



WASHINGTON ASSOCIATION OF BUILDING OFFICIALS

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

Proposed MINUTES – 2025 Annual Business Meeting

Leavenworth, Washington

April 17-18, 2025

Call to Order

The annual business meeting of the voting representatives was called to order by President Ray Cockerham on April 17, 2025 at 8:00 a.m.

Roll Call

The following executive board officers were present:

Ray Cockerham	-	President
Todd Blevins	-	1st Vice President
Angela Haupt	-	2 nd Vice President
Andy Higgins	-	Immediate Past President

The following executive board directors were present:

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

The following executive board directors were absent:

Kurt Aldworth	-	Past President
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The following management personnel were present:

Tara Jenkins	-	Executive Director
Troy Jenkins	-	Jenkins Management Solutions
Tanner Jenkins	-	Jenkins Management Solutions

Introductions

The active member voting representatives, associate members, and guests introduced themselves. Registration list is on file at the WABO office.

Agenda

President Ray Cockerham presented the proposed Agenda for the April 17-18, 2025, Annual Business Meeting.

MOTION: It was moved and seconded that the agenda be approved as presented.
The motion carried.

Minutes

President Ray Cockerham presented the proposed Minutes for the WABO Winter Committee Meeting on February 06, 2025.

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

President's Report

President Ray Cockerham provided a high-level overview of the inspiring committee work being done by committee chairs and member volunteers. Ray announced that his biggest regret was not getting involved sooner. President Cockerham recognized all the WABO Past Presidents and the value they add by still being active and engaged. He also provided an update on the BIAW meeting that he and Todd Blevins attended. Ray thanked Angela Haupt for stepping up and taking on the position at the SBCC and Andy Higgins for providing a clear and concise explanation to the Department of Commerce for a project that they have legislatively been tasked to do regarding energy code plan sets. Ray closed his report with thanking the management company in helping the members maintain a nationally recognized organization.

First Vice President

Todd Blevins asked all members who are part of a committee, TAG or liaison to an organization, to stand up. Todd recognized that all the members standing volunteer their time and that the Board recognizes that and appreciates all that they do. Todd emphasized that it takes the members to make this organization work.

Second Vice President

Angela Haupt announced the professional development that will be presented and reminded members to participate.

Nominating Committee

Andy Higgins announced one of the duties of the Immediate Past President is to serve as the Nominating Chair. WABO typically will ask a board member to serve in their position for a 2-year commitment. The WABO Board of Director elections will be held in the afternoon, and we have a full slate of candidates running for each position. Andy reminded members that voting representatives can run for any position, and even though we have a full slate, that it does not preclude anyone from running from the floor. Any person interested in running for office should fill out a nomination form.

The current candidates for the WABO Officers are as follows:

Ray Cockerham	-	President
Todd Blevins	-	1st Vice President
Angela Haupt	-	2nd Vice President

The current candidates for the WABO Committee Chairs are as follows:

Brian Smith	-	Certification & Registration
Micah Chappell	-	Technical Code Development
Tim Woodard	-	Government Relations
Andie Lorenz	-	Finance
Ryan Mumma	-	Education
Stacy Criswell	-	Outreach Services
Quyen Thai	-	Emergency Management
James Tumelson	-	Accreditation

Executive Director

Tara Jenkins announced the meeting logistics to the membership. Tara highlighted the Code Official Accreditation Program flyer and reminded members Fall 2025 registration will open on May 5, 2025 and that classes start on September 8, 2025. Members were informed of the Governor and WABO's Building Safety Month proclamations.

Meeting recessed for committee meetings at 9:00 a.m.

Meeting reconvened at 1:05 p.m.

Election of WABO Board of Directors

Andy Higgins announced the current candidates and asked if there were any other nominations for the officers and committee chairs.

No nominations received from the floor.

MOTION: It was moved and seconded to close the nominations for 2025-2026 officers and committee chairs.

The motion carried.

Andy Higgins asked for unanimous consent on the uncontested officer and committee chair races.

MOTION: It was moved and seconded that the full slate of uncontested officers and committee chair races be approved.

The motion carried.

Meeting recessed for committee meetings at 1:15 p.m.

Meeting reconvened at 3:00 p.m.

GUEST REPORTS:

International Code Council

ICC Government Relations Regional Manager, Bryan Imai, provided an introduction on his position and the states he represents. Bryan provided ICC updates on the following topics: Building Safety Month, Leadership Academy, Annual Business Meeting, BRIC grant funding (FEMA), online learning opportunities, and a Hydrogen Survey.

ICC Region II

Andie Lorenz announced Region II consists of WA, ID, OR, MT, WY, and AK. The Region meets virtually on the second Wednesday of each month and has many committees you can get involved with. Andie announced Region II will be providing a Paperless Permitting Course on May 9, 2025.

ICC Local Chapters

Olympic Peninsula Chapter – David Kinley reported that the chapter will be holding a meeting at the end of May to elect new officers.

WSAPT

Tela Gardner announced the WA Association of Permit Technicians had just finished their Spring Conference which featured several training sessions. Tela asked jurisdictions to save the date for their Annual Business Meeting that will celebrate their 30th anniversary in Chelan, WA September 22-23, 2025. Tela announced the ABM will have a keynote speaker, gala, and a seminar on Complete Plan Review. Tela encouraged memberships and announced a social media contest for the upcoming Building Safety Month.

WPLBO

Trace Justice announced the Western Pacific League of Building Officials (WPLBO) is made up of the following regions - WA, CA, Southern NV, & OR. WPLBO will be hosting a Candidates Forum August 21-22, 2025 in SeaTac, WA.

WSAFM

Ray Cockerham reported that this was the second year in a row that WABO has met with WSAFM on legislative topics. Ray stated it is a great opportunity to meet and discuss topics that we can align with and will continue to do so.

OBOA

No Report.

WABO/SEAW

Hoyt Jeter stated the committee is working on updating all the white papers to the 2021 codes.

NFPA

Gary Honold announced that this will be his last meeting as we have a new regional director (Greg Rodgers) for our area that will be in attendance in the future. Gary provided updates on the NFPA Conference & Expo June 17-19, 2025 in Las Vegas and on the NFPA Link Subscription. NFPA is seeking individuals to sit on their Technical Committees, and they offer scholarships to assist AHJ's.

State Agencies

No reports.

State Building Code Council

Angela Haupt reported that the next council meeting will be on April 18, 2025 and the TAG's are currently working on Group 2. TAG's have unofficially been meeting during the open submittal process and no official action will be taken until the window closes. Angela informed the members that all SBCC meetings are open to the public. She also reported that HB1254 died and the SBCC has no jurisdiction over the IWUIC code. The SBCC has moved forward with the TAG to be prepared in case a bill passes next legislative session. Angela stated the council is discussing if the Energy code should be Site vs Source. The SBCC is also looking at the Energy Code process, it has been suggested to utilize the IECC as a base and then amend the national code. Angela reported the I-2066 petition for amendments has garnered 21 commercial and residential energy code amendments. The Council will see if they will amend the 2021 codes and consider the amendments for the 2024 code as well. Angela requested outreach efforts for open TAG seats (WABO's seats are all filled), they need help recruiting vacancies in the contractor, manufacturer, architect, etc.

MyBuildingPermit.com (MBP)

Ryan Mumma reported that MyBuildingPermit.com (MBP) is an online portal trying to provide consistency amongst the 17 jurisdictions under the umbrella ECity.gov. Ryan reported on the SB5290 that focused on electronic permitting and grant funding opportunities for jurisdictions. Ryan reported the backend software provider has been selected and work will begin on software development. Ryan stated MBP is making outreach efforts for members to sit on one of their 7 committees, if you are part of the coalition and have a staff member interested in serving, please reach out to Ryan Mumma.

WA Manufactured Housing Association

No report.

Sound Transit

No report.

Liaison Reports

Factory Assembled Structures (FAS) - Todd Blevins reported that HUD requirements are done separately from the International Residential Code.

Electrical Board – James Tumelson reported that WA State has 281 cities and only 27 have their own electrical program. He announced that at their quarterly meetings the focus has been on money (permits are down but wages are higher). James informed the members that a lot of the meetings also focus on appeals that are received from Labor & Industries. A discussion of a 6.3% increase in fees could be on the table for future discussions. The National Electrical Code (NEC) has a Technical Advisory Committee (TAC) that discusses the amendments to the NEC.

Meeting recessed for code forum at 4:10 p.m.

Friday, April 18, 2025 at 8:00 a.m. – Meeting reconvened

President Ray Cockerham reconvened the meeting at 8:00 a.m.

STANDING COMMITTEE REPORTS:

Motion and Action Items

None.

C & R Committee

Brian Smith provided an overview of the Certification & Registration Program. Brian updated the members on a Special Inspection program update regarding Post-Installed Anchors. He also reported the Special Inspection Advisory Board is looking into the steel storage rack systems and will work with the TCD committee regarding the code language. Brian announced the Special Inspection Advisory Board will be looking into the feasibility of creating a procedure for a remote Fabrication Facility Audit for renewals only. He informed the members that a couple of special inspection classes were held at the WABO Annual Education Institute and the classes were well received. Brian provided a status update on the Energy Code Plans Examiner Program and asked for new volunteers to help with the committee work. Molly Severn, Allison Newcomb, and Bradley Eisold volunteered to be on the subcommittee.

Finance Committee

Andie Lorenz provided the membership with an overview of WABO's 2024/2025 third quarter financials.

Accreditation Committee

James Tumelson provided the membership with an update on the grant funding received and the work that is coming from the connections. James reported that the accreditation committee is discussing partnership opportunities with colleges and a reoccurring trend of fast tracking the program has been mentioned by colleges and legislative representatives. The membership does not want the curriculum compromised to expedite an individual through the program. A suggestion from the members is to possibly add interview skills into the curriculum.

Outreach Committee

Stacy Criswell thanked all the first-time attendees and encouraged them to reach out to members that are in attendance. Stacy provided an update on the Legacy Scholarship. Stacy encouraged members to use Building Safety Month as a way to advocate for themselves, their

team, and department. Stacy reminded members that a publication on What is a Building Official is located on the WABO website as another tool that you can utilize. Stacy informed the members of a checklist and tipsheet page as available resources to the members and requested if any jurisdiction has checklists and tipsheets they are willing to share to please reach out to him or the WABO office.

Announcements

Ray Cockerham announced that WABO will be sending Tim Woodard and Stacy Criswell to the ICC Leadership Academy this year.

Unfinished Business

None.

New Business

None.

Meeting recessed to committee meetings at 8:45 a.m.

Meeting adjourned at 9:25 a.m.