was April 17, 2026.

Mr. Bell provided legal updates to the Review Board members.

Adjournment

There being no further business, the meeting was adjourned by proper motion at approximately 11:00 a.m.



Approved: April 17, 2026

Chair, State Building Code Technical Review Board



Secretary, State Building Code Technical Review Board