



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

Winter Committee Meetings

January 27, 2022

Zoom Conferencing

Agenda

- 9:00 a.m. WABO Business Meeting Call to Order
Pledge of Allegiance to the Flag
Introductions (Attendee list in meeting packet)
- Agenda Approval: January 27, 2022
 - Fall Minutes Approval: October 28-29, 2021

Business Meeting Adjourn

- 9:15 a.m. Legislative Overview – Tim Woodard and Marian Dacca
- 11:15 a.m. TCD Update – Micah Chappell
- 11:30 a.m. C & R Update – Brian Smith
- 11:45 a.m. Open Forum
- 12:00 p.m. Committee Meetings Adjourn

Announcements:

TCD Committee Meeting: February 7, 2022 – Virtual (1:00 PM – 4:00 PM)
Annual Education Institute: March 21-24, 2022 – Lynnwood Convention Center
ICC Committee Action Hearings (Group B): March 27 – April 6, 2022 – Rochester, NY
Spring Quarterly Business Meeting: April 21-22, 2022 – Leavenworth, WA
Annual Business Meeting: July 28-29, 2022 – Bremerton, WA



WASHINGTON ASSOCIATION OF BUILDING OFFICIALS

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

Proposed MINUTES – 2021 Fall Business Meeting

Chelan, Washington

October 28-29, 2021

Call to Order

The fall business meeting of the voting representatives was called to order by President Kurt Aldworth on October 28, 2021 at 8:00 a.m.

Roll Call

The following executive board officers were present:

Kurt Aldworth	-	President
Andy Higgins	-	1st Vice President
Ray Cockerham	-	2 nd Vice President
C. Ray Allshouse	-	Immediate Past President

The following executive board directors were present:

Brian Smith	-	Certification & Registration
Micah Chappell	-	Technical Code Development
Tim Woodard	-	Government Relations
Angela Haupt	-	Finance
Todd Blevins	-	Education
Stacy Criswell	-	Outreach Services
Doug Powell	-	Emergency Management
James Tumelson	-	Accreditation
Tom Phillips	-	Past President
Trace Justice	-	Past President
Gary Schenk	-	Past President

The following management personnel were present:

Tara Jenkins	-	Executive Director
Troy Jenkins	-	Jenkins Management Solutions
Ruth-Ann Johnson	-	Jenkins Management Solutions

Introductions

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

Agenda

The President presented the proposed Agenda for the October 28-29, 2021, Fall Business Meeting.

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

Minutes

The President presented the proposed Minutes for the WABO Annual Business Meeting on July 15-16, 2021.

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

President's Report

President Kurt Aldworth provided an update on the candidate's forum that was held by the Western Pacific League of Building Officials (WPLBO) in July 2021. Kurt reported on the ICC Annual Business Meeting and Public Comment Hearings and stated the highlight was the election of the new Board of Directors. Kurt announced two motions went through the last State Building Code Council (SBCC) meeting regarding the IWUIC, one rescinds the WAC sections through emergency ruling and the other creates a IWUIC TAG.

Executive Board Report

President Kurt Aldworth provided updates from the Executive Board meeting held on August 19-20, 2021. Overview of the Energy Code Task Force, Government Relations Lobbyist Selection Committee, SIRP Symposium, SIRP inspectors meeting building department personnel, and Strategic Planning, and IABO were discussed.

First Vice President

Andy Higgins led the discussion on what the future of WABO meetings look like. Will it include hybrid? Will that cause a struggle with directors, or will that be a benefit to the jurisdiction? Sponsors stated hybrid will have a negative effect on them and WABO would lose their support. Andy encouraged members to send feedback to the WABO office.

Second Vice President

Ray Cockerham announced there are many committee choices and educated and encouraged first timers to participate. Ray asked membership to submit professional development training ideas so he can schedule future seminars.

Immediate Past President

Ray Allshouse encouraged members to pick a committee that piques your interest and attend. Ray reminded members that it is not too early to be thinking about elections and to let him know if you have interest on serving on the Board. Ray informed the membership that the 2023 Annual Business meeting will be held in the spring of 2023. Ray announced ICC online governmental consensus voting for Group A code changes is open until November 1, 2021 and WABO TCD committee has a recommended voting guide. Ray informed the membership that he has volunteered for ICC's Residential Seismic Assessment and Retrofit Standard Consensus Committee and has been approved as an 'interested party.'

Executive Director

Tara Jenkins announced the meeting logistics to the membership. Members were informed that WABO Technical Consultant King Drake announced his retirement effective December 31, 2021. Members were reminded about DSHS's request to link jurisdiction's adult family home resources to WABO's 'Find Your Building Official' page, please provide link to WABO to integrate.

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

Meeting reconvened at 1:00 p.m.

GUEST REPORTS:

International Code Council

Director David Spencer reported the ICC bylaws updates will be sent to the membership for ratification. Director Spencer provided an update on ICC's Board's decision to not take action at this time on 'What is a Governmental Voting Representative' out of the ICC's Long Term Technical Code Development Committee.

Rich Anderson introduced himself as the new ICC Director of PMG and replacement for Lee Clifton. Rich announced Angie Wiess is Region II liaison and Shirley Ellis is WABO's liaison. Rich provided ICC resources for members – Code on Mission, EV Charging resources and Pandemic Task Force.

ICC Region II

Andie Lorenz reported that Region II has a call out for committees and is in the early stages of implementing scholarship programs. Andie announced four Director at Large seats are still open, if interested please contact Andie Lorenz.

ICC Local Chapters

Western WA Chapter

Quyen Thai reported Marc Schoenberg's plea for more involvement and will be doing outreach efforts to encourage more involvement of local chapters.

IABO

Gary Schenk provided historical background on IABO and current affairs with association. Gary informed the membership that some of the IABO Board was trying to 'sunset' the organization and Gary requested time to approach WABO Board to discuss the situation. The WABO Board moved forward with researching IABO and trying to save the organization. The IABO Board asked for a business plan which ultimately has evolved into an organizational plan. Gary went over the ideas that IABO can provide nationally to Building Officials and explained WABO's role would be minimal (website, reports, taxes). Gary informed the members that the current CEO would be stepping down and they would encourage the younger generation to step up to run the company.

WPLBO

Gary Schenk reported next meeting will be held in February in California. Gary provided overview of WPLBO participation and reported candidate's forum is best in the nation.

State Building Code Council

Micah Chappell provided Stoyan Bumbalov's report in his absence. Micah announced there are 5 new emergency rules and encouraged members to view the Rulemaking page on SBCC website. Micah reported 2021 IBC/IEBC TAG Group 1 is wrapping up and initial submittal for CR-102 filing and associated documents, including cost benefit analysis is being worked on. Micah reported the 2021 WA Energy Code - Commercial initial submittal for CR-102 filing and associated documents, including cost benefit analysis is also being worked on. Micah updated the membership on emergency ruling regarding two motions that went through the last State Building Code Council (SBCC) meeting regarding the IWUIC, one rescinds the WAC sections through emergency ruling and the other creates a IWUIC TAG in Group 2. Micah announced an emergency rule regarding Heat Pumps and Temporary Certificate of Occupancy due to supply chain issues.

WABO/SEAW

Hoyt Jeter asked members to review white papers and report any issues to the WABO/SEAW committee. White papers are useful tools that can be used when dealing with non SEAW engineers.

Ardel Jala provided the following report provided by WABO committee member Nathalie Boeholt: The committee is looking to recruit more members especially on the SEAW side. White Papers can be found on the WABO website: www.wabo.org/wabo-seaw-white-papers The following white papers are being reviewed for updating: WP6B – Deferred Submittals and WP7 – Seismic Design and Gravity Support Requirements for Non-Structural Components. WP9 – Threaded Rod Hold down Systems in Wood Frame Buildings was updated 4/2020 but SDCl is asking for clarification of detail #1 and clarification for the design approach presented in the white paper which offers little guidance for application of the detail. All other details have been updated except WP11.

MyBuildingPermit.com (MBP)

Tom Phillips reported mybuildingpermit.com (MBP) was very useful during the pandemic for intake and issuance of permits. Tom stated seventeen jurisdictions are part of MBP who share the online permitting portal. Tom informed the members that they own their software and listen to software improvement requests and are improving the system based off requests received. Tom reported MBP has created a lot of checklist and tip sheets as well as have training resources available. If you have any questions, please talk to Tom Phillips or Kurt Aldworth.

Liaison Reports

WA Cities Electrical Code –

Kurt Aldworth reported WA Cities Electrical Code Committee will ask Chris Jensen of UL to provide training for them in the Spring of 2022. Kurt announced the committee meets quarterly and encouraged cities that have electrical programs to attend. Kurt reported that L & I is not enforcing the Energy Code Electrical Provisions for cities that do not have electrical programs. International Association of Electrical Inspectors (IAEI) is working on a partnership with ICC. Next meeting will be held in January.

Energy Code Task Force

Stacey Criswell presented the six options the task force had reviewed with possible pros and cons of each option. Discussions were held with members.

Meeting recessed for code forum at 4:00 p.m.

Friday, October 29, 2021 at 8:00 a.m. – Meeting reconvened

President Aldworth reconvened meeting at 8:05 a.m.

STANDING COMMITTEE REPORTS:

Technical Code Development Committee

Micah Chappell reported that the TCD committee doubled participation and would like to see more volunteers. Micah requested Group B changes be e-mailed to him or join an upcoming meeting. Several WABO members attended Pittsburgh in September for Public Comments and 338 comments were heard. WABO was 100% on WABO proposals. Micah reminded members to check the SBCC rulemaking page for emergency rules. The TCD committee will work on posting new emergency rules when they occur and notify the membership. Micah requested SBCC Group 1 feedback as group 1 is closing. Micah announced ICC online governmental consensus voting CDP access is open and closes on November 1, 2021. Micah reminded the membership that the national codes are working on the 2024 model codes.

Education Committee

Todd Blevins provided an overview of the 2022 Annual Education Institute (AEI) that will be held in-person at the Lynnwood Convention Center and went over the class schedule.

Government Relations Committee

Tim Woodard informed members that WABO lobbyist Amy Brackenbury has resigned, and the Government Relations committee created a lobbyist selection subcommittee. Tim reported the subcommittee released an RFP, reviewed proposals, interviewed candidates and have hired a new lobbyist - Marian Dacca of Gordon Thomas Honeywell. Amy Brackenbury will remain on for one additional month as a transition. Tim Woodard reminded members that the Government Relations committee has a legislative subcommittee that is tasked with vetting pieces of legislation during session. If you are interested in serving on this subcommittee, please e-mail Tim Woodard.

Outreach Services Committee

Stacy Criswell requested members to review the Building Official Handbook and send suggested edits/revisions to him. Stacy encouraged members to review the Energy Code Task Force options and encourage member feedback. Stacy asked first timers in attendance to participate and get involved.

C & R Committee

Nothing to report.

Emergency Management Committee

Doug Powell informed members that Emergency Management meetings will be getting established monthly and will be done virtually. Doug stated the emergency management webpage will be updated to include additional information on flood and fire. Doug informed the members that the WAsafe committee is creating a WAsafe website and there will be a building official page and they are asking for content. Doug informed members that ATC 20 training is available on November 3-4, 2021, through NSEA and SEOC Training is available on November 18, 2021, and May 26, 2022. Doug stated he will be reaching out to the membership to seek out coordinators for the program.

Quyen Thai reported that King County Trusted Partner Network (TPN) has established an emergency communication system available in 50+ languages. They are trying to expand to Pierce & Snohomish County and eventually state level.

Accreditation Committee

James Tumelson announced that the Code Official Accreditation Program is running all three years concurrently for the first time. James reported the committee is exploring a building official track as a possible 4th year option, and self-paced mechanical, plumbing and wood framed construction courses as supplemental programs. The committee is also working on a tutoring program, FAQ video and pursuing state licensing. James mentioned the Accredited Code Officials (ACO's) program as the last component and encouraged members to visit the website for more information and to apply.

Finance Committee

Angela Haupt provided the membership with an overview of WABO's 202/202 first quarter financials.

Unfinished Business

None.

New Business

None.

Motion and Action Items

2022 Legislative Positions

Motion: It was moved and seconded to approve: Energy Code Implementation. WABO supports legislation that promotes resource allocation for effective implementation via plan review and inspections of the WA State Energy Code - to the 2022 WABO Legislative Positions. Motion passed.

Motion: It was moved and seconded to approve additional language to the last sentence of the first bulleted priority Funding for the State Building Code Council of the 2022 WABO Legislative Positions -, the ability to readily access funding, - and to strike the redundant *for the SBCC* from the sentence. Motion passed.

Energy Code Task Force

Motion: It was moved and seconded to remove 'remain with status quo' as an option for the Energy Code Task Force to pursue. Motion passed.

Announcements

None.

Meeting adjourned at 9:35 a.m.

WABO Winter Committee Meeting
January 27, 2022
Attendee List

KURT ALDWORTH CBO, ACO
CITY OF KIRKLAND

R. TODD BLEVINS CBO
CITY OF WEST RICHLAND

SEAN CARLSTROM CBO, MCP, CFM, ACO
CITY OF SHELTON

MICAH CHAPPELL MBA, CBO
CITY OF SEATTLE, DCI

SUE COFFMAN CBO, P.E., CFM
CITY OF TACOMA

MARTY GILLIS CBO
WEST COAST CODE CONSULTANTS, INC.

TROY HENDREN
CITY OF PASCO

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

TRACE JUSTICE CBO, ACO
SNOHOMISH COUNTY

MARY KATE MCGEE CBO, ACO
CITY OF SEATAC

MITCH NICKOLDS CBO
CITY OF TOPPENISH

CHRIS RICKETTS
KING COUNTY, DEPARTMENT OF PERMITTING

ROBERT SHUEY CBO
CITY OF RENTON

BRIAN SMITH CBO, ACO
CITY OF CAMAS

QUYEN THAI CBO
CITY OF TACOMA

NICK WAGGOOD
PIERCE COUNTY

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

KEN BROUILLETTE
SEATTLE FIRE DEPARTMENT, FIRE PREVENTION
DIVISION

PHIL CECERE
JEFFERSON COUNTY

RAY COCKERHAM CBO
CITY OF PUYALLUP

MARIAN DACCA
WASHINGTON ASSN OF BUILDING OFFICIALS

ANGELA HAUPT CBO
CITY OF KIRKLAND

DANA HERRON CBO
CITY OF MILTON

TARA JENKINS
WASHINGTON ASSN OF BUILDING OFFICIALS

ANDIE LORENZ CBO, ACO
ADAMS COUNTY

RYAN MUMMA CBO, ACO
CITY OF BELLEVUE

THOMAS PHILLIPS CBO, ACO
TOWN OF WOODWAY

GARY SCHENK CBO, ACO
WASHINGTON ASSN OF BUILDING OFFICIALS

JON SIU PE, SE, ACO
JON SIU CONSULTING, LLC

DAVID SWASEY CBO, ACO
CITY OF BOTHELL

JAMES TUMELSON CBO, MCP, ME, ACO
CITY OF EDGEWOOD

TIM WOODARD
CITY OF BLAINE



Platinum Sponsors

CWA Consultants, PS
Interior Technology
Jon Siu Consulting, LLC

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Bronze Sponsors

My Building Permit.com
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Bower Associates
Simpson Strong-Tie
Western Wood Preservers Institute
Bitco Software

Aminian & Associates, PLLC
APA - The Engineered
Wood Association
IAPMO
Selectron Technologies
Viega, LLC



SCHEDULE OF EVENTS

YEAR 2022

January 27	Winter Committee Meeting	Zoom Conference
March 21-24	Annual Education Institute	Lynnwood Convention Center
April 21-22	Spring Business Meeting	Enzian Inn, Leavenworth
July 28-29	Annual Business Meeting	Kitsap Conf. Center, Bremerton
October 27-28	Fall Business Meeting	Davenport Hotel, Spokane

YEAR 2023

Jan/Feb TBD	Winter Committee Meeting	Zoom Conference
March 20-24	Annual Education Institute	Lynnwood Convention Center
April 20-21	Annual Business Meeting	Enzian Inn, Leavenworth
July 20-21	Summer Business Meeting	Convention Center, Ocean Shores
October 26-27	Fall Business Meeting	Marcus Whitman, Walla Walla

YEAR 2024

Jan/Feb TBD	Winter Committee Meeting	Zoom Conferencing
March 25-28	Annual Education Institute	Lynnwood Convention Center



Spring Quarterly Meeting

Where:

Enzian Inn, Leavenworth

590 US-2, Leavenworth, WA 98826

When:

April 21-22, 2022

8am - 5pm (lunch 12pm)



Washington Association of Building Officials Spring Meeting Registration Form

April 21-22, 2022 Registration Fee: \$65 (lunch included)

Name: _____

Title: _____

Organization: _____

Address: _____

City, State, Zip: _____

Phone: _____ Fax: _____

Email: _____

Payment Method: ☐ Check ☐ Visa ☐ MC ☐ PO

CC#: _____

Exp Date: _____ CVV: _____ Billing Zip: _____

Signature: _____

Return this form with your check or credit card information to:

WABO P.O. Box 7310

Olympia, WA 98507

Or register online at www.wabo.org
Call 360-628-8669 for more information



ACCREDITED CODE OFFICIAL

Join your colleagues and become a  Accredited Code Official.
Application forms available on our website at www.wabo.org

Congratulations to the following **A**ccredited **C**ode **O**fficials

Gary Schenk, CBO, ACO

C. Andrew Higgins, MCP, CBO, ACO

Willie Hill, CBO, ACO

Michael Barth, MCP, ACO

Trace Justice, CBO, ACO

Gregory Colvig, CBO, ACO

Mary Kate McGee, CBO, ACO

Dave Cantrell, ACO

Sean Carlstrom, MCP, CBO, CFM, ACO

Dermott Murphy, CBO, MCP, ACO

S. Kelly Mayo, CBO, ACO

C. Ray Allshouse, CBO, AIA, ACO

Tim Nordtvedt, CBO, ACO

Kurt Aldworth, CBO, ACO

David Spencer, CBO, ACO

Jon Siu, PE, SE, ACO

Sheila Salerno, CBO, CFCO, ACO

Lee Kranz, CBO, ACO

Thomas Phillips, CBO, ACO

Dean Giles, AIA, ACO

Gary Lampella, ACO

Stacy Criswell, CBO, ACO

Brian Smith, CBO, ACO

David Swasey, CBO, ACO

Ryan Mumma, CBO, ