



"Leading the way to excellence in building and life safety"

Annual Business Meeting

April 17-18, 2025

Leavenworth, Washington

Agenda

Thursday, April 17

- 7:00 a.m. First Timer's Orientation / WABO +1 First Timer's – *Icicle Ridge*
- 7:30 a.m. Coffee service and Registration – *Tumwater Ballroom*
- 8:00 a.m. Business Meeting Call to Order
Pledge of Allegiance to the Flag
Introductions
Welcome and Announcements
Outreach Welcome
Agenda Approval: *April 17-18, 2025*
Minutes Approval: *February 6, 2025*
Recognitions, Relocations, Memorials
President's Report
Executive Board Report
Officers' Reports
Nominating Committee Report
Executive Director's Report
- 9:00 a.m. Committee Meeting
- Technical Code Development – *Tumwater Ballroom*
 - ICC Committee Members
 - SBCC TAG Members
 - WABO TCD Proposals
 - State
 - ICC
 - Code Hearing

- 10:30 a.m. Committee Meeting
- Emergency Management – *Tumwater Ballroom*
 - King County EMAC
 - WA URM Survey Pilot Program
 - URM Legislation
 - WA State EMD Update
 - WASafe Update
 - WABO Website Update
- 12:00 p.m. Luncheon – *Enchantments Ballroom*
Fireside Chat with ICC
- 1:00 p.m. Election of WABO Board of Directors
- 1:30 p.m. Committee Meetings
Government Relations – *Tumwater Ballroom*
- Lobbyist Report
 - Legislation Review (Current Session)
 - Future Legislation (2026 Session)
 - Open Discussion
- 3:00 p.m. Guest Reports
- International Code Council
 - ICC Region II
 - ICC Local Chapters
 - WSAPT
 - WPLBO
 - WSAFM
 - OBOA
 - WABO/SEAW
 - NFPA
 - State Agencies
 - State Building Code Council
 - MyBuildingPermit.com
 - WA Manufactured Housing Assn
 - Sound Transit
 - Liaison Reports
 - Other
- 4:00 p.m. Code Forum – *Tumwater Ballroom*
- Please put forum topics for discussion on White Board
- 6:00 p.m. WABO Annual Awards Reception and Banquet – *Enchantments Ballroom*
Guest Speaker & Board of Directors Installation – ICC President David Spencer

Friday, April 18

- 7:30 a.m. Coffee service – *Tumwater Ballroom*
- 8:00 a.m. Business Meeting Reconvenes
Motions and Action Items
Reports - Standing Committees:
 - Certification & Registration
 - Finance
 - Accreditation
Announcements
Unfinished Business
New Business
- 8:30 a.m. Committee Meeting
 - Education – *Tumwater Ballroom*
 - 2025 AEI Recap
 - 2025 Seminars
 - 2026 AEI
- 9:30 a.m. Professional Development – Jonathan Jones, WSU Energy Program
Best Practices in Plan Review & Compliance - 2021 WSEC-R Short Course (ICC PP #45490)
- 12:00 p.m. Adjourn

Mark Your Calendar!
July 17-18, 2025 – WABO Summer Business Meeting
Rosehill Community Center, Mukilteo



WASHINGTON ASSOCIATION OF BUILDING OFFICIALS

"Leading the way to excellence in building and life safety"

Proposed MINUTES – 2025 Winter Committee Meeting

Zoom Conferencing

February 06, 2025

Call to Order

The winter committee meeting of the voting representatives was called to order by President Ray Cockerham on February 06, 2025 at 9:02 a.m.

Roll Call

The following executive board officers were present:

Ray Cockerham	-	President
Todd Blevins	-	1st Vice President
Andy Higgins	-	Immediate Past President

The following executive board officers were absent:

Angela Haupt	-	2 nd Vice President
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The following executive board directors were present:

Brian Smith	-	Certification & Registration
Micah Chappell	-	Technical Code Development
Tim Woodard	-	Government Relations
Andie Lorenz	-	Finance
Stacy Criswell	-	Outreach Services
Quyen Thai	-	Emergency Management
James Tumelson	-	Accreditation
Kurt Aldworth	-	Past President
C. Ray Allshouse	-	Past President

The following executive board directors were absent:

Ryan Mumma	-	Education
Trace Justice	-	Past President

The following management personnel were present:

Tara Jenkins	-	Executive Director
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Introductions

Registration list on file at the WABO office.

Agenda

The President presented the proposed Agenda for the February 06, 2025, Winter Committee Meeting.

MOTION: It was moved and seconded that the agenda be approved.

The motion carried.

Minutes

The President presented the proposed Minutes for the WABO Fall Business Meeting on October 17-18, 2024.

MOTION: It was moved and seconded that the Minutes be approved as presented.

The motion carried.

Business meeting adjourned at 9:15 a.m.

Outreach Welcome

Stacy Criswell welcomed new members. Stacy also highlighted the resources page on the website as a helpful tool that has tipsheets and handouts. Stacy encouraged jurisdictions to share any resources that they may have to share.

Legislative Overview

Marian Dacca provided a WA State Legislative Overview and the legislative volunteer meeting tips for the members that will be meeting with their representatives. Tim Woodard and Marian Dacca discussed current legislation and went over WABO's 2025 legislative talking points. Legislative volunteers will receive updated talking points and meeting tips via e-mail from Marian.

MOTION: It was moved and seconded to support SB5265 to support the work group recommendations.

The motion carried.

Open Forum

None.

Committee Meetings adjourned at 11:58 a.m.

**WABO Annual Business Meeting
April 17-18, 2025
Attendee List**

C. RAY ALLSHOUSE AIA, CBO, ACO
CITY OF SHORELINE

KIM BARKER CBO
KING COUNTY, DEPARTMENT OF PERMITTING

TIM BLEVINS
CITY OF SEATTLE, DCI

LOWELL BROWN
4LEAF, INC.

TRISTON CARLSTROM
CITY OF PORT ANGELES

LANCE CLARK CAE
WASHINGTON MANUFACTURED HOUSING

RAY COCKERHAM CBO
CITY OF PUYALLUP

STACY CRISWELL CBO, ACO
CITY OF MONROE

MICHAEL CURTIS
CITY OF RIDGEFIELD

SHANE DAUGHERTY AIA
BHC CONSULTANTS

JOE DISCIASCIO
CITY OF BURIEEN

BRADLEY EISOLD
CITY OF ELMA

TELA GARDNER
CITY OF KIRKLAND

MARTY GILLIS CBO
WEST COAST CODE CONSULTANTS, INC.

ANGELA HAUPT CBO
CITY OF KIRKLAND

C. ANDREW HIGGINS MCP, CBO, ACO
CITY OF SEATTLE, DCI

GARY HONOLD
NATIONAL FIRE PROTECTION ASSOCIATION

RAYMOND AUSMUS
CITY OF SEDRO-WOOLLEY

TRICIA BENNON CBO
PIERCE COUNTY

R. TODD BLEVINS CBO
CITY OF WEST RICHLAND

SEAN CARLSTROM CBO, MCP, CFM, ACO
BHC CONSULTANTS

MICAH CHAPPELL MBA, CBO
CITY OF SEATTLE, SDCI

SHANE CLINE CBO
CITY OF BOTHELL

MARY CRABTREE
CITY OF TACOMA

JAIME CURBOW
CITY OF EDGEWOOD

MARIAN DACCA
WASHINGTON ASSN OF BUILDING OFFICIALS

STEPHANIE DAY
CITY OF KIRKLAND

MAXAMILIAN DIXON
WA EMERGENCY MANAGEMENT DIVISION

MICHELLE FINLEY
CLARK COUNTY

JENIFER GILLILAND
CITY OF SEATTLE

JOHNATHAN GOLDSMITH CBO, ACO
CITY OF SPOKANE

AMANDA HERTZFELD
CITY OF SEATTLE, SDCI

WILLIAM HILL CBO, ACO
BHC CONSULTANTS

ARDEL JALA PE, ACO
CITY OF SEATTLE, DCI

TANNER JENKINS

WASHINGTON ASSOCIATION OF BLDG. OFFICIALS

TROY JENKINS

JENKINS MANAGEMENT SOLUTIONS, LLC

JONATHAN JONES

WSU ENERGY PROGRAM

DAVID KINLEY CBO

PIERCE COUNTY

ANDY LUNDE

CITY OF SEATTLE, DCI

JOSH MCDRUMMOND

CITY OF CHEHALIS

TOM MILLER

CITY OF BELLEVUE

ALEJANDRA MOLINA

4LEAF, INC

MORGAN MORRISON

CITY OF MOUNT VERNON

GEORGE NAILL CBO

CITY OF SUMNER

JOSEPH NICOLAS PE

4LEAF, INC.

ANDY NORTON

CITY OF FEDERAL WAY

DAVE PRICE

KING COUNTY

GINNY RUMISER

WHITMAN COUNTY

MOLLY SEVERNS

CITY OF SPOKANE

ROBERT SHUEY CBO

CITY OF RENTON

JON SIU PE, SE, ACO

JON SIU CONSULTING, LLC

ROBERT SNYDER

CITY OF BELLEVUE

DAVID SPENCER CBO, ACO

ADAMS COUNTY

TARA JENKINS

WASHINGTON ASSN OF BUILDING OFFICIALS

HOYT JETER PE

CITY OF TACOMA

TRACE JUSTICE CBO, ACO

JUST CODE SERVICES

ANDIE LORENZ CBO, ACO

ADAMS COUNTY

HEATHER MAUSETH

DOUGLAS COUNTY

PATRICIA (RILEY) MCNABB

WA EMERGENCY MANAGEMENT DIVISION

BRANDON MINTER

CITY OF CHENEY

JEROMY MOORE CBO, ACO

CITY OF PULLMAN

RYAN MUMMA CBO, ACO

CITY OF BELLEVUE

ALLISON NEWCOMB

CITY OF WOODINVILLE

SHANE NILLES CBO, ACO

AMERICAN WOOD COUNCIL

DOUG POWELL CBO

CWA CONSULTANTS

GARETH REECE

CITY OF MERCER ISLAND

CLAY SALZMAN

CITY OF BLAINE

SCOTT SHANNON CBO

CITY OF SEATAC

JONNY SIMONS

CLARK COUNTY

BRIAN SMITH CBO, ACO

CITY OF CAMAS

LIA SOMMER CBO, CFM

PIERCE COUNTY

BLAKE SPENDLOVE

SIMPSON STRONG-TIE

DAVID SWASEY CBO, ACO
SWASEY CONSULTING

ALYSSA TORREZ
CITY OF TACOMA

BRIAN VON CLUCK
CONFEDERATED TRIBES OF THE CHEHALIS

RICHARD WILLIAMS
CWA CONSULTANTS

TIM WOODARD CBO, ACO
CITY OF MOUNT VERNON

QUYEN THAI MCP, CBO, CFM, MPA
CITY OF TACOMA

MICHAEL TROIDL
FRANKLIN COUNTY

JOSHUA WEEKS
CITY OF BATTLE GROUND

MICHAEL WILSON CBO
COWLITZ COUNTY



Relocations, Recognitions, & Memorials

Tricia Bennon – Pierce County – New Building Official

Gary Van Drew – City of Colville – New Building Official

Joe Disciascio – City of Burien – New Building Official

Allison Newcomb – City of Woodinville – New Building Official

Brenda Reifsnyder – City of Westport – New Building Official

Ted Corey – City of Edmonds – New Building Official

Bryon Hampson – City of Bothell – New Building Official

Dan Woolsey – City of Kennewick – New Building Official

Bradley Eisold – City of Elma – New Building Official

Don Terry – Confederated Tribes of the Chehalis Reservation – Retired

Eric Dyer – South County Fire & EMS – Retired

Nicholas Matz – City of Normandy Park – Retired

Leif Bjorback – City of Edmonds – Retired

Tony Ostoja – City of Kennewick – Retired

Tim Nordtvedt – City of Granite Falls – Passed Away November 14, 2024

**Please Let Us Know When You Learn of Code Official Relocations,
Recognitions, & Memorials**



TO OUR



SPONSORS

PLATINUM

CWA Consultants, PS
Jon Siu Consulting, LLC



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Interior Technology
Northwest Code Professionals

DIAMOND

BHC Consultants



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IAPMO
National Fire Sprinkler Assn.
Oracle
Simpson Strong-Tie
Tyler Technologies



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MyBuildingPermit.com
OpenGov
Selectron Technologies
Tenmat, Inc.
West Coast Code Consultants



SCHEDULE OF EVENTS

Year 2025

April 17-18	Annual Business Meeting	Icicle Village, Leavenworth
July 17-18	Summer Business Meeting	Rosehill Community Center, Mukilteo
November 6-7	Fall Business Meeting	Campbell's Resort, Chelan

Year 2026

Jan/Feb TBD	Winter Committee Meeting	Zoom Conferencing
March 16-20	Annual Education Institute	Lynnwood Event Center
April 16-17	Annual Business Meeting	Icicle Village, Leavenworth
July 16-17	Summer Business Meeting	Holiday Inn on the River, Richland
Oct 29-30	Fall Business Meeting	Ruby River Hotel, Spokane



*Save
the
Date*

SUMMER BUSINESS MEETING

Registration Fee: \$73

Location:

Rosehill Community Center
304 Lincoln Ave
Mukilteo, WA 98275

Date:

July 17-18, 2025

Thursday 8:00 AM - 5:00 PM (12:00 Lunch Break)

Friday 8:00 AM - 12:00 PM

REGISTER ONLINE AT WWW.WABO.ORG

For More Information Call (360)628-8669



ACCREDITED CODE OFFICIALS

Join your colleagues and become a WABO Accredited Code Official!

Application forms available on our website at www.wabo.org

CONGRATULATIONS TO OUR ACOs!



Kurt Aldworth, CBO, ACO

C. Ray Allshouse, CBO, AIA, ACO

Michael Barth, MCP, ACO

Dave Cantrell, ACO

Sean Carlstrom, MCP, CBO, CFM, ACO

Gregory Colvig, CBO, ACO

Stacy Criswell, CBO, ACO

Joel Dressel, CBO, ACO

Steve George, CBO, ACO

Dean Giles, AIA, ACO

Jonathan Goldsmith, CBO, ACO

C. Andrew Higgins, MCP, CBO, ACO

Willie Hill, CBO, ACO

Ardel Jala, PE, ACO

Trace Justice, CBO, ACO

Lee Kranz, CBO, ACO

Andie Lorenz, ACO

S. Kelly Mayo, CBO, ACO

Mary Kate McGee, CBO, ACO

Jeromy Moore, CBO, ACO

Ryan Mumma, CBO, ACO

Dermott Murphy, MCP, CBO, ACO

Shane Nilles, CBO, ACO

Thomas Phillips, CBO, ACO

Chris Ricketts, CBO, ACO

Gary Schenk, CBO, ACO

Jon Siu, PE, SE, ACO

Brian Smith, CBO, ACO

David Spencer, CBO, ACO

David Swasey, CBO, ACO

James Tumelson, MCP, CBO, ACO

Tim Woodard, CBO, ACO

WABO
Budget Comparison
07/01/2024 to 03/31/2025

		This Period	Budgeted	Percentage
Member Services				
	Income	\$ 79,713	\$ 77,781	102.5%
	Expense	\$ 221,517	\$ 299,344	74.0%
Bookstore				
	Income	\$ 65,845	\$ 67,039	98.2%
	Expense	\$ 67,299	\$ 80,660	83.4%
Welder Program				
	Income	\$ 399,758	\$ 523,731	76.3%
	Expense	\$ 168,432	\$ 228,025	73.9%
Special Inspection Program				
	Income	\$ 74,475	\$ 117,981	63.1%
	Expense	\$ 98,411	\$ 149,159	66.0%
Education Institute				
	Income	\$ 198,479	\$ 184,080	107.8%
	Expense	\$ 134,286	\$ 153,110	87.7%
Seminars				
	Income	\$ -	\$ 6,120	0.0%
	Expense	\$ 37	\$ 6,038	0.6%
Accreditation				
	Income	\$ 58,802	\$ 65,508	89.8%
	Expenses	\$ 64,191	\$ 68,638	93.5%
Finance				
	Income	\$ -	\$ -	
	Expense	\$ 19,074	\$ 26,050	73.2%
Government Relations				
	Income	\$ -	\$ -	
	Expense	\$ 30,885	\$ 46,340	66.6%
Outreach				
	Income	\$ -		
	Expense	\$ 538	\$ 2,500	21.5%
Technical Code Development				
	Income	\$ -	\$ -	
	Expense	\$ 54,952	\$ 126,500	43.4%
Emergency Management				
	Income	\$ 2,000	\$ 3,600	55.6%
	Expense	\$ 7,921	\$ 13,024	60.8%
Administration				
	Income	\$ 38,695	\$ 39,800	97.2%
	Expense	\$ 43,070	\$ 48,937	88.0%
Total				
	Income	\$ 917,767	\$ 1,085,640	84.5%
	Expense	\$ 910,614	\$ 1,248,325	72.9%

WABO - Summary
Profit & Loss
July 2024 through March 2025

	Jul '24 - Mar 25
Ordinary Income/Expense	
Income	
Accreditation	
Accreditation Renewal	250.00
Accredited Code Official Progra	397.00
Accreditation - Other	3,413.79
Total Accreditation	4,060.79
Bookstore	
Apparel Sales	217.00
Book Sales	53,069.29
Book Sales - ICC Sales	7,820.88
Restocking Fee	53.46
Shipping & Handling Income	4,684.71
Total Bookstore	65,845.34
Education Institute Income	
Registrations -AEI	184,772.00
Sponsor -AEI	13,245.00
Education Institute Income - Other	0.00
Total Education Institute Income	198,017.00
Interest	
Money Market	285.23
Total Interest	285.23
Investment Income	
Dividends	38,409.94
Total Investment Income	38,409.94
Job Postings on Web Page	8,695.00
Membership Dues	50,821.00
Registrations	
Self-Guided	6,007.00
COAP	48,733.80
Registrations	250.00
Registrations - Other	12,651.00
Total Registrations	67,641.80
Returned Check Fee	25.00
Special Inspection	
Fabricators	
Facility Application	2,489.00
Facility Audits	1,918.08
Facility Renewals	2,158.00
QC Personnel	4,630.91
Fabricators - Other	0.00
Total Fabricators	11,195.99
SI	
Agency Applications	2,645.00
Agency Audits	8,394.30
Key Personnel	9,804.87
Reciprocal Renewals	80.00
Special Inspectors	42,355.08

WABO - Summary
Profit & Loss
July 2024 through March 2025

	Jul '24 - Mar 25
Total SI	63,279.25
Special Inspection - Other	0.00
Total Special Inspection	74,475.24
Sponsors Income	9,758.00
Welder Certification	
Agency Applications	1,070.00
Agency Audits	8,210.59
Examiner Application & Renewals	5,957.00
Welder Applications & Renewals	384,000.00
Welder Performance Test Records	495.00
Welder Certification - Other	0.00
Total Welder Certification	399,732.59
Total Income	917,766.93
Gross Profit	917,766.93
Expense	
Administration	-560.08
Awards	332.33
B&O Taxes	7,829.70
Bank Charges	21.75
Bookstore Purch - COGS	
Apparel Purch - COGS	0.00
Bookstore Purch - COGS - Other	43,484.17
Total Bookstore Purch - COGS	43,484.17
Computer Expenses	
Computer Software	2,882.67
Web Page Fees	5,114.52
Computer Expenses - Other	743.70
Total Computer Expenses	8,740.89
Credit Card Fees	21,425.42
Dues & Fees	
Membership Fees	500.00
Registration Fees	280.00
Dues & Fees - Other	969.00
Total Dues & Fees	1,749.00
Education & Training	0.00
Equipment & Software	
Equipment Rental	24,763.50
Total Equipment & Software	24,763.50
Executive Board	
Donations/ Other Agency Support	2,500.00
Meetings	19,865.35
Travel	6,211.52
Total Executive Board	28,576.87
Insurance/Licenses	2,871.00
Legal	8,955.00
Lobbyist	28,305.12

WABO - Summary
Profit & Loss
July 2024 through March 2025

	Jul '24 - Mar 25
Management Fees	443,581.64
Marketing/ Advertising	
Scholarships	24,205.98
Marketing/ Advertising - Other	3,216.43
Total Marketing/ Advertising	27,422.41
Meals	47,955.89
Meeting Expenses	
Quarterly Meeting Expenses	
Meeting Scholarships	7,738.08
Member Promotions	4,040.43
Social Events	542.00
Quarterly Meeting Expenses - Ot...	21,548.84
Total Quarterly Meeting Expenses	33,869.35
Meeting Expenses - Other	1,185.18
Total Meeting Expenses	35,054.53
Meeting Room Rental	17,640.00
Postage and Shipping Expense	18,383.61
Printing	
Amendment Printing	425.29
Printing - Other	7,162.01
Total Printing	7,587.30
Publication Expense	52.95
Speaker/Presenters	26,796.11
Supplies	4,052.68
Tech Consultant Services	
Consultant Travel Fee & Expense	9,940.68
Fabricator Consultant	1,667.50
SIRP Consultant	19,573.75
Technical Code Consultant	62,669.52
Welder Consultant	2,975.00
Tech Consultant Services - Other	2,400.00
Total Tech Consultant Services	99,226.45
Telephone and Internet	3,519.12
Travel Expense	2,846.60
Total Expense	910,613.96
Net Ordinary Income	7,152.97
Other Income/Expense	
Other Income	
Unrealized Gain/Loss	25,592.49
Total Other Income	25,592.49
Net Other Income	25,592.49
Net Income	32,745.46

WABO
Balance Sheet
As of March 31, 2025

	Mar 31, 25
ASSETS	
Current Assets	
Checking/Savings	
First Citizens Checking	286,615.89
First Citizens Bank MM	152,409.69
Petty Cash	200.00
Total Equity Market-TRowe Price	607,099.42
US Treasury Int- TRowe Price	933,946.96
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Total Checking/Savings	1,980,271.96
Accounts Receivable	
Accounts Receivable	15,038.43
	<hr/>
Total Accounts Receivable	15,038.43
Other Current Assets	
Conference Deposit	22,469.98
Inventory	47,030.48
Undeposited Funds	4,179.58
	<hr/>
Total Other Current Assets	73,680.04
Total Current Assets	2,068,990.43
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TOTAL ASSETS	2,068,990.43
	<hr/>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	105,439.88
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Total Accounts Payable	105,439.88
Credit Cards	
First Citizens CC	13,655.85
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Total Credit Cards	13,655.85
Other Current Liabilities	
Sales Tax Payable	1,827.06
Suspense	385.19
Unclaimed Property Payable	115.00
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Total Other Current Liabilities	2,327.25
Total Current Liabilities	121,422.98
	<hr/>
Total Liabilities	121,422.98
Equity	
Reserves- WSEC Exam Development	11,495.00
Reserve-Project Impact	4,312.50
Reserve - Accreditation Prog	9,800.00
Reserve for WABO ICC Board Cand	6,106.05
Retained Earnings	1,883,108.44
Net Income	32,745.46
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Total Equity	1,947,567.45
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TOTAL LIABILITIES & EQUITY	2,068,990.43
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Nominations for WABO Leadership

Volunteer leadership and participation of the members is what makes the Washington Association of Building Officials a superior organization and we urge you to consider serving on the Executive Board or as a Committee Chair. Candidates for elected office must be a voting member. Committee membership is open to all WABO members.

Application for WABO Executive Board

Name: _____
Title: _____
Jurisdiction: _____
Address: _____
City/State/Zip _____
Phone: _____ FAX _____
Email: _____

Elected Positions

Officers:

____ President ____ First Vice-President ____ Second Vice-President

Directors (Committee Chairs)

____ Technical Code ____ Education Institute ____ Certification and Registration ____ Outreach Services
____ Finance ____ Government Relations ____ Emergency Management ____ Accreditation

I am applying for the position indicated above and understand there is a time commitment involved in serving WABO membership in this capacity. I understand that I will be expected to attend quarterly business meetings and participate via email and/or teleconferences.

Signature of Applicant: _____

Signature of Supervisor: _____

Title: _____ Date: _____

Please return to WABO, P. O. Box 7310, Olympia, WA 98507 or fax 360-918-8021



Proclamation

Building Safety Month — May 2025

Whereas, our (Chapter, City, Town) is committed to recognizing that our growth and strength depends on the safety and essential role our homes, buildings and infrastructure play, both in everyday life and when disaster strikes, and;

Whereas, our confidence in the resilience of these buildings that make up our community is achieved through the devotion of vigilant guardians—building safety and fire prevention officials, architects, engineers, builders, tradespeople, design professionals, laborers, plumbers and others in the construction industry—who work year-round to ensure the safe construction of buildings, and;

Whereas, these guardians are dedicated members of the Washington Association of Building Officials and International Code Council, nonprofit organizations that bring together local, state, territorial, tribal and federal officials who are experts in the built environment to create and implement the highest-quality codes to protect us in the buildings where we live, learn, work, play, and;

Whereas we join in support of this effort in association with the Washington Association of Building Officials and local chapters throughout the state; representing the State of Washington in national and local matter of public safety;

Whereas, these modern building codes include safeguards to protect the public from hazards such as hurricanes, snowstorms, tornadoes, wildland fires, floods and earthquakes, and;

Whereas, Building Safety Month is sponsored by the Washington Association of Building Officials and International Code Council to remind the public about the critical role of our communities' largely unknown protectors of public safety—our code officials—who assure us of safe, sustainable and affordable buildings that are essential to our prosperity, and;

Whereas, “Game On!,” the theme for Building Safety Month 2025, encourages us all to get involved and raise awareness about building safety on a personal, local and global scale, and;

Whereas, each year, in observance of Building Safety Month, people all over the world are asked to consider the commitment to improve building safety, resilience and economic investment at home and in the community, and to acknowledge the essential service provided to all of us by local, state, tribal, territorial and federal building safety and fire prevention departments, in protecting lives and property.

NOW, THEREFORE, I, _____, (Mayor, Supervisor, Commissioner) of the (City, Town, County) do hereby proclaim the month of May 2025 as Building Safety Month. Accordingly, I encourage our citizens to join with their communities in participation in Building Safety Month activities.

Signature

The State of Washington



Proclamation

WHEREAS, our state is committed to recognizing that our growth and strength depends on the safety and essential role our homes, buildings and infrastructure play, in everyday life and when disaster strikes; and

WHEREAS, these modern building codes include safeguards to protect the public from hazards such as hurricanes, snowstorms, tornadoes, wildland fires, floods, and earthquakes; and

WHEREAS, our confidence in the resilience of these buildings that make up our community is achieved through the devotion of vigilant guardians: building safety and fire prevention officials, architects, engineers, builders, tradespeople, design professionals, laborers, plumbers and others in the construction industry who work year-round to ensure the safe construction of buildings; and

WHEREAS, these guardians are dedicated members of the Washington Association of Building Officials and International Code Council, nonprofit organizations that bring together local, state, territorial, tribal and federal officials who are experts in the built environment to create and implement the highest-quality codes to protect us in the buildings where we live, learn, work, and play; and

WHEREAS, we join in support of this effort in association with the Washington Association of Building Officials and local chapters throughout the state; and

WHEREAS, Building Safety Month is sponsored by the Washington Association of Building Officials and International Code Council to remind the public about the critical role of our communities' largely unknown protectors of public safety, our code officials, who assure us of safe, sustainable and affordable buildings that are essential to our prosperity; and

WHEREAS, each year, in observance of Building Safety Month, people all over the world are asked to consider the commitment to improve building safety, resilience and economic investment at home and in the community, and to acknowledge the essential service provided to all of us by local, state, tribal, territorial, and federal building safety and fire prevention departments, in protecting lives and property; and

WHEREAS, "Game On!," the theme for Building Safety Month 2025, encourages us all to get involved and raise awareness about building safety on a personal, local and global scale;

NOW, THEREFORE, I, Bob Ferguson, governor of the state of Washington, do hereby proclaim May 2025 as

Building Safety Month

in Washington, and I urge all people in our state to join me in this special observance.

Signed this 28th day of March, 2025


Governor Bob Ferguson



EB36-25

IEBC: SECTION 310 (New), 310.1 (New), CHAPTER 10, SECTION 1009, 1009.1

Proponents: Julius Carreon, City of Bellevue, representing Washington Association of Building Officials Technical Code Development Committee (jcarreon@bellevuewa.gov); Micah Chappell, Seattle Dept. of Construction and Inspections (SDCI), representing Washington Association of Building Officials Technical Code Development Committee (WABO TCD) (micah.chappell@seattle.gov); Sean Angeley, City of Bellingham, representing Washington Association of Building Officials, Technical Code Development Committee (smangeley@cob.org)

2024 International Existing Building Code

Add new text as follows:

SECTION 310 **PLUMBING**

310.1 Minimum Fixtures. Where an *alteration* results in increased occupant load of the story by more than 20 percent, plumbing fixtures for the story shall be provided in quantities specified in the International Plumbing Code based on the increased occupant load.

CHAPTER 10 **CHANGE OF OCCUPANCY**

SECTION 1009 **PLUMBING**

Revise as follows:

1009.1 Increased demand. Where the occupancy of an *existing building* or part of an *existing building* is changed such that the new occupancy is subject to increased or different plumbing fixture requirements or to increased water supply requirements in accordance with the *International Plumbing Code*, the new occupancy shall comply with the intent of the respective *International Plumbing Code* provisions.

~~**Exception:** Only where the occupant load of the story is increased by more than 20 percent, plumbing fixtures for the story shall be provided in quantities specified in the International Plumbing Code based on the increased occupant load.~~

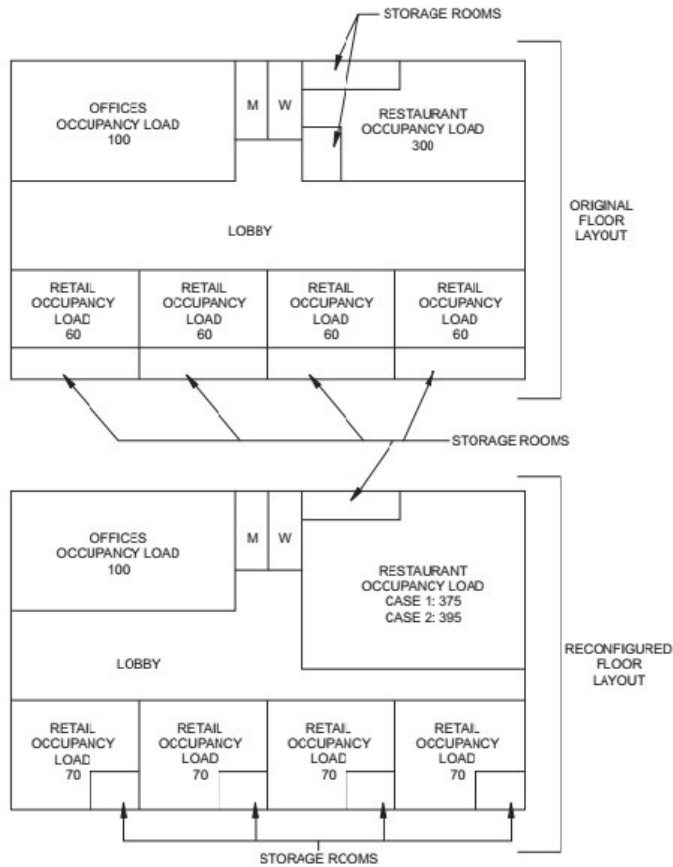
Reason: This code change is to undo the inadvertently substantive change when the plumbing requirements in the alterations section of the code (Section 809 in the 2018 IEBC and prior) were moved to the exception for plumbing fixtures in the change of occupancy section during the 2021 code cycle (See EB92-19): <https://www.cdpassess.com/proposal/5439/8306/preview/>.

This provision allows existing plumbing fixtures to remain unchanged as long as renovations result in an occupant load increase of no more than 20% of the current load. During the 2021 code change cycle, proponents of EB92-19 argued that a 20% occupant load increase qualifies as a change of occupancy. They suggested relocating this provision from the Level 2 Alteration section to the Change of Occupancy chapter as an exception.

While we acknowledge that a significant occupant load increase could qualify as a change of occupancy, even within the same group classification (e.g., converting a restaurant to a bar/nightclub within Group A-2), we interpret the 20% allowance differently. We believe it should only apply to reconfigurations where the building's use or occupancy does not change, aligning with the definition of an alteration (See Figure 809.1 as an example). This interpretation reflects that plumbing fixture requirements depend not only on occupant load but also on the building's use or occupancy type (see IBC Table 2902.1). For instance, in a change of occupancy scenario, converting a mercantile space (occupancy load factor = 60 sf/person) to a business use (occupancy load factor = 150 sf/person) could decrease the

occupant load of the space but necessitate different plumbing fixture requirements. Applying the 20% exception in this scenario seems inappropriate because it could result in significantly insufficient plumbing fixtures for the new business use. Hence, this proposal is intended to correct this by removing the exception in Section 1009.1 and relocating it back to the alteration section.

In place of relocating the 20% plumbing allowance back to the alteration level 2 work area section, we believe it should be permitted for any compliance method. Hence, we are proposing to relocate the provision as a new section in Chapter 3.



(Alteration example from 2018 IEBC Commentary Figure 809.1)

Cost Impact: The change proposal is editorial in nature or a clarification and has no cost impact on the cost of construction

Justification for no cost impact:

This code proposal is a clarification (or correction) that could decrease construction costs for alteration projects but may increase costs for change-of-occupancy projects.

EB36-25

RB35-25

IRC: SECTION 202 (New), SECTION 317 (New), 317.1 (New), 317.2 (New), R318.1, R321.1.1

Proponents: Steve Thomas, Shums Coda Associates, representing Colorado Chapter Code Development Committee
(sthomas@coloradocode.net)

2024 International Residential Code

Add new definition as follows:

OCCUPIABLE ROOFS. An exterior space on a roof that is designed for human occupancy, other than maintenance or repair.

Add new text as follows:

SECTION R317 **OCCUPIABLE ROOFS**

R317.1 Occupiable Roofs. Occupiable roofs shall comply with this section. The occupiable roof shall not be included in the number of stories as regulated in Section R101.2.

R317.2 Enclosures . Elements or structures enclosing the occupiable roof areas shall not extend more than 48 inches (1220 mm) above the surface of the occupiable roof.

Exceptions:

1. Stair and mechanical enclosures not exceeding 50 square feet (4.65 m²) in roof area.
2. Elements or structures enclosing occupiable roof areas located on the same level as a story.

SECTION R318 **MEANS OF EGRESS**

Revise as follows:

R318.1 Means of egress. *Dwelling units* shall be provided with a means of egress in accordance with this section. The means of egress shall provide a continuous and unobstructed path of vertical and horizontal egress travel from all portions of the *dwelling unit, including occupiable roofs*, to the required egress door without requiring travel through a garage. The required egress door shall open directly into a *public way* or to a *yard or court* that opens to a *public way*.

SECTION R321 **GUARDS AND WINDOW FALL PROTECTION**

R321.1.1 Where required. *Guards* shall be provided for those portions of open-sided walking surfaces, including floors, *stairs, ramps* and landings that are located more than 30 inches (762 mm) measured vertically to the floor or *grade* below at any point within 36 inches (914 mm) horizontally to the edge of the open side and at the perimeter of occupiable roofs. Insect screening shall not be considered as a *guard*.

Exception: Portions of an occupiable roof located less than 30 inches (762 mm) measured vertically to adjacent unoccupiable roof areas where approved guards are present at the perimeter of the roof.

Reason: The IRC is silent on how to apply the code to occupiable roofs. These occupiable spaces are becoming more popular and we

need something in the code to address the issue. The proposed language is modeled after the IBC language regarding occupiable roofs. We believe that it is important to have some level of regulations when someone wants to use the roof for an occupiable space. This proposal will provide equivalent requirements to those included in the IBC.

Cost Impact: The change proposal is editorial in nature or a clarification and has no cost impact on the cost of construction

Justification for no cost impact:

We believe that most building departments are already requiring occupiable roofs to comply with these proposed requirements. The intent is to provide clarifying language to give the code official language to use for things that are already being done.

RB35-25

G32-25 Part I

IBC: SECTION 202; IFC: SECTION 202

Proponents: David Renn, PE, SE, City and County of Denver, representing Code Change Committee of ICC Colorado Chapter (david.renn@denvergov.org)

THIS IS A 2 PART CODE CHANGE.

