



WASHINGTON ASSOCIATION OF BUILDING OFFICIALS

“Leading the way to excellence in building and life safety”

Proposed MINUTES – 2026 Annual Business Meeting

Leavenworth, Washington

April 16-17, 2026

Call to Order

The annual business meeting of the voting representatives was called to order by President Ray Cockerham on April 16, 2026 at 8:00 a.m.

Roll Call

The following executive board officers were present:

- Ray Cockerham - President
- Todd Blevins - 1st Vice President
- Angela Haupt - 2nd 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
- 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
- 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 16-17, 2026, 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 January 29, 2026.

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 committee members. Ray announced that his biggest regret was not getting involved sooner.

First Vice President

No Report.

Second Vice President

No Report.

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 the Officers and Committee Chairs and one contested race for Certification & Registration. 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.

Executive Director

Tara Jenkins announced the meeting logistics to the membership. Tara reported WABO's website is currently being redesigned by a web developer as well as the Code Official Accreditation Program (COAP) website. Tara informed and updated members on the sales tax on live presentations that has been effected by current legislation. Tara highlighted the COAP flyer and reminded members Fall 2026 registration will open on May 4, 2026 and that classes start September 14, 2026. Members were informed of WABO's Building Safety Month proclamation and were encouraged to obtain proclamations at the jurisdictional level.

Meeting recessed for committee meetings at 8:35 a.m.

Meeting reconvened at 1:05 p.m.

Election of WABO Board of Directors

Andy Higgins announced the current candidates for the Officer positions and asked if there were any other nominations.

The current candidates for the WABO Officers are as follows:

- Todd Blevins - President
- Angela Haupt - 1st Vice President
- Stacy Criswell - 2nd Vice President

No nominations were received from the floor.

MOTION: It was moved and seconded to close the nominations for 2026-2027 officers.

The motion carried.

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

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

The motion carried.

Andy Higgins announced the candidates for the Certification & Registration (C & R) committee and asked if there were any other nominations for the C & R committee.

The current candidates for the WABO C & R Committee Chair are as follows:

- Brian Smith (incumbent) - Certification & Registration
- Scott Shannon - Certification & Registration

No nominations were received from the floor.

Ballots for Certification & Registration chair were distributed, and members voted. Brian Smith retains the Certification & Registration committee chair position.

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

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

- Micah Chappell - Technical Code Development
- Tim Woodard - Government Relations
- Andie Lorenz - Finance
- Ryan Mumma - Education
- Ted Corey - Outreach Services
- Quyen Thai - Emergency Management
- James Tumelson - Accreditation

No nominations were received from the floor.

MOTION: It was moved and seconded to close the nominations for 2026-2027 uncontested committee chairs.

The motion carried.

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

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

The motion carried.

Meeting recessed for committee meetings at 1:30 p.m.

Meeting reconvened at 2:30 p.m.

GUEST REPORTS:

International Code Council

ICC Government Relations Regional Manager, Bryan Imai, provided ICC updates on the following topics: GR Monthly Distribution emails, BRIC grant funding (FEMA), Public Comment Hearings, Voter Validation, Pro Codes Act, and Building Safety Month

ICC Region II

No Report.

ICC Local Chapters

Western WA Chapter – Quyen Thai provided an update on the chapter's education benefit and scholarship opportunities. Meetings are held virtually and participation is encouraged.

Olympic Peninsula Chapter – David Kinley reported that the chapter was saved from going under and currently trying to rejuvenate the chapter and elect new leadership. David reported that the chapter does have money for scholarships and each meeting has a training component that earns CEU's.

North Central Chapter – Kevin Harmon reported that the chapter has a Means of Egress training coming up that is free to attend. The chapter is planning for next year's short course and will focus on code update classes. Kevin informed the membership that there are scholarship opportunities for chapter volunteers.

WSAPT

Tela Gardner announced that 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 Fall Conference being held September 21-22, 2026 where 3 Member at Large Director positions will be voted on. Tela encouraged memberships and announced a contest for the upcoming Building Safety Month.

WPLBO

Ray Cockerham announced that 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 20-21, 2026 in San Diego, CA.

WABO/SEAW

No Report.

BRPELS

Ray Cockerham informed the membership that the Board of Registration for Professional Engineers is requesting collaboration on developing improved verification for professional services and seeking volunteers to sit on an outreach work group.

Ray Cockerham, Clay Salzman, and David Kinley volunteered for the workgroup.