PART I WILL BE HEARD BY THE ADMINISTRATIVE CODE COMMITTEE.

PART II WILL BE HEARD BY THE RESIDENTIAL BUILDING CODE COMMITTEE.

SEE THE TENTATIVE HEARING ORDER FOR THESE COMMITTEES.

2024 International Building Code

Revise as follows:

[A] TOWNHOUSE UNIT. A single-family *dwelling* unit in a *townhouse* that extends from the foundation to the roof and has a *yard, court or public way* on not fewer than two sides.

2024 International Fire Code

Revise as follows:

[A] TOWNHOUSE UNIT. A single-family *dwelling* unit in a *townhouse* that extends from the foundation to the roof and has a *yard, court or public way* on not fewer than two sides.

G32-25 Part I

G32-25 Part II

IRC: SECTION 202

Proponents: David Renn, PE, SE, City and County of Denver, representing Code Change Committee of ICC Colorado Chapter (david.renn@denvergov.org)

2024 International Residential Code

Revise as follows:

[RB] TOWNHOUSE UNIT. A single-family *dwelling unit* in a *townhouse* that extends from foundation to roof and that has a *yard, court* or *public way* on not less than two sides.

Reason: The current definition of townhouse unit requires that the unit have a yard or public way on two sides, and the definition of yard requires the yard to be an open space other than a court. By definition, a court is a space bounded on three or more sides by walls or buildings. Based on these definitions, townhouses that are staggered front to back create courts which are not allowed. Given that IRC Section R302.1 requires a lot line or an imaginary line between townhouse units to measure fire separation distance to, exterior walls of the units adjacent to a court will be protected based on distance to these lines, preventing fire spread from one unit to another. Therefore, there is no hazard addressed by prohibiting a court to count as an open side for a townhouse. Note that the imaginary line requirement was added in the 2024 IRC and without this there may have been a hazard in previous codes if there was no lot line and the exterior walls were not protected to prevent spread of fire from one unit to another. See figure below showing the staggered townhouse configuration with a court.

Note that if a townhouse unit has an emergency escape and rescue opening (EERO) on the court side of the unit, IRC Section R319.1 requires the court (or yard) to open to a public way, which will typically prohibit an enclosed court (i.e., all sides having a wall or building). However, if a condition exists where there are no EERO openings into the court, and exterior walls are protected based on lot lines or imaginary lines, an enclosed court would be allowed just as an enclosed yard is currently allowed.

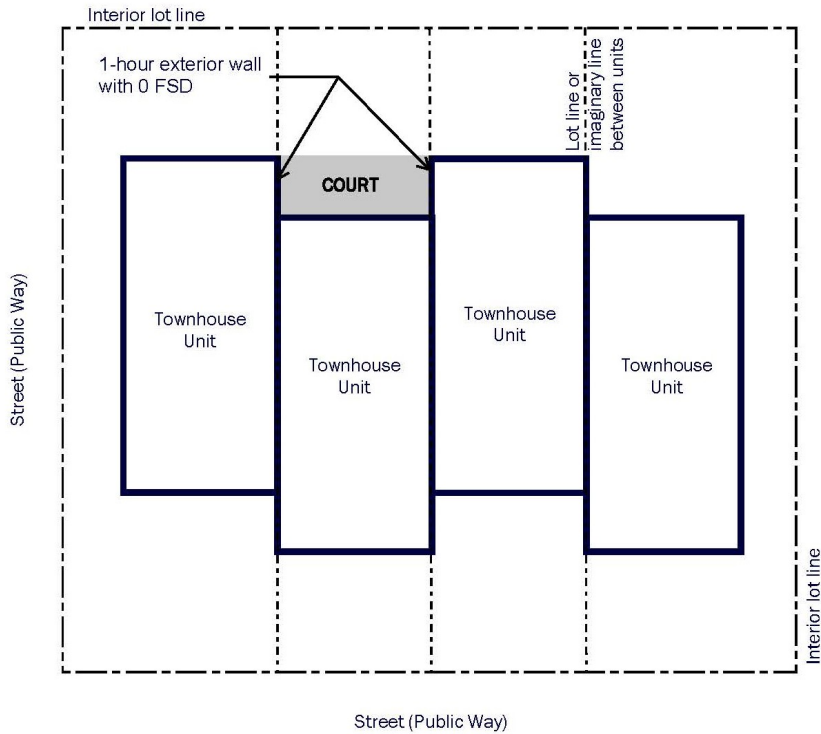
The definitions of court and yard are included in this proposal for reference - there are no proposed changes to these definitions.

This proposal revises the definition of townhouse unit to include a court as one of the required open sides. As described above, this condition presents no hazard due to new requirements for lot lines or imaginary lines between units.

The following definitions are located here for reference:

[BG] COURT. An open, uncovered space, unobstructed to the sky, bounded on three or more sides by exterior *building* walls or other enclosing devices.

[BG] YARD. An open space, other than a *court*, unobstructed from the ground to the sky, except where specifically provided by this code, on the *lot* on which a *building* is situated.



Cost Impact: The change proposal is editorial in nature or a clarification and has no cost impact on the cost of construction

Justification for no cost impact:

This proposal simply adds an option for an open side of a townhouse unit to be a court. This adds a design option not previously allowed but is not expected to change the cost of construction since either townhouse separation walls or fire-resistance rated exterior walls are currently required for adjacent townhouse units.

G32-25 Part II

RB39-25

IRC: SECTION 202

Proponents: Jeffrey Shapiro, International Code Consultants, representing National Fire Sprinkler Association
(jeff.shapiro@intlcodeconsultants.com)

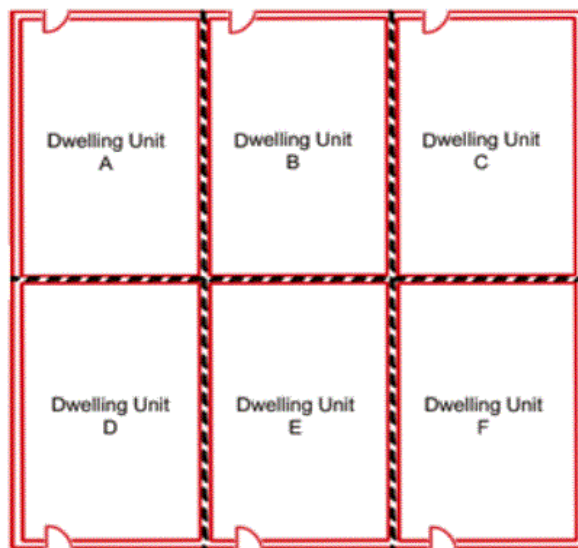
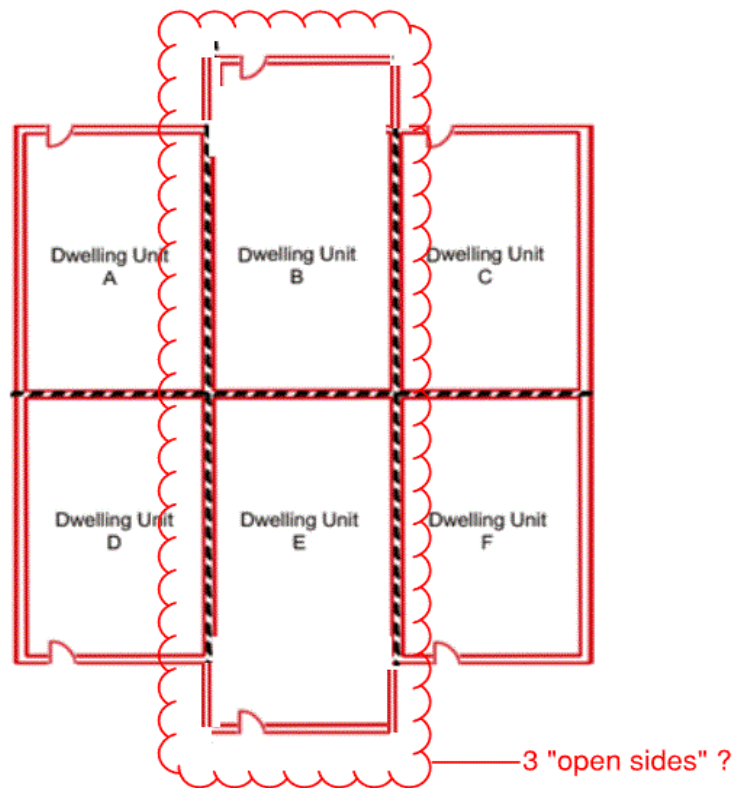
2024 International Residential Code

Revise as follows:

[RB] TOWNHOUSE UNIT. A single-family *dwelling unit* in a *townhouse* that extends from foundation to roof and that has a *yard* or *public way* on not less than two sides or on not less than one side where an automatic sprinkler system in accordance with Section P2904 is provided throughout the *townhouse*.

Reason: For the past few code cycles, we have had a lot of discussion regarding what constitutes an "open side." Creative architects can easily manipulate layouts to take advantage of the fact that there is no definition or guidance on what is or isn't an open side with respect to the minimum wall length or percentage of open perimeter that must be provided. In previous code hearings, we discussed how an open side might be as little as a 3-foot wide pathway to a rear exit door. Looking at the attached figure, simply by moving the exterior wall out a bit on the center units, do you go from one side open to three. Some would argue "no" but there's nothing in the code to definitively back that opinion or interpretation.

From the perspective of what does the open side buy with respect to safety if the building is sprinklered and otherwise satisfies the requirements for means of escape and exit openings using only one open side, the answer is not much in my opinion. The back sides of townhouse lots are often difficult, if not impossible, to ladder with ground ladders given fences, plants/trees, and poor access from the street side. Given the relatively little value of requiring the second open side, no guidance on what constitutes "open," and the possible value to townhouse developers to have this design option as a sprinkler incentive in jurisdictions where sprinklers might not otherwise be required because of local amendments, the approach recommended herein puts an end to a lot of misery in applying the code and provides an acceptable level of safety.



Cost Impact: Decrease

Estimated Immediate Cost Impact:

\$0

Depending on the design, a few windows or doors might be eliminated, but this would be entirely optional. Nevertheless, the option being added certainly will be cost neutral or better.

Estimated Immediate Cost Impact Justification (methodology and variables):

You cannot assign a dollar value to an option that may or may not be used in design. Mostly, this provides a design advantage, as opposed to a cost savings.

RB39-25

Proponents: Jeffrey Shapiro, P.E., FSFPE, LTFR, representing Lake Travis Fire Rescue (jeff.shapiro@intlcodeconsultants.com)

2024 International Residential Code

Revise as follows:

R101.2 Scope. The provisions of this code shall apply to the construction, *alteration*, movement, enlargement, replacement, *repair*, equipment, use and occupancy, location, removal and demolition of detached one- and two-family *dwelling*s and *townhouse*s not more than three *stories above grade plane* in height with a separate means of egress and their *accessory structure*s not more than three *stories above grade plane* in height.

Exception: Where provided with an automatic sprinkler system complying with Section P2904, detached one- and two-family dwellings and townhouses not more than three *stories above grade plane* in height with a separate means of egress and their *accessory structure*s not more than three *stories above grade plane* in height shall be permitted to be constructed or repurposed in accordance with this code to accommodate any of the following additional uses: ~~The following shall be permitted to be constructed in accordance with this code where provided with an automatic sprinkler system complying with Section P2904:~~

1. Live/work units located in *townhouse*s and complying with the requirements of Section 508.5 of the *International Building Code*.
2. *Owner-occupied lodging houses* with five or fewer *guestrooms*.
3. A care facility with five or fewer *persons* receiving custodial care within a *dwelling unit*.
4. A care facility with five or fewer persons receiving medical care within a *dwelling unit*.
5. A day care facility for five or fewer *persons* of any age receiving care within a *dwelling unit*.

Reason: There has been an increased level of discussion lately regarding the permissible use of one- and two-family dwellings and townhouses to accommodate purposes where varying levels of care are provided. While the model codes (ICC and NFPA) are 100-percent clear that newly constructed residential occupancies require fire sprinklers, dwellings that are being repurposed fall into a gray area of following the IEBC, with no clear path to the IRC. The IEBC currently provides an exception to the scope in Section 101.2, which states: "Exception: Detached one- and two-family dwellings and townhouses not more than three stories above grade plane in height with a separate means of egress, and their accessory structures not more than three stories above grade plane in height, shall comply with this code or the International Residential Code."

The reference to "one- and two-family dwellings and townhouses" doesn't mention the additional listed uses in the IRC scope exception, and these additional uses are only deferred by the IBC to the IRC for "construction," as stated in the text of the exception, implying new. Nevertheless, repurposing a dwelling for the listed uses, should seemingly be permissible under the IRC if all of the applicable requirements are met. This is not intended to resolve the current issue associated with claims of discrimination against occupants who may not be related and may be receiving care. It simply opens an option for some repurposed buildings to be regulated by the IRC rather than the IEBC or IBC. It also clarifies that you cannot repurpose a building to these uses without providing sprinkler protection, just as the IBC doesn't defer new construction unless sprinklers are provided.

Although I serve as a consultant to the National Fire Sprinkler Association, this proposal has not been reviewed or endorsed by NFSA, and I am not representing NFSA on this issue.

Cost Impact: The change proposal is editorial in nature or a clarification and has no cost impact on the cost of construction

Justification for no cost impact:

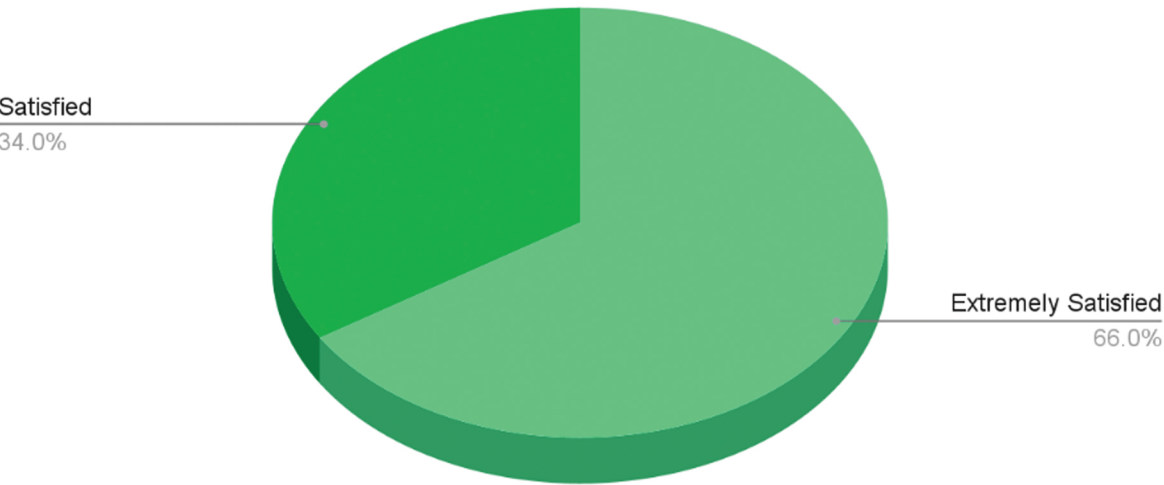
The IRC and IBC already require residential uses to be sprinklered. This proposal simply clarifies that "construction" under the current IRC exception could also include repurposing of an existing dwelling to the listed uses.

WABO - 2025 AEI
Anticipated Profit & Loss
FY 24/25

Ordinary Income/Expense		
Income		
Education Institute Income		
Registrations -AEI	184,772.00	
Sponsor -AEI	13,245.00	
Total Education Institute Income	198,017.00	
Membership Dues	212.00	
Registrations		
Registrations	250.00	
Total Registrations	250.00	
Total Income	198,479.00	
Gross Profit	198,479.00	
Expense		
Credit Card Fees		4,546.12
Dues & Fees		
Registration Fees	210.00	
Total Dues & Fees	210.00	
Equipment & Software		
Equipment Rental	24,763.50	
Total Equipment & Software	24,763.50	
Management Fees	27,656.00	
Marketing/ Advertising		
Scholarships	290.00	
Total Marketing/ Advertising	290.00	
Meals	47,955.89	
Meeting Room Rental	17,640.00	
Postage and Shipping Expense	1,598.67	
Printing	1,823.60	
Speaker/Presenters	30,005.96	
Supplies	348.88	
Travel Expense	1,350.90	
Total Expense	158,189.52	
Net Ordinary Income	40,289.48	
Net Income	40,289.48	

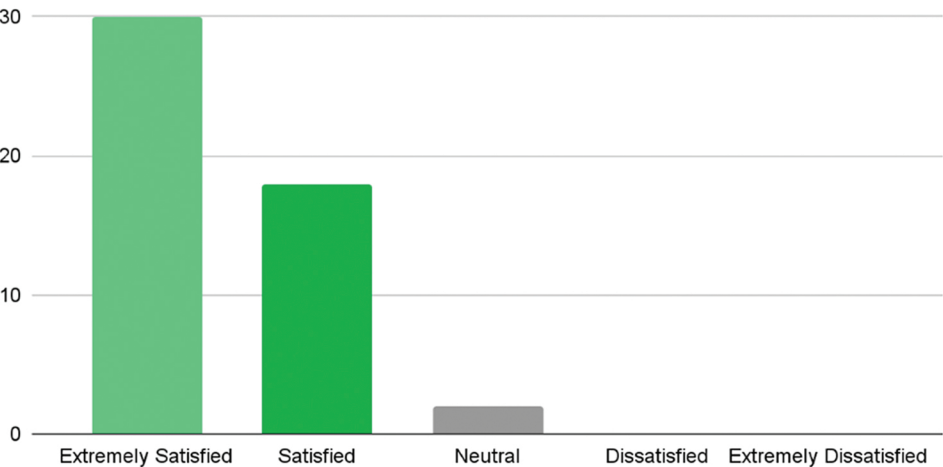
Joseph Cervantes Sr.

Instructor Satisfaction Rates:

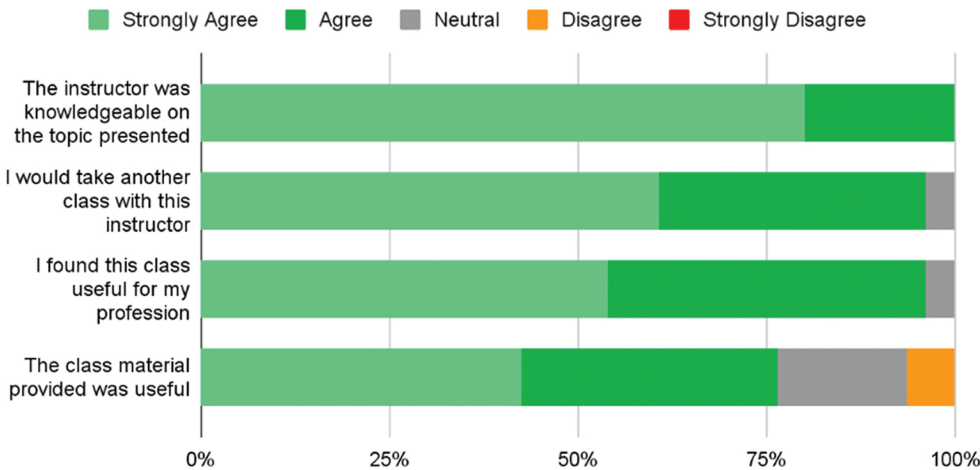


Mastering Smoke Control Systems: Theory, Compliance, & Testing

Course Satisfaction Rates:

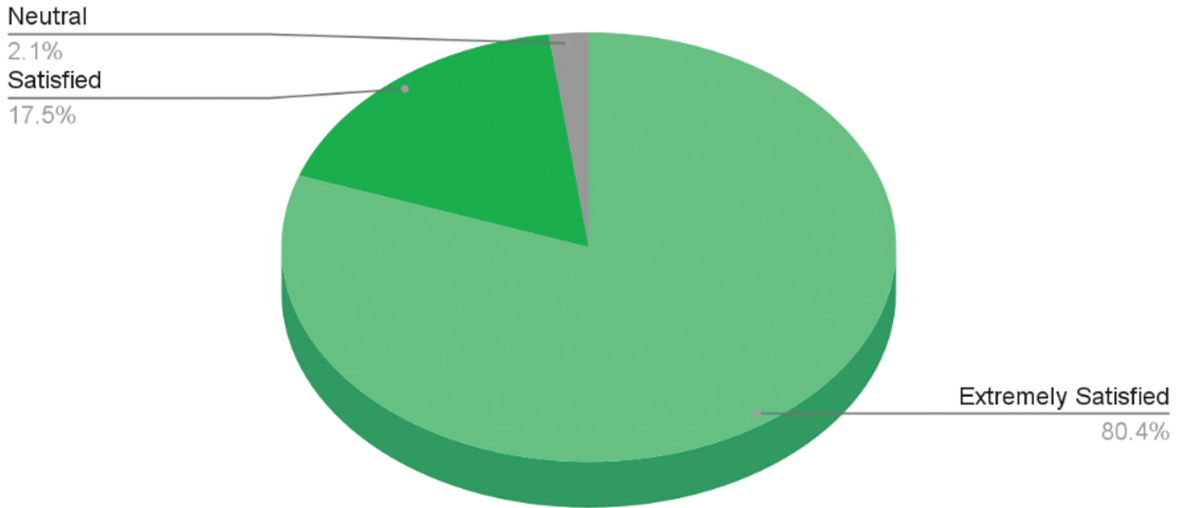


Course Evaluations:



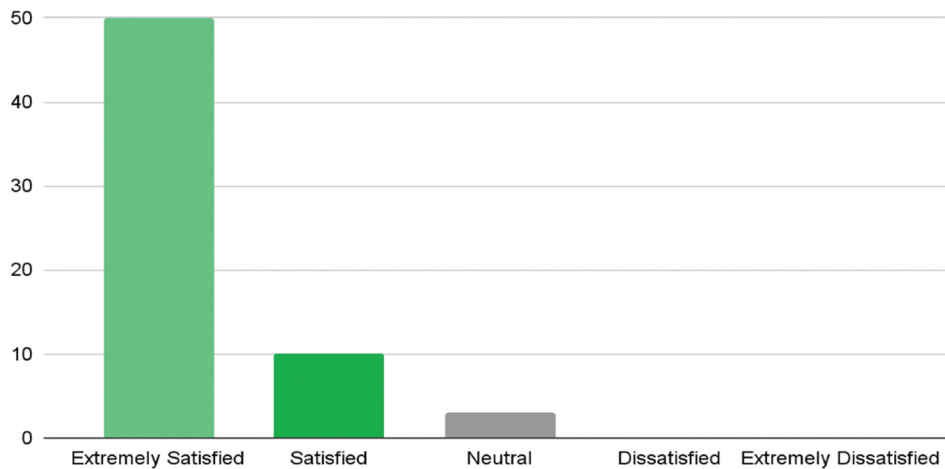
Bill Clayton

Instructor Satisfaction Rates:

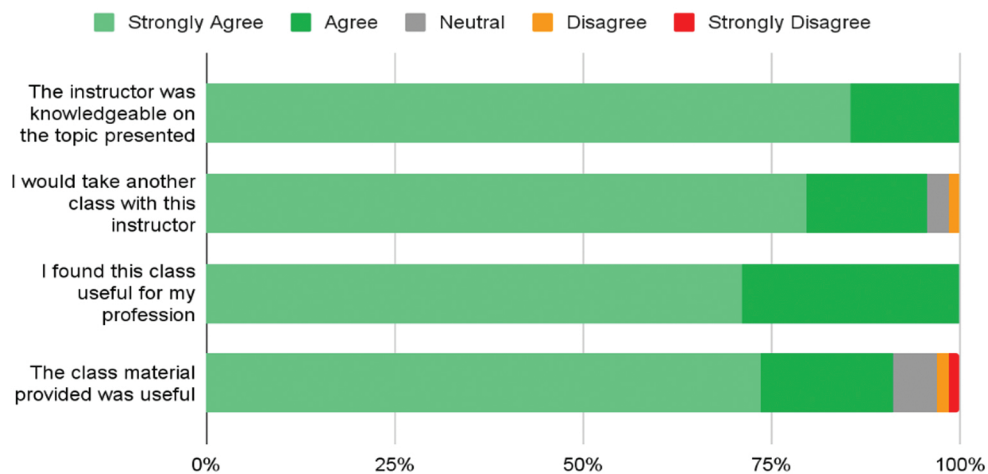


Permit Technician Certification Course

Course Satisfaction Rates:

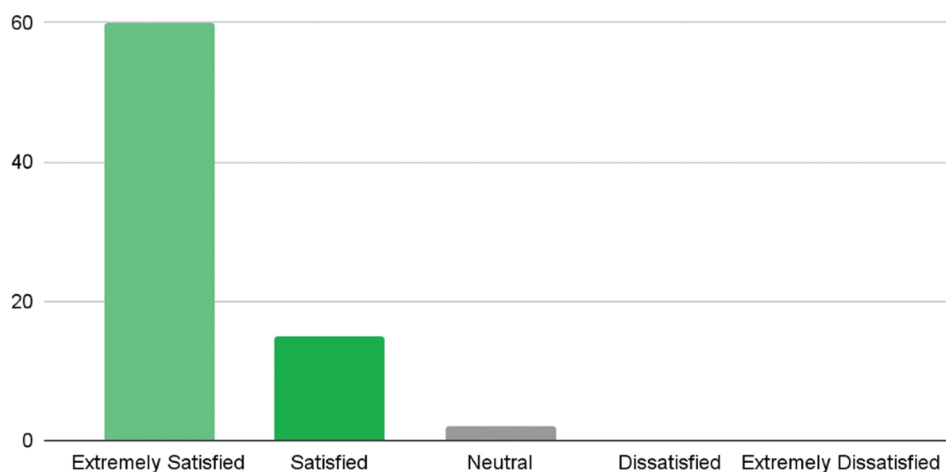


Course Evaluations:

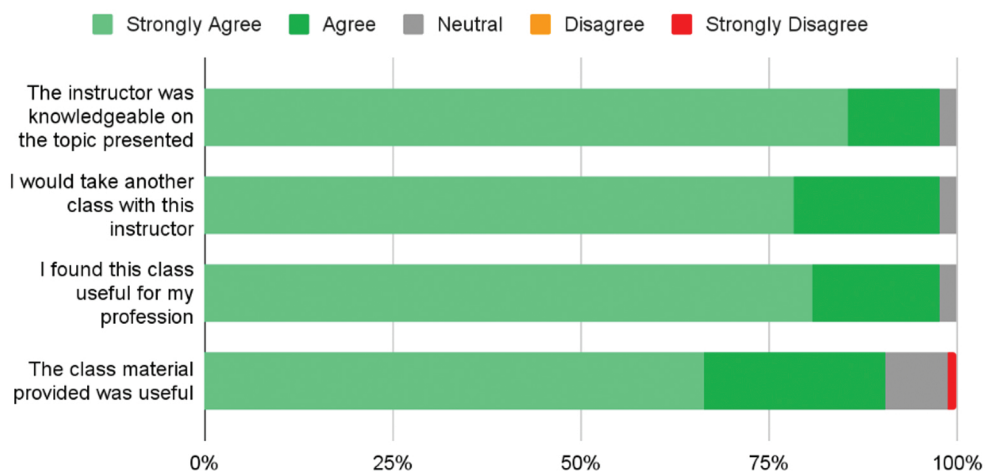


Fire Rated Assemblies, Firestopping, & Joint Systems For Multifamily Structures

Course Satisfaction Rates:

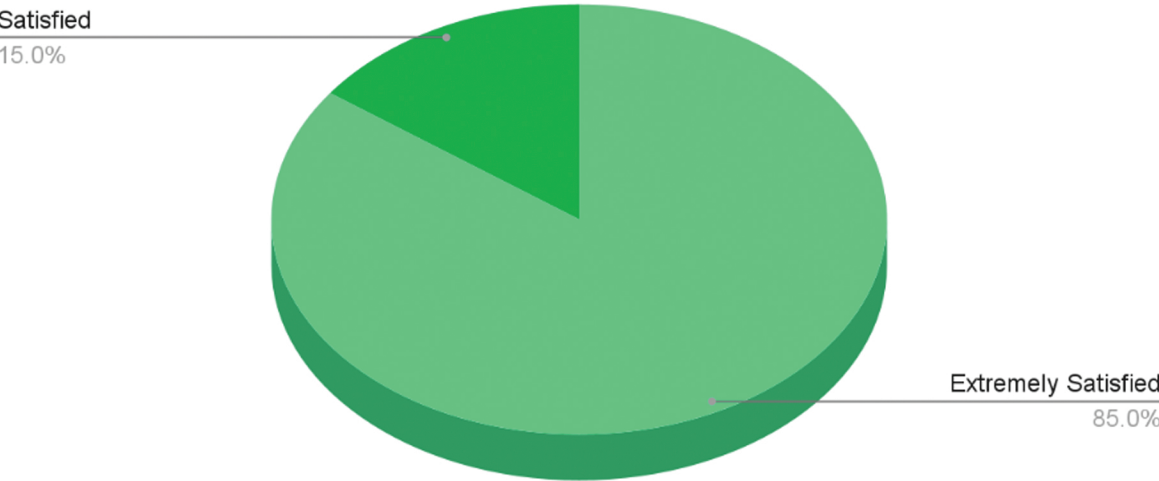


Course Evaluations:



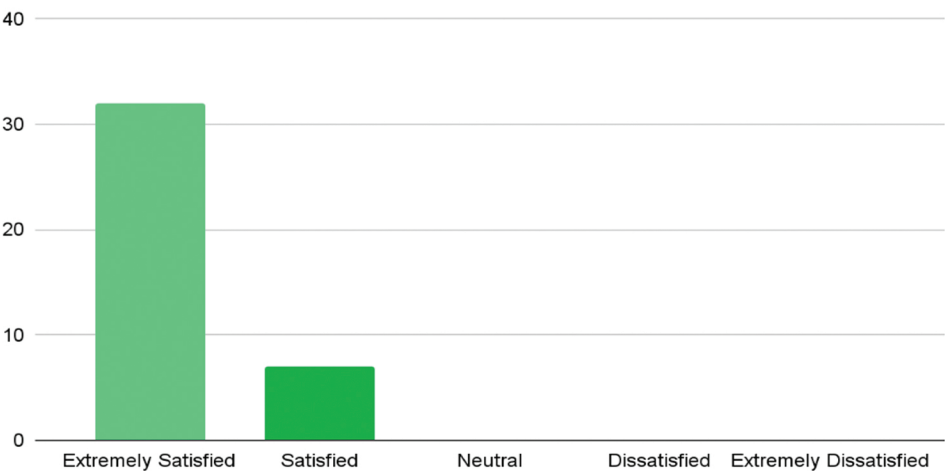
Steve Hart

Instructor Satisfaction Rates:

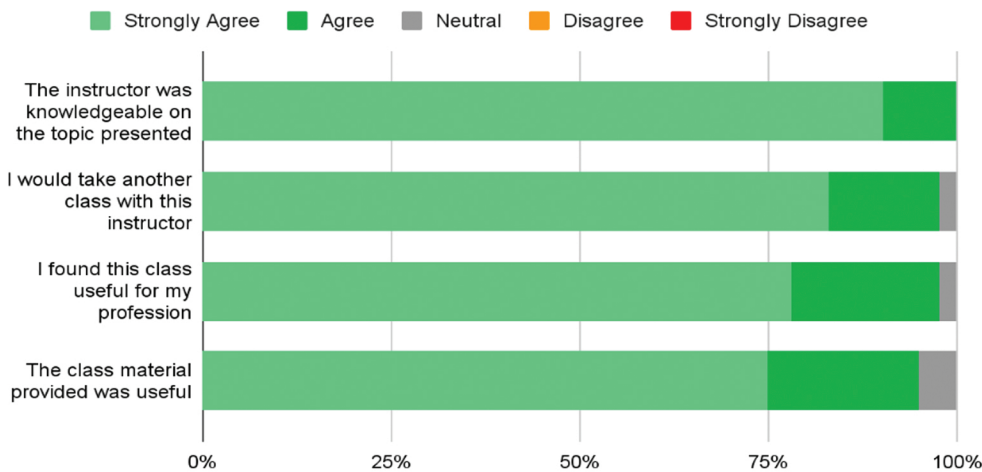


Plumbing Systems Interactive

Course Satisfaction Rates:

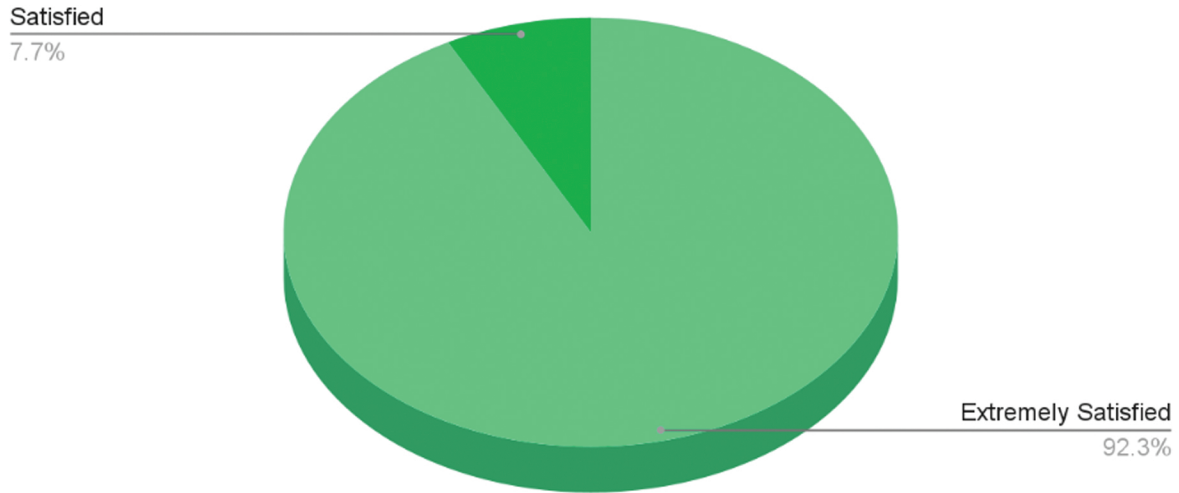


Course Evaluations:



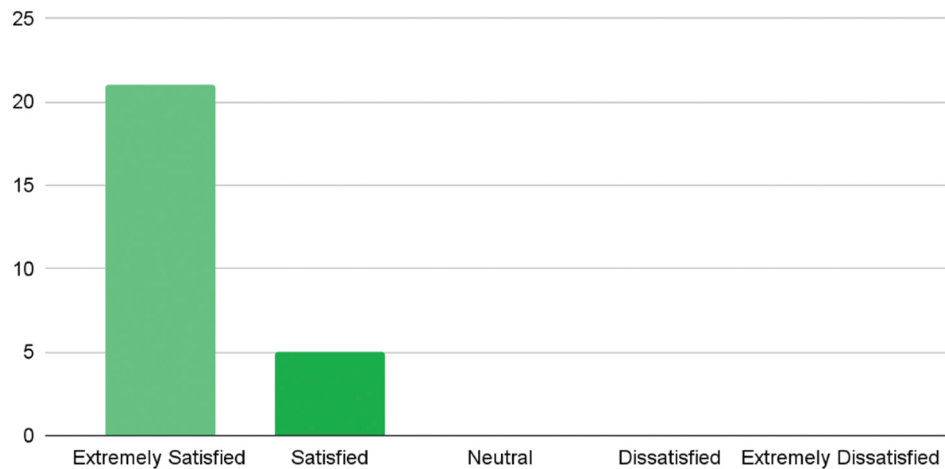
Chris Jensen

Instructor Satisfaction Rates:

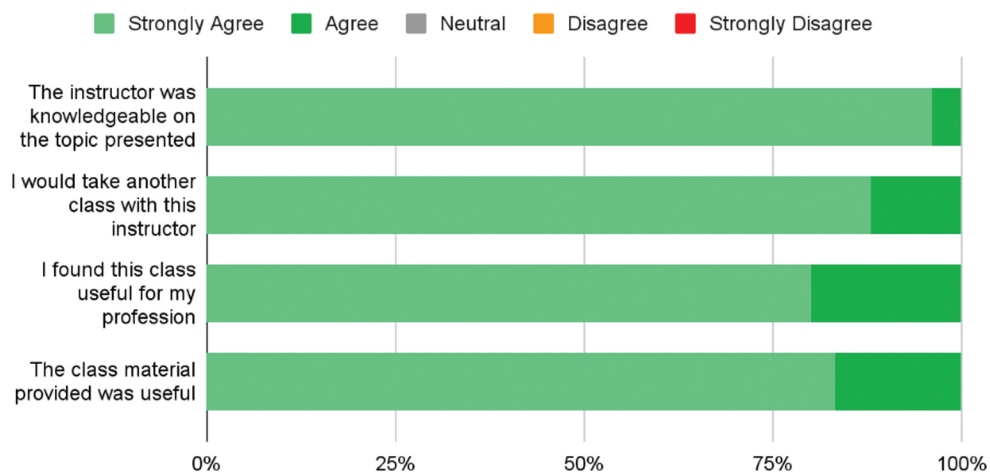


Energy Transition: Electrical Requirements For EV, PV, & ESS

Course Satisfaction Rates:

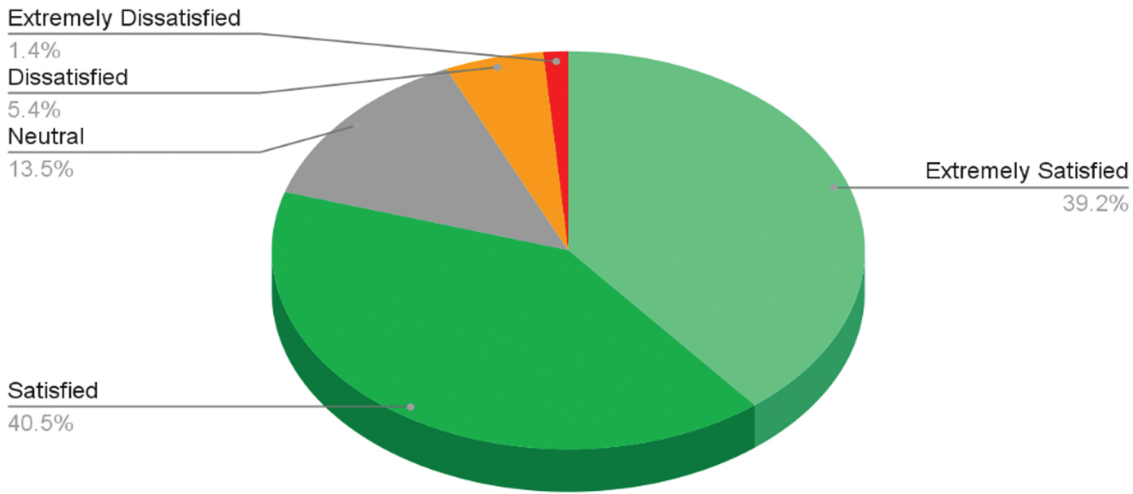


Course Evaluations:



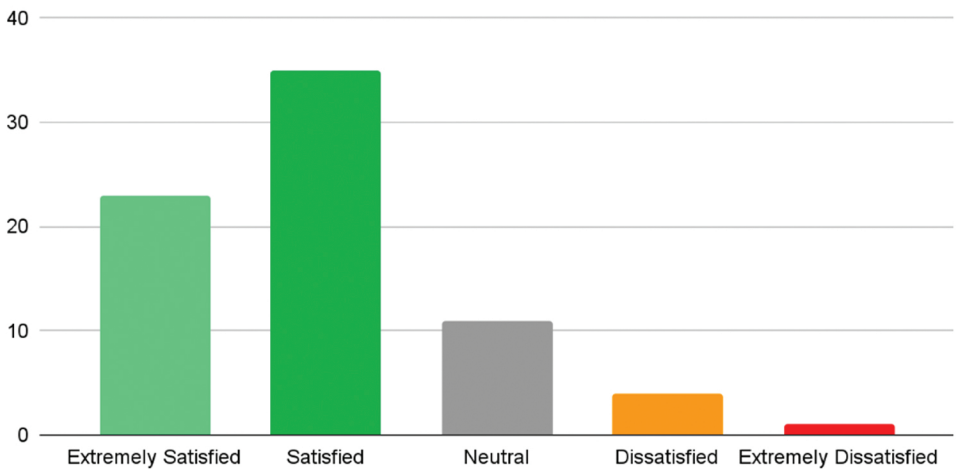
Jonathan Jones

Instructor Satisfaction Rates:

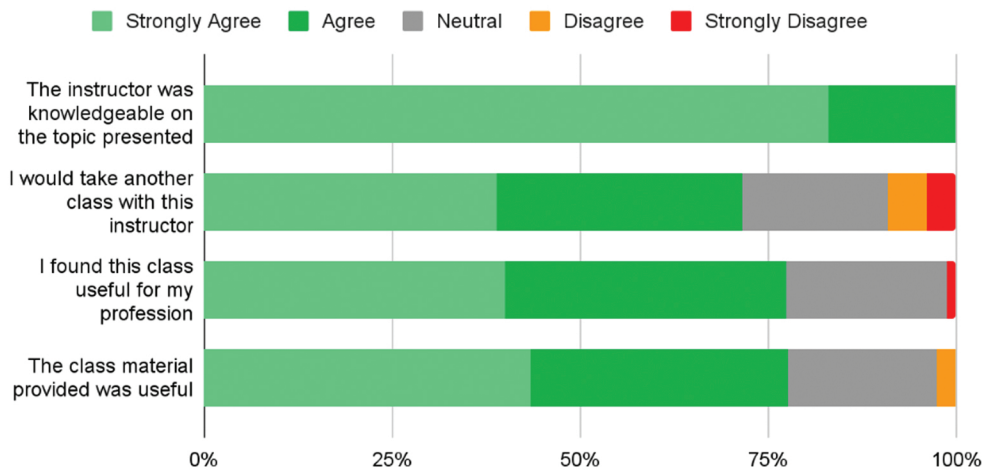


Best Practices In Plan Review & Compliance - 2021 WA State Energy Code

Course Satisfaction Rates:

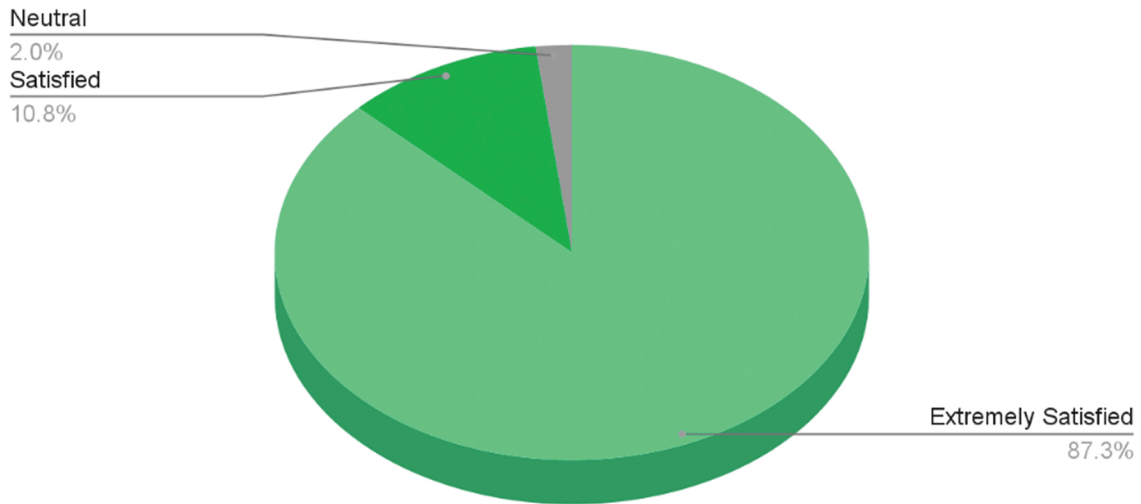


Course Evaluations:



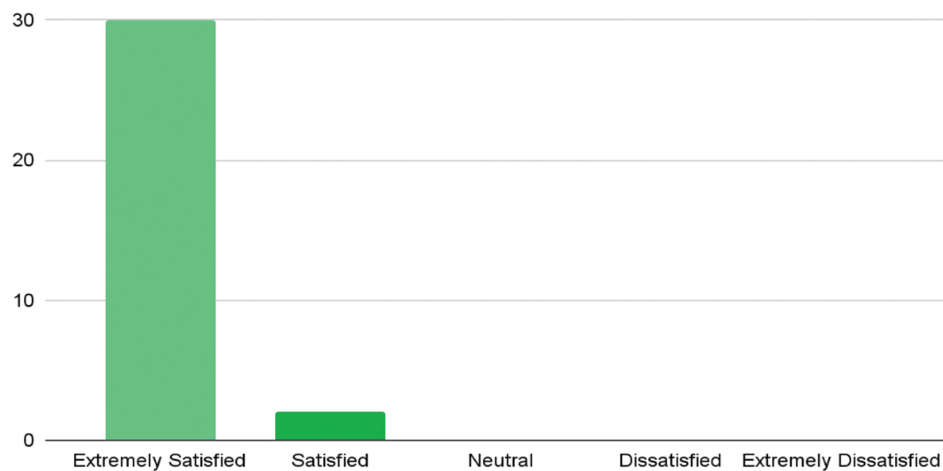
Chris Kimball

Instructor Satisfaction Rates:

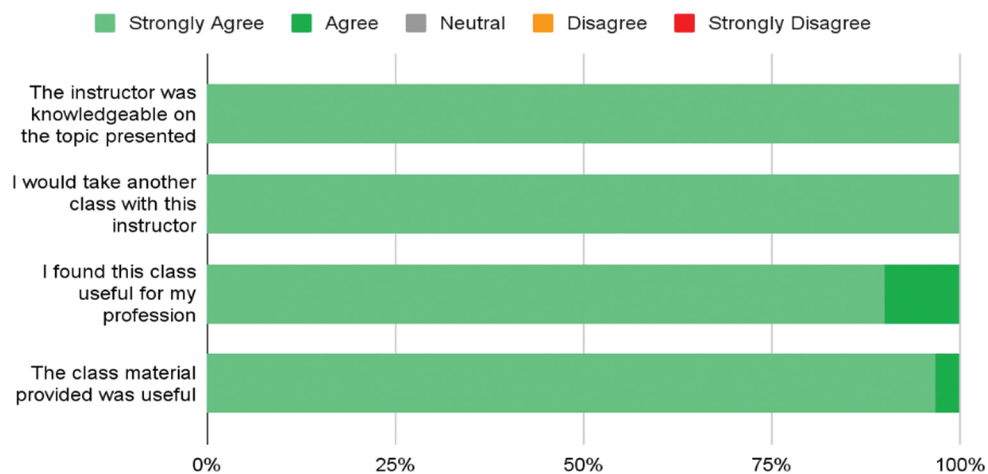


2021 IBC/IFC: Hazardous Materials

Course Satisfaction Rates:

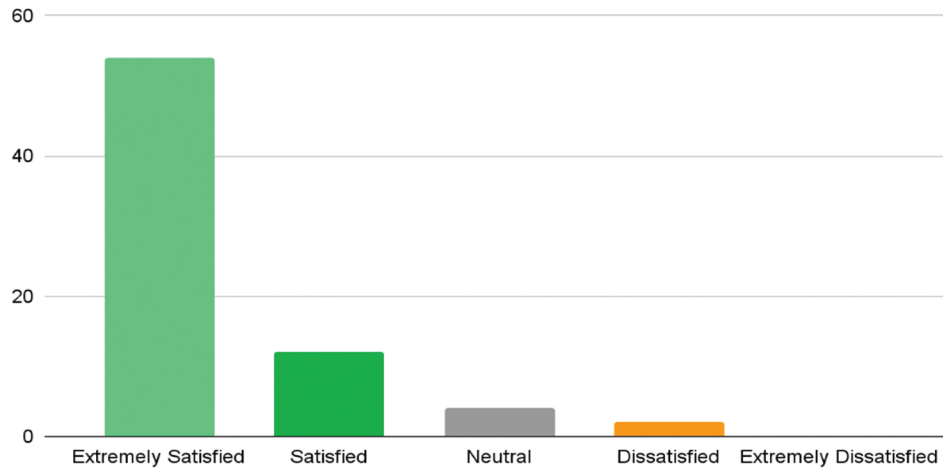


Course Evaluations:

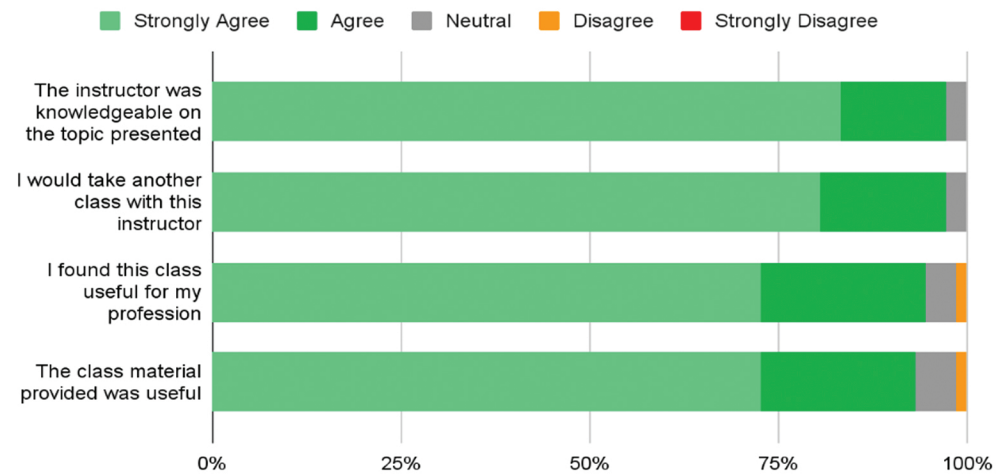


2021 IRC: Complete Plan Review

Course Satisfaction Rates:

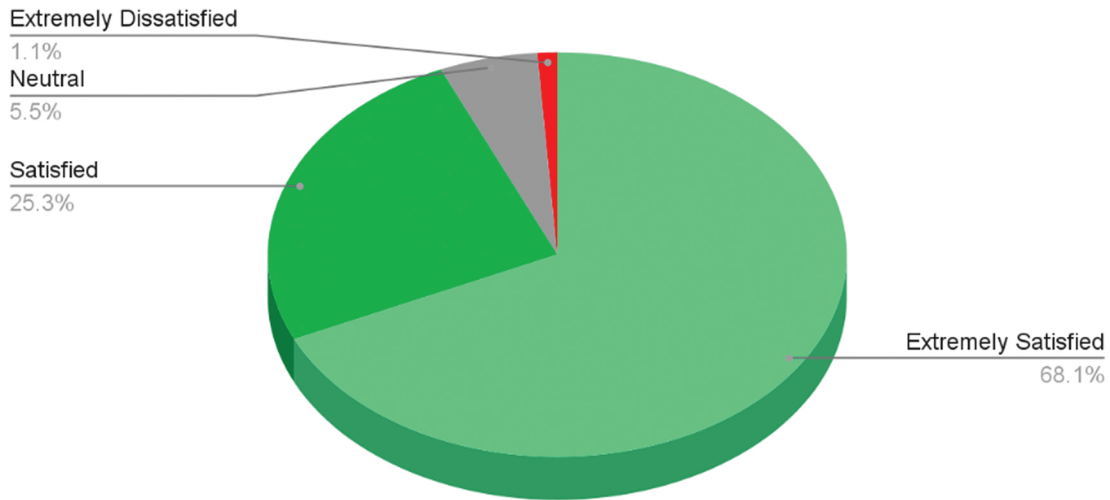


Course Evaluations:



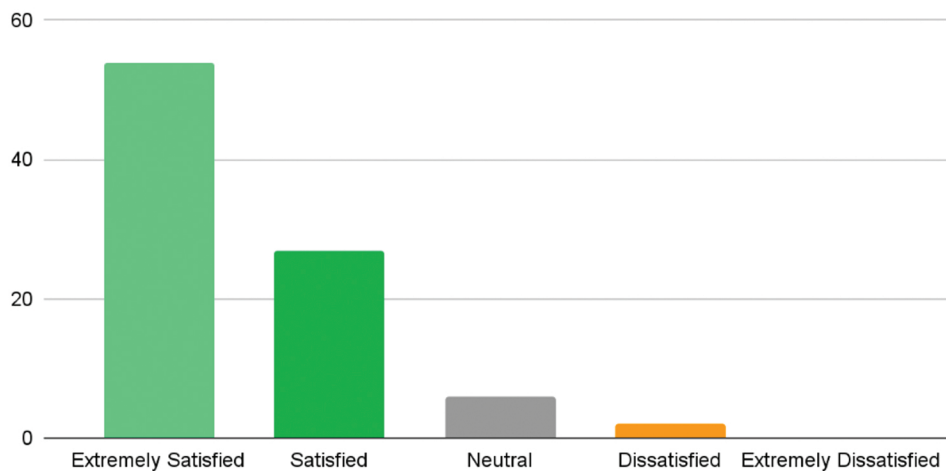
Lisa Rosenow & Duane Lewellen

Instructor Satisfaction Rates:

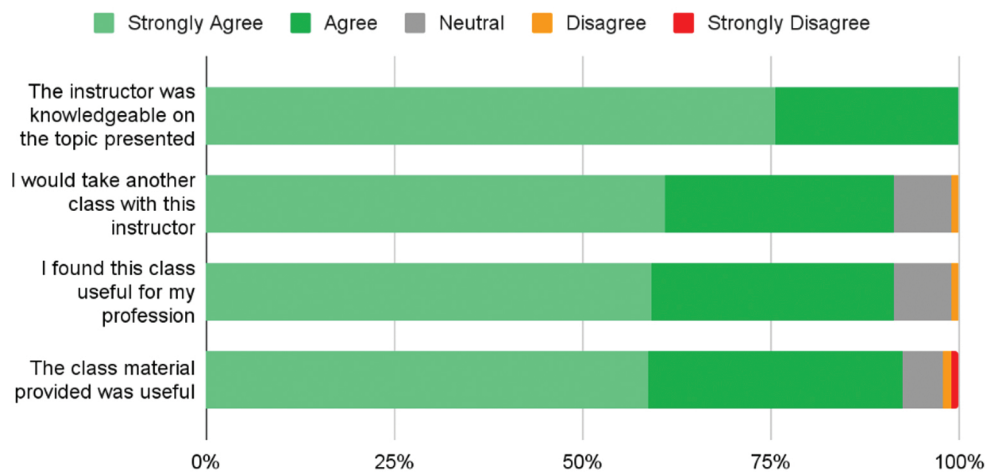


Connecting the Dots Between the Energy & Mechanical Codes

Course Satisfaction Rates:

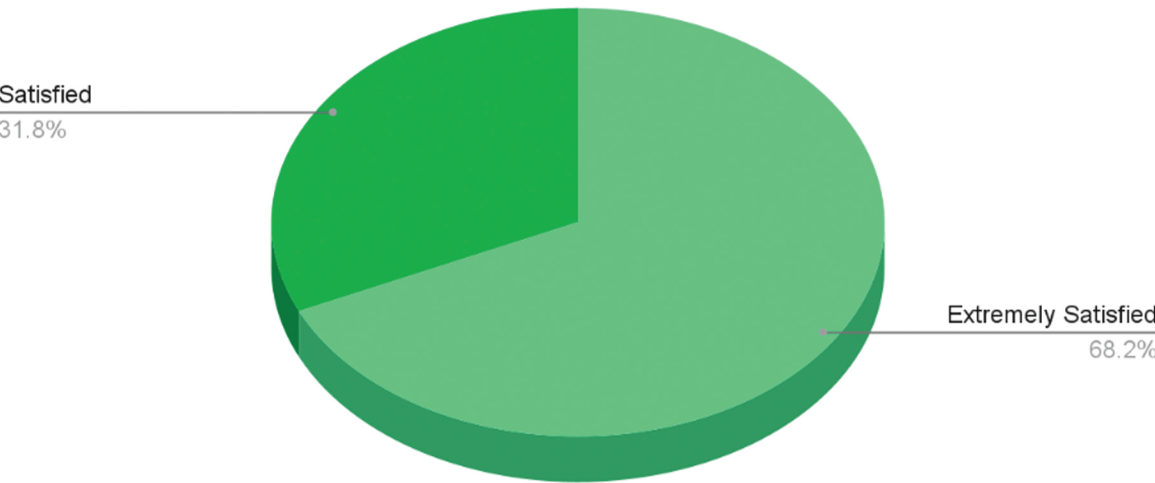


Course Evaluations:



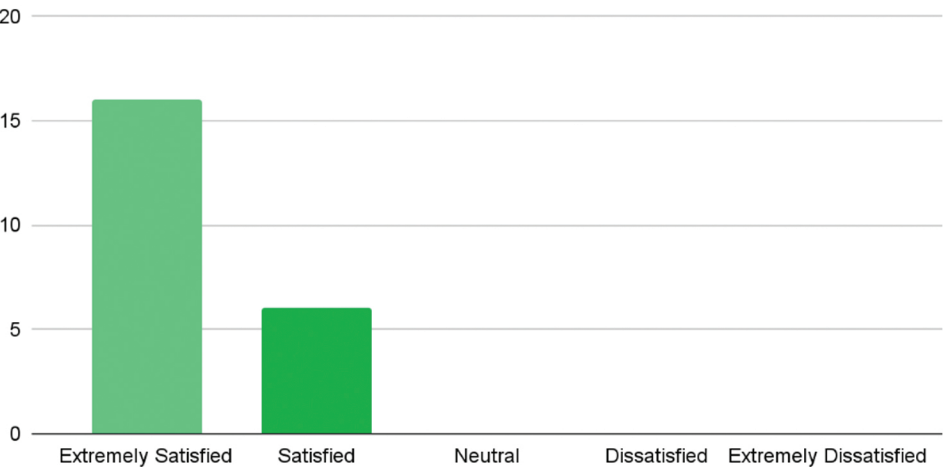
Gary Schenk & Jay Ponce

Instructor Satisfaction Rates:

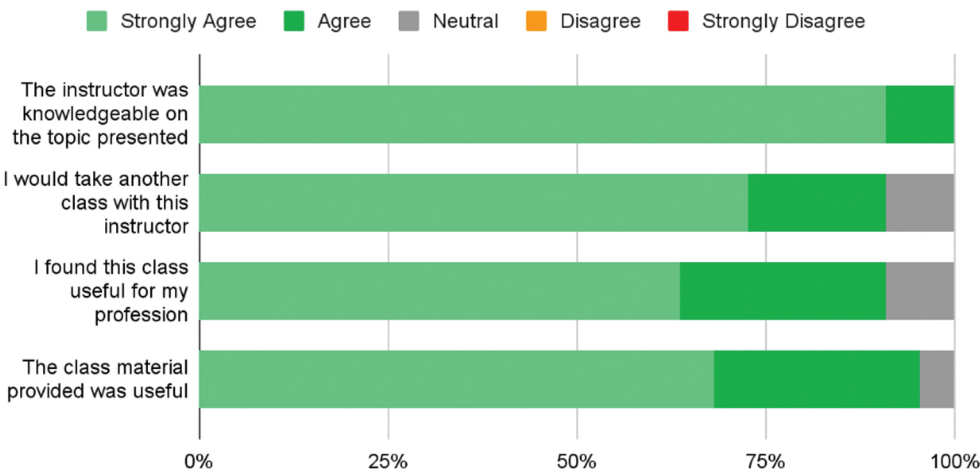


Special Inspection & the IBC - Partners Working Together

Course Satisfaction Rates:

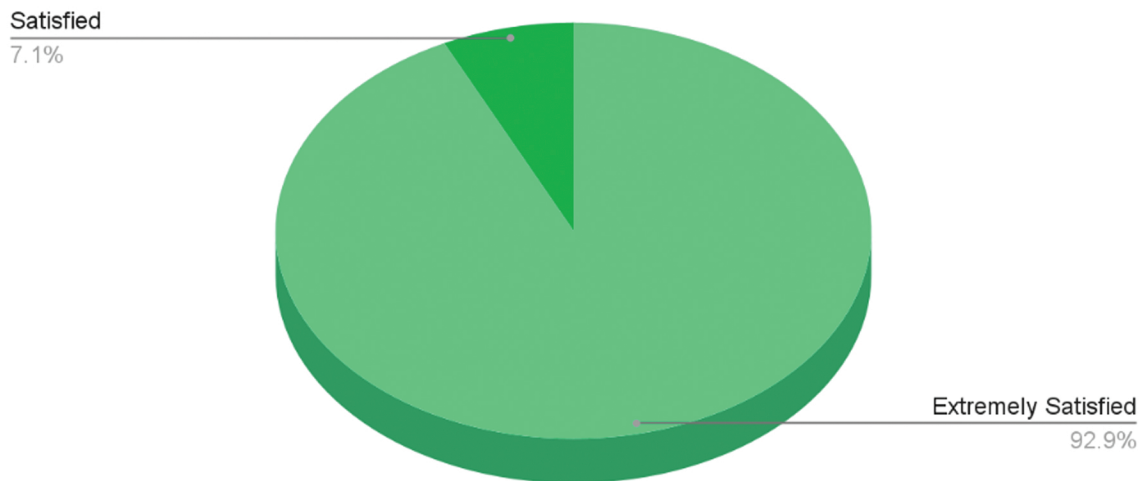


Course Evaluations:



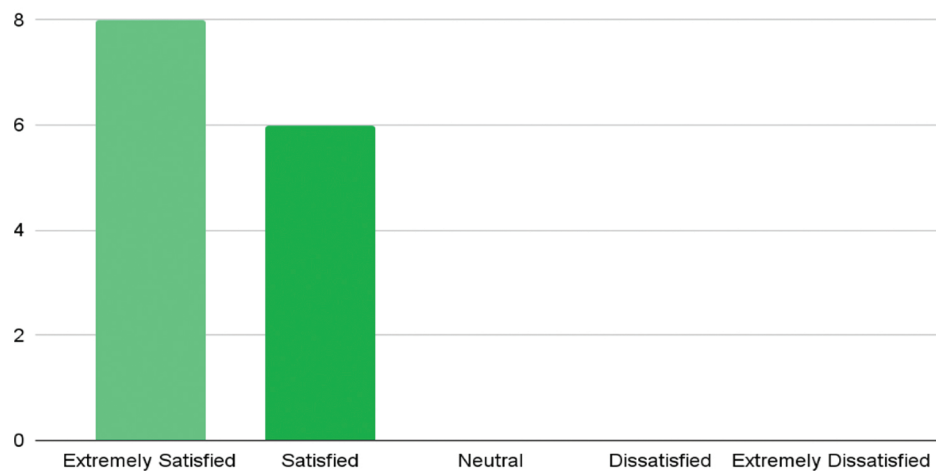
Jed Sheuermann

Instructor Satisfaction Rates:

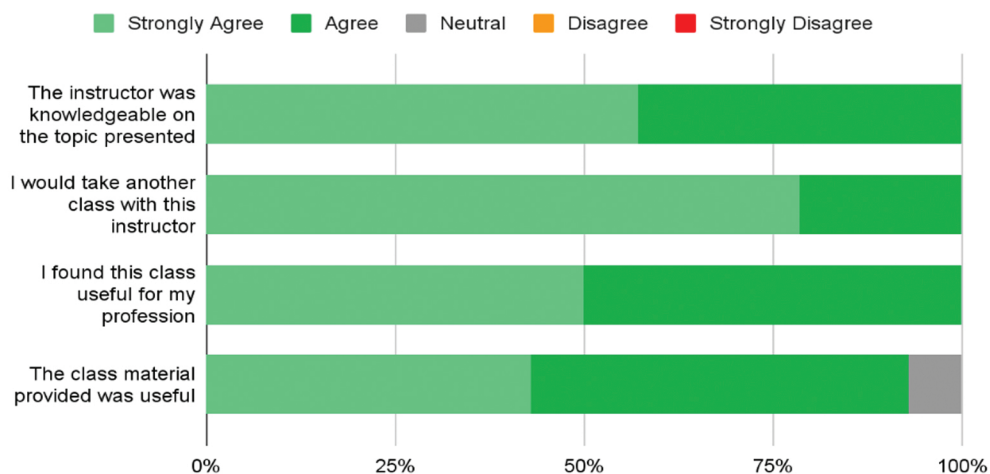


Cannabis & Codes

Course Satisfaction Rates:

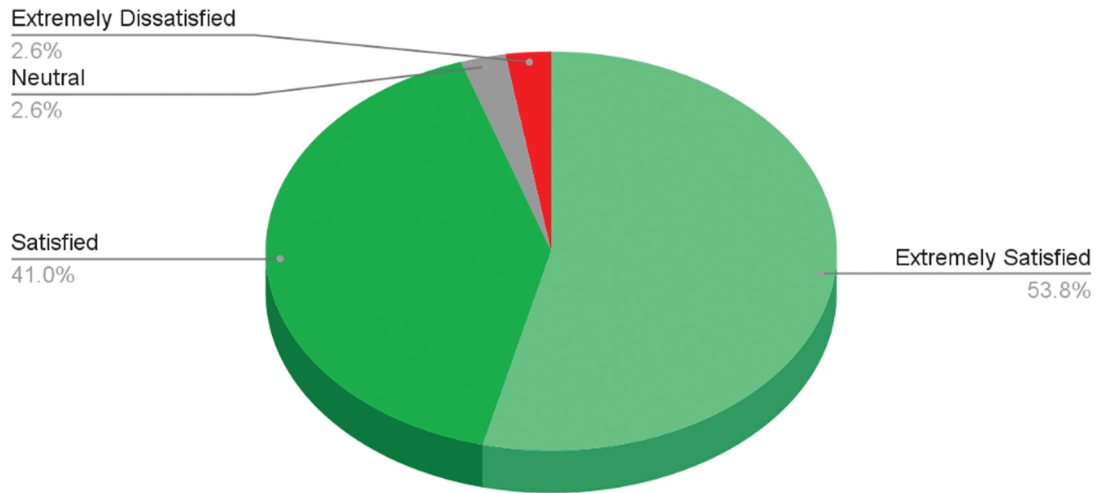


Course Evaluations:



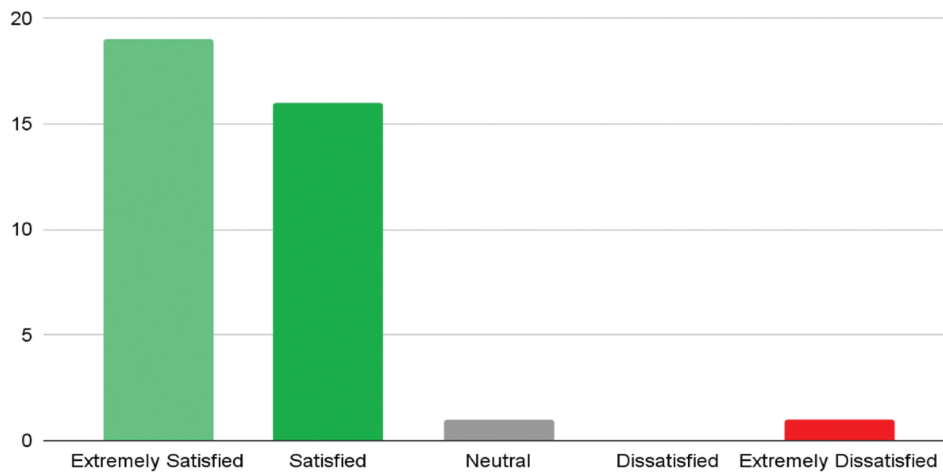
Chris Seaman

Instructor Satisfaction Rates:

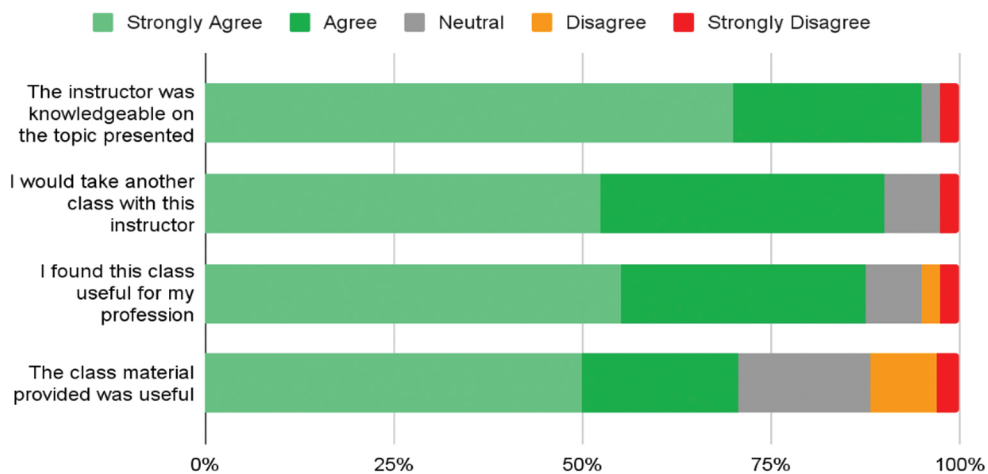


Clearing the Air

Course Satisfaction Rates:

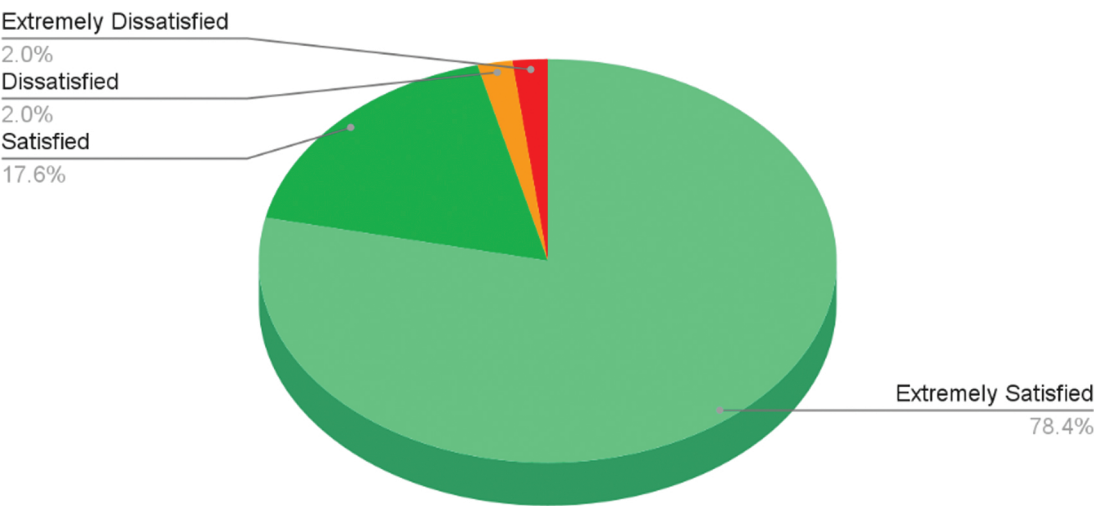


Course Evaluations:



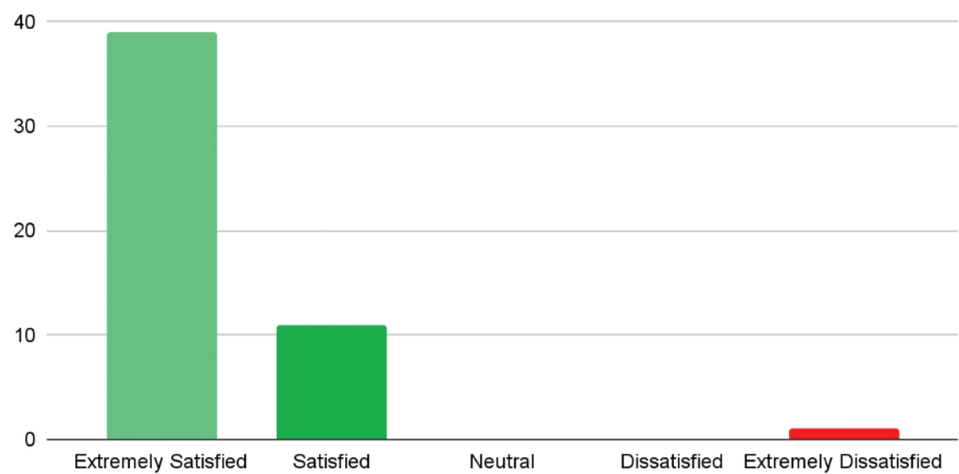
Jon Siu, Tim Blevins, Benjamin Enfield, & Elanka Jarolimek

Instructor Satisfaction Rates:

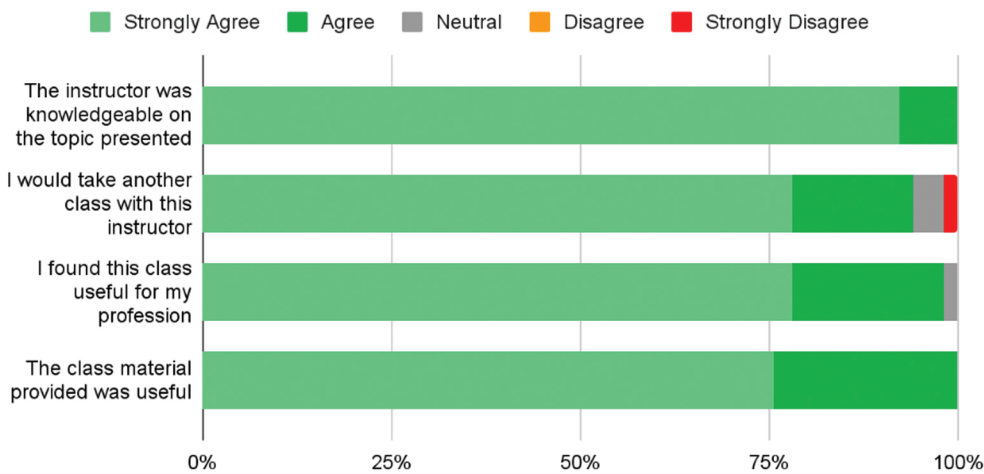


WAsafe Building Safety Evaluations (ATC 20/45 Plus)

Course Satisfaction Rates:

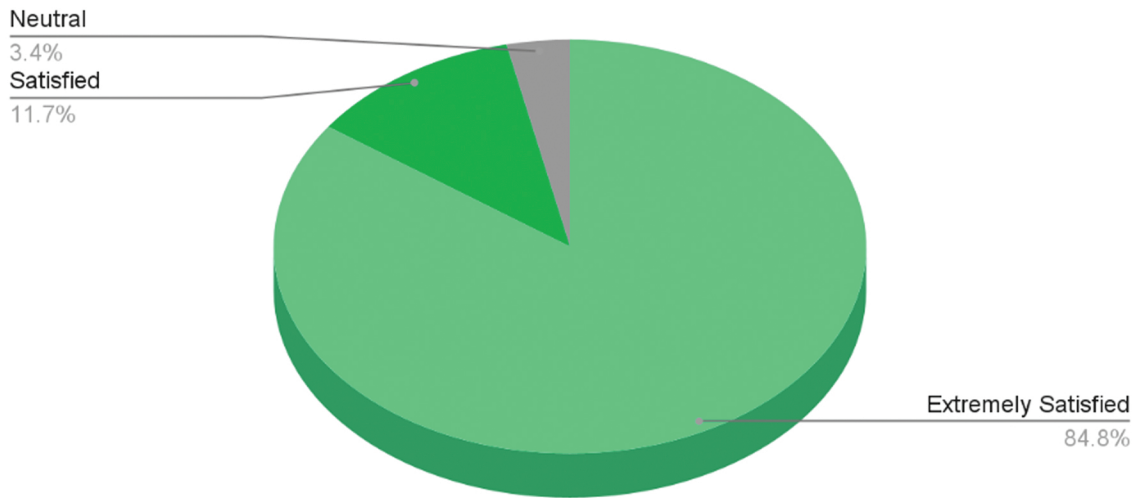


Course Evaluations:



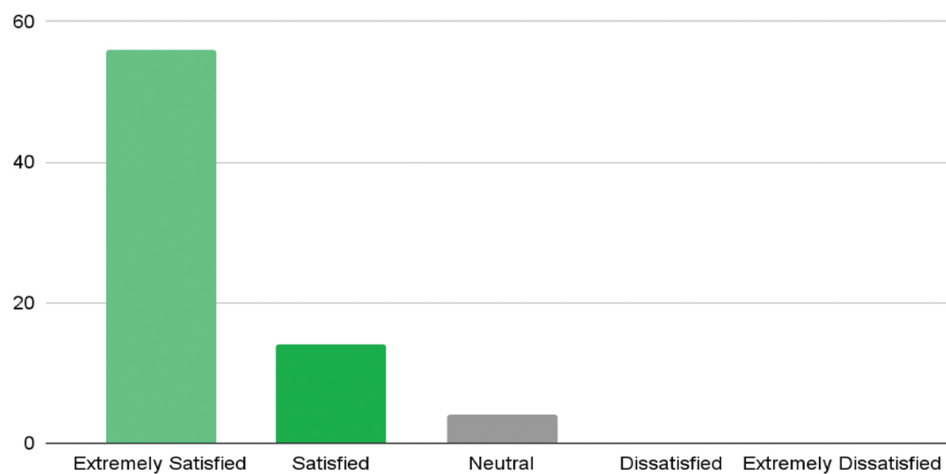
Steve Thomas

Instructor Satisfaction Rates:

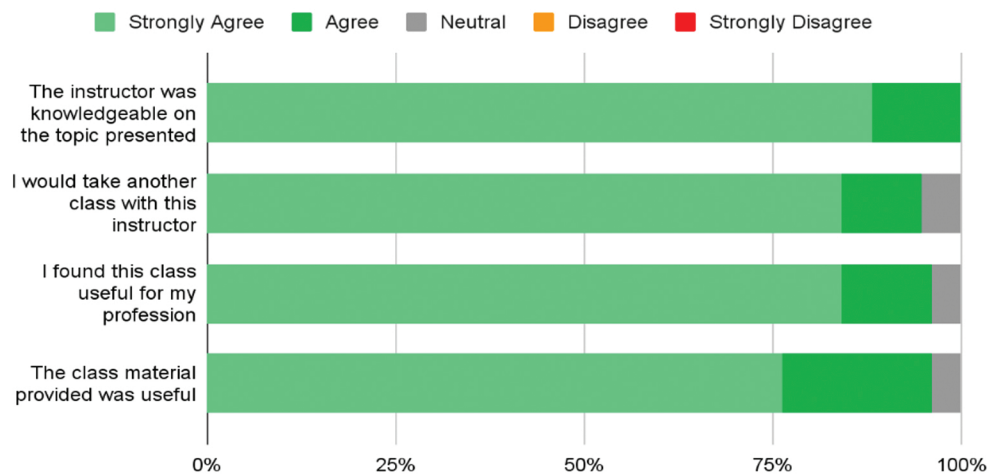


Egress & Accessibility In the 2021 IBC

Course Satisfaction Rates:

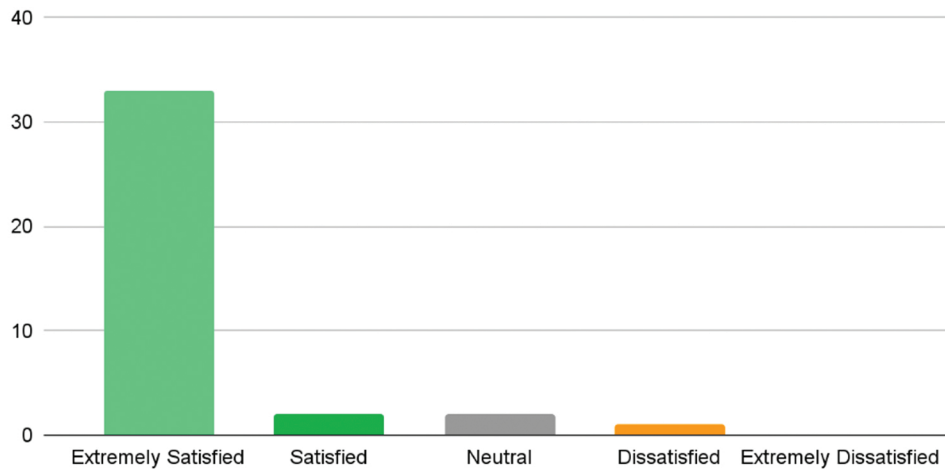


Course Evaluations:

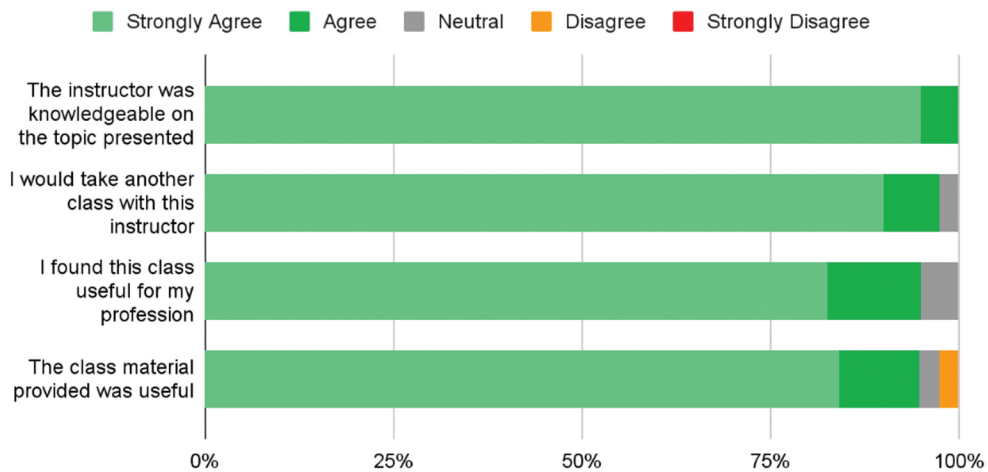


Building Inspector 101 (Strategies, Process, Soft Skills, Technologies, & Effective Communication)

Course Satisfaction Rates:

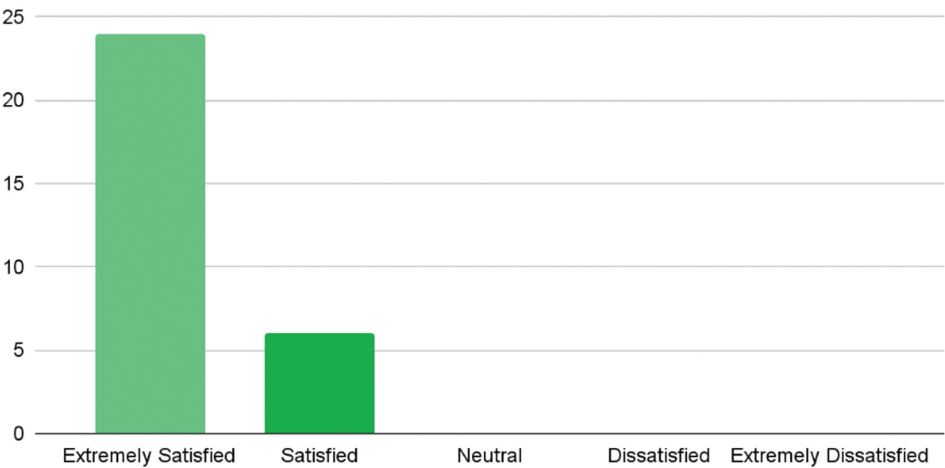


Course Evaluations:

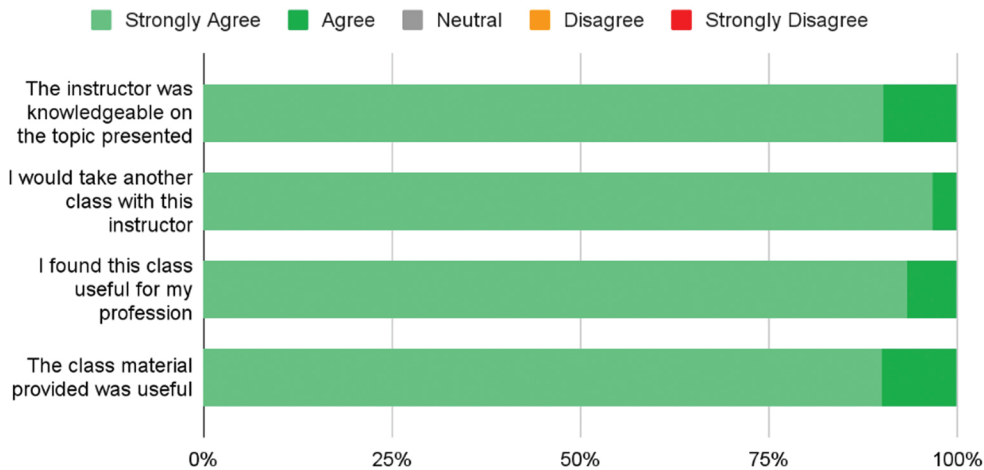


Legal Aspects of Code Administration (CBO Test Preparation)

Course Satisfaction Rates:

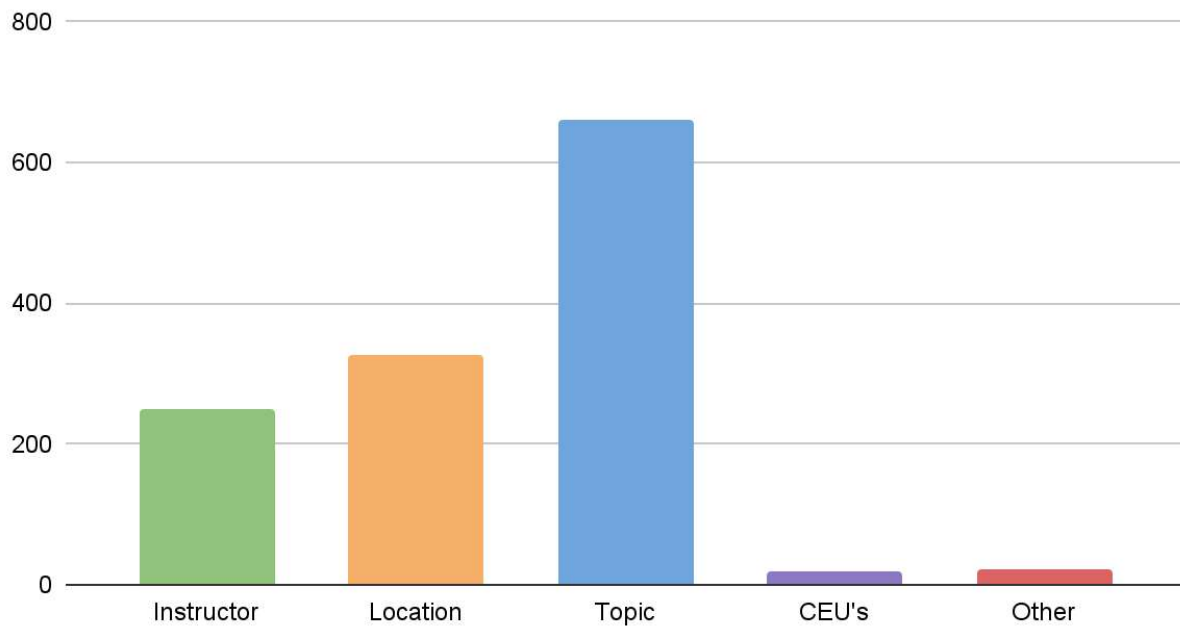


Course Evaluations:

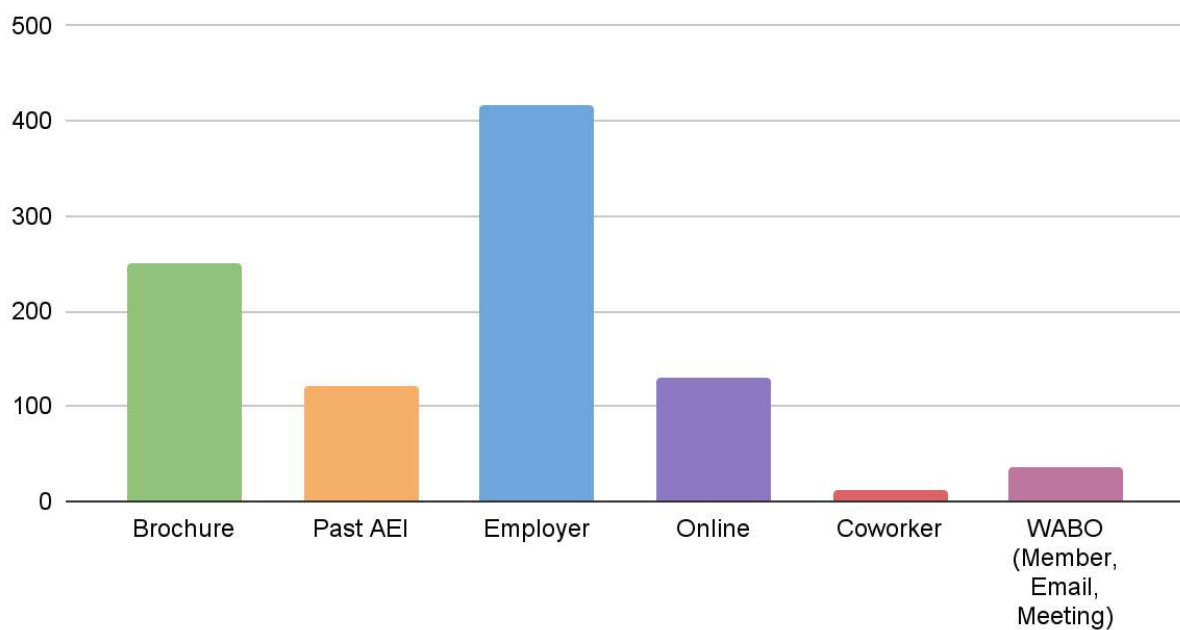


Meeting Your Future Needs - AEI 2025 Data

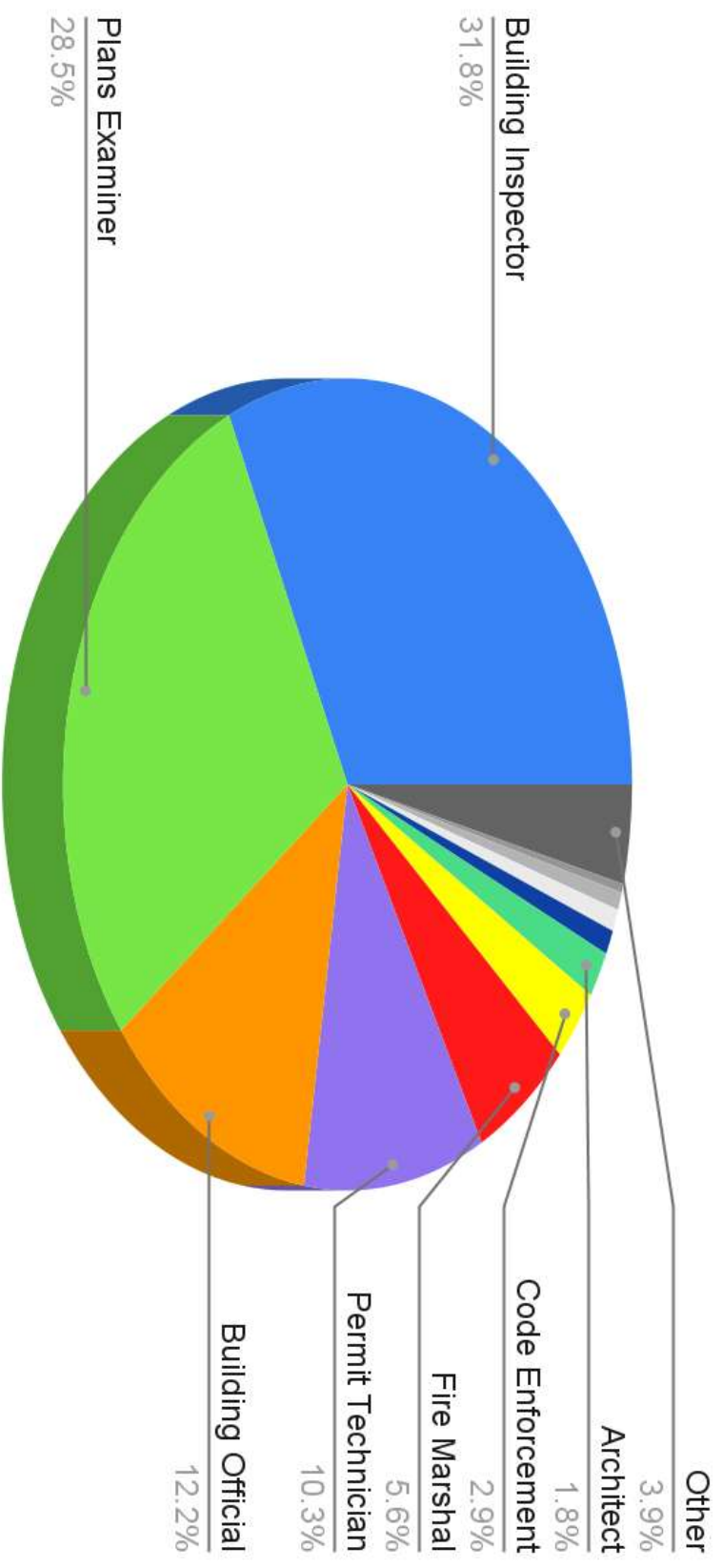
What Factors Influence Your Choice of Continuing Education?



How Did You Hear About WABO's AEI Event/Classes?



Attendee Professions 2025



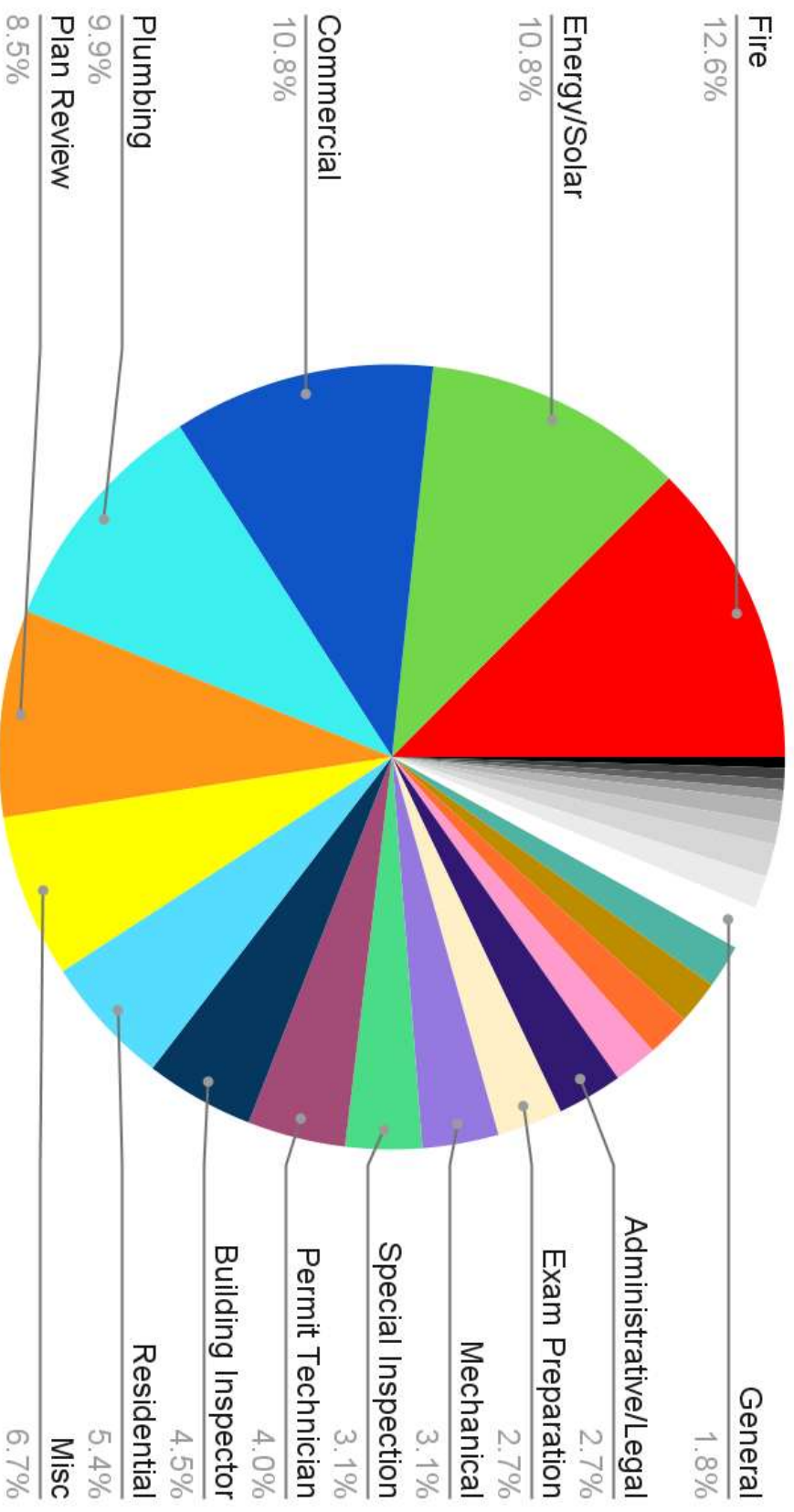
YES	NO	MAYBE	Possible Class Topics - 2025 Data	Requests
			General	2%
			2024 Code Updates	3
			Code Compliance Course	
			Accessibility	1%
			Accessibility Course	2
			ICC A117.1-2017 Changes	
			Administrative/Legal	3%
			Administrative Communication	
			Legal Aspects of Code Administration	
			Legal Insight In Planning	
			Risk Assessment	
			Technical Communications & Professional Writing For Inspectors & Code Professionals	
			The History of Codes & Code Administration	
			Bluebeam	1%
			Bluebeam Course	2
			Building Inspector	5%
			Building Inspector Course	3
			Building Inspector Course (Field Work Focus)	2
			Building Inspections: How Tos, Whats, & Equipment	
			Detailed Practical Skills for Building Inspectors	
			How to Be A Thourough Building Inspector	
			Inspections Issues	
			Technologies For Building Inspectors	
			Building Official	2%
			Building Officia Course (Taught By Chris Kimball)	
			Communicating With the Public	
			Course For Building Officials	
			Growing Towards Being A Building Official	
			Code Enforcement	1%
			Soft Skills: Communication & Deescalation	2
			Lean 6 Sigma Applications to Code Enforcement	
			Commercial	11%
			Means of Egress	3
			Adult Family Homes	2
			Structural Course	2
			Advanced Means of Egress	
			Atriums	
			Change of Occupancy	
			Chapter 7	
			Combination Egress Sizing/Complex Egress & Fire Resistance in Townhomes/R-2	
			Commercial Building	
			Concrete Foundations (Chapter 4) & Slope/Soils Considerations	
			Generators	
			Geotechnical Steps to Consider for Converting SED to Triplex	
			Hoistway Protection	
			IBC Conventional Light Framed Construction	
			Playing the 'Firewall' Game In the PNW (Change from R-2 to R-3, Reducing Building Area, & 'Separate' Buildings) to Give 'Structural Independence'	
			Podium Buildings (510.2)	
			Specific Occupancies I-1 & I-2	
			The Basic Building Blocks of Code (Chapter 5 & 6)	
			Townhome, Triplex, & 4-Plex: How They Differ In Requirements	
			"Walking A Building Final" Each Type of Occupancy	
			Commercial/Residential	1%
			Converting A Non-Compliant Red Tagged System	
			IRC & IBC (Chapter 1 & 2)	

			Design	<1%
			Pros & Cons Affecting Building Designs	
			Electrical	2%
			Electrical Course	2
			PV Systems	
			WA State Electrical Requirements	
			Energy/Solar	11%
			Connecting the Dots Between Residential WSEC & IMC	4
			Energy Code Course	3
			Integrating Solar/Wind Energy Technology Into Building Planning/Construction (Solar Panels, Wind Turbines, Water Wheel)	2
			Blower Door Test & Inspection Standards	
			Building Envelope & Insulation Topics Geared for WA Climate	
			Compliance With C3 WSEC Form UA Values For Remodels, Additions, & New Homes (What to Verify Between Form & Plans)	
			Energy Code & R Occupancies (R3)	
			Energy Code - Compliance For HVAC In Multifamily, Commercial, & Single Family	
			Energy Codes & How They Relate to Building/Design Plans	
			Energy Efficiency	
			New Refrigerants (A2L - Flammables) & Ashrae 15 Design Requirements For Routing/Installing Refrigerants In Buildings	
			Plumbing Energy Code Compliance	
			Solar Power/Battery Storage Codes & Regulations	
			WA State Energy Requirements	
			WSEC & R Construction Occupancies (R1, R2, & R3)	
			WSEC C403 - A Complete Overview (Including Plan Review Steps & Checklists)	
			WSEC C407 - Total Building Performance	
			WSEC for Beginners (With Walkthrough Videos)	
			Exam Prep Courses	3%
			Plans Examiner Test Preparation	3
			Certification Testing Preparation	
			Cram Session: Intensive Test/Exam Study Class	
			Test Preparation Courses	
			Fire	13%
			Fire Code Course	3
			Fire Behavior	2
			Fire Sprinklers - Types, Requirements, etc.	2
			High Pile Storage: What Needs to Be Reviewed, Pitfalls During Inspection, & Commodities	2
			13D Systems/Fire Flow	
			Advanced Fire Inspections	
			Concurrent, Recurrent, & Recert Inspections (Fire)	
			Fire & Life Safety For Buildings That Contain Extraction & Enrichment of Marijuana	
			Fire Inspector 101: Common Violations, Where to Find Them In the Code, & How to Address Them	
			Fire Life Safety Inspections In Existing Occupancies	
			Fire Protection & Lithium Ion Batteries	
			Fire Separation Walls	
			Fire Service Access Elevators	
			Fire Sprinkler Design 101	
			Fire Sprinkler Inspections, Testing, & Maintenance	
			Fire Sprinkler Plan Review	
			Fire Sprinklers & Fire Alarms	
			Fire Sprinklers (Commercial, Residential, 13, 13D, IBR, etc.)	
			Grease Interceptors	
			Juvenile & Adult Fire Prevention Education	
			Medical Gas	
			Smoke Control, BESS Systems, Inspections, & Home Battery Systems	

			Wet Systems, Dry Systems, etc.	
			Hazards	<1%
			Hazardous Waste Storage	
			IEBC	2%
			Application of the IEBC	
			IEBC & Combined/Special Use Inspections	
			IEBC Course	
			WA State IEBC Plancheck & Inspection	
			IFGC	<1%
			IFGC & Refueling/Recharging Stations	
			Mechanical	3%
			Hands On Mechanical Course	
			HVAC & HRV Systems: How They Work In Commercial Buildings & How to Inspect	
			HVAC Interactive	
			Mechanical Course	
			Mechanical Ducting HVAC	
			Mechanical Systems for Commercial Kitchens	
			Mechanical Systems for Restaurants & Hazardous Exhaust	
			Permit Technician	4%
			Permit Technician Course	3
			Basic Plan Review for Permit Technicians	
			Counter Staff Course	
			Higher Level Permit Technician Course	
			Permit Technician Basics II	
			Permitting Requirements & Exemptions	
			Technical Permit Technician Certification	
			Planning	<1%
			Local Planning & Building: How They Interact With Each Other	
			Plan Review	9%
			Commercial Plan Review	2
			How To Begin Plan Review: Where to Start, What to Review First, & Process	2
			2021 WSEC Residential Plan Review	
			Commercial Plan Review (Full Week Course)	
			Extensive Residential Plan Review	
			Intermediate Building Plan Review	
			Plan Review Course	
			Plan Review 101	
			Plan Review - Fire	
			Plan Review - IEBC	
			Plan Review - Mechanical Commercial	
			Plan Review - Plumbing Commercial	
			Plan Review - WSEC Commercial	
			Plan Review & Code (Less Technical Look)	
			Plan Review for Smoke Control Systems Practice	
			Structural Elements of Plan Review	
			WSEC & Plan Review	
			Plans Examiner	2%
			Commercial Plans Examiner Course	
			Plans Examiner Course	
			Residential Plans Examiner Course	
			Structural Review For Plans Examiners	
			Plumbing	10%
			Plumbing Systems Interactive	15
			Plumbing Courses	2
			Backflow Preventors	
			Gas Piping & Sizing	
			IAPMO UPC Course	

			Plumbing Code Course	
			Water Supply Piping	
			Residential	5%
			Braced Wall Design	
			Bracewall Hands On Training (Practice Verifying Bracewalls)	
			Brace Walls & Load Paths Within Prescriptive Construction	
			Interactions On R3/IRC	
			Residential Building Envelope	
			Residential Occupancy (Chapter 12)	
			Review of An Actual New SFR Plan Set (A Walkthrough In Reviewing the Plan Set)	
			Roof Trusses: Bracing, Tolerances, Reading Specs, Connections, etc.	
			Shear & Gravity (Walls & Wall Bracing)	
			Shear Walls (All Components)	
			Single Family Requirements	
			Truss Design & Installation	
			Special Inspection	3%
			Concrete Inspections: Formwork, Placement, Steel Reinforcement, Slump, Air Entrainment, Admixtures, & More	
			Concrete Inspections & Testing: How to Inspect For Placement (Weather, Slump, Lap Splices, Developed Lengths, Temperatures Required, etc.)	
			Firestopping	
			Manufacturer Provided Fire Stop (Emphasis On Light Wood Framed Structures)	
			Mass Timber Course	
			Smoke Control Special Inspection	
			Special Inspection Course	
			Miscellaneous	7%
			Beginner's Guide For Less Construction Minded People	
			Class Series Based On COAP Class Offerings	
			Commercial Kitchens & Food Trucks - Permitting & Inspection	
			Common Building Materials & Best Practices	
			Community Risk Reduction Development	
			Finance Planning Test Preparation	
			Hazardous Waste (Healthcare Occupancies)	
			How to Repair Drainage Without Taking the Building Down	
			Slope Stability	
			Swimming Pools	
			Technological Advancement Affecting Codes/Regulations (Enforcement/Inspection POV)	
			WAC & RCW License Requirements Responsibilities (General Mechanical, Electrical, & Plumbing)	
			Women in the Field: Navigating A "Mans" Industry	
			Any Course By Bill Clayton	
			Any Course By Steve Thomas	

Breakdown of Course Suggestions for AEI 2026





Professional Development

Annual Business Meeting 2025

Best Practices In Plan Review & Compliance - 2021 WSEC-R Short Course

ICC Preferred Provider Course #45490 (0.3 CEU)

Course Overview

This course will be covering the Washington State Energy Code 2021 2nd Edition (WSEC-R 2021). We will be covering such topics as the general energy code with an emphasis on the following:

- 406.2 & 406.3 Credits and their selection
- UA Calculation, what it is, what it isn't, and what that means about CI
- Mechanical Ventilation
- The "C3" calculator

Additionally, a general guide on residential energy code plans examination will include:

- What documents do you need up front?
- What should you be looking for?
- What are the major things to look for with limited time?





CODE OFFICIAL ACCREDITATION PROGRAM

Everyone deserves to live and work in safe structures. Do your part by finding a rewarding career in protecting the public as a building code administrator. Enroll in this four-year completely online program to fill a continuing demand for qualified:

Permit Technicians Building Inspectors Plans Examiners Building Officials

The Code Official Accreditation Program (COAP) is designed to provide in-depth training tailored to prepare individuals for positions within Washington State building departments. This program awards a certificate upon satisfactory completion of each year (three quarters per year) for a total of four certificates. By completing International Code Council certifications, individuals have the opportunity of gaining Accreditation through the Washington Association of Building Officials (WABO).

Low Cost Tuition

100% Online Learning

Experienced Staff

State Licensed

**Nationally Recognized
Organization**



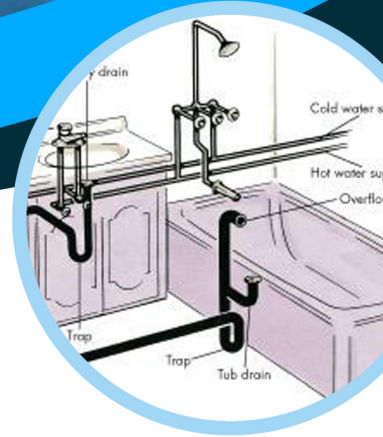
*Scan Code For
More Information*

or visit...
wabo.org/coap





Plumbing Design & Installation



Our Program:

100% Online & Affordable.

This course is designed to assist code officials, inspectors, and plan reviewers who are charged with administering the plumbing code and to enhance their understanding of the concept of plumbing design.

**Self-Guided
Online Course**

CEU's Available

**Based on the 2021 Uniform
Plumbing Code**

**Nationally Recognized
Organization**

10-Module Course



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Questions?

(360) 628 - 8669
member@wabo.org
www.wabo.org