BIAW

Patrick Hanks informed the members on how he admired the amount of work the WABO members volunteer on the WA TAG committees. Patrick announced BIAW's goal is to collaborate with WABO and look at ways to improve the SBCC process.

NFPA

Greg Rodgers introduced himself as the new regional director for NFPA. Greg reported he had the opportunity to meet Ray Cockerham and Angela Haupt at the Building Official Forum the last two years. Greg reported NFPA updates on the following: NFPA 800 Battery Safety Code Standard, Wildfire Community Preparedness Day, Public Awareness Campaign 'Safety Doesn't Happen By Chance' (Don'tChanceSafety.org), Pro Codes Act, NFPA Link (CASI), and NFPA Conference.

State Agencies

No reports.

State Building Code Council

Angela Haupt provided SBCC updates on the following topics: 2024 Code Public Comment period, 2024 Code Public Comment Hearings, final adoption date of the 2024 codes August 21, 2026, 2024 code implementation date May 3, 2027. The SBCC will be working with ICC to publish the 2024 WA Custom Codes, the SBCC have a goal to have the electronic version completed prior to WABO's 2027 Annual Education Institute. Angela reported there will be no amendments produced from the SBCC and you will have to look in WAC for specific code changes.

MyBuildingPermit.com (MBP)

Kurt Aldworth reported that MyBuildingPermit.com (MBP) is an online portal trying to provide a one stop shop for permitting and inspections for their member jurisdictions. Kurt announced that MBP is the 1st in the nation for multi-jurisdictional permit software. MBP is working on the backend dashboard to make it easier for small jurisdictions to onboard. Kurt informed members that Tyler Runningdeer (Executive Director) retired in December of 2025. MBP is working on drafting criteria for the new Executive Director and hope to have the RFP out as soon as the criteria is completed.

WA Manufactured Housing Association

Todd Blevins provided a report on behalf of Lance Clark. WA Manufactured Housing Association is having their conference April 27th-29th and will be having a panel discussion on streamlining permitting for manufactured homes. Todd asked that if anyone is having issues with manufactured home dealers to please contact Todd and provide feedback.

Liaison Reports

A117.1 – Jenifer Gilliland announced the new ANSI A117.1 Standard for Accessible Buildings and Usable Buildings and Facilities has underwent all 3 rounds of review and will be published late summer. The 2027 code will reference this version.

Factory Assembled Structures (FAS) - Todd Blevins reported that Labor & Industries is developing training geared towards inspectors.

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

Friday, April 17, 2026 at 8:00 a.m. – Meeting reconvened

President Todd Blevins 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 newly launched WSEC Plans Examiner program. He announced an RFP for an additional C & R Technical Consultant has been distributed with a proposal deadline of May 15, 2026. Brian provided an update on the Fire-Resistant Material Applicator (FRMA) Certification being required by L&I. L&I requires that all contractors use certified applicators for applying fire-resistant materials in certain buildings (all building types I-V according to the International Building Code and Working on risk category III and IV buildings). L&I is not currently enforcing this certification, but Special Inspections are aware if it.

Finance Committee

Andie Lorenz provided the membership with an overview of WABO's 2025/2026 third quarter financials.

Outreach Committee

Stacy Criswell thanked all the first-time attendees and encouraged them to reach out to members that are in attendance. Stacy presented the WABO coloring/activity book for children that he had Tanner Jenkins create. Stacy asked for comments/feedback on a couple more ideas to finish the publication. Once finished Stacy encourages jurisdictions to have this available with crayons at the building department counter for Building Safety Month. He also mentioned the WSEC Plans Examiner program and ways to promote the program. Stacy Criswell introduced newly elected Outreach Chair, Ted Cory, the building official from the City of Edmonds. Ted thanked the members for their support and stressed the importance of mentorship.

Accreditation Committee

James Tumelson provided the membership with an overview of the 4 years of the Code Official Accreditation Program. He informed members of the grant funding received and how the funds were used to provide extensive curriculum updates and expand marketing. James reminded members of the ACO program for building officials looking to elevate themselves. James reported the Self-Paced Plumbing course will be undergoing 2024 code updates and curriculum refinement. Self-Paced courses will be expanding with Jon Siu developing a Wood Framed course and Molly Severns developing a Mechanical course. James encouraged members to bring ideas (and bring instructors!)

Announcements

None.

Unfinished Business

None.

New Business

Micah Chappell brought up Pro Codes Act that was mentioned throughout the meeting. The Board will add to the Executive Board Agenda for discussion and review.

Meeting adjourned at 9:00 a.m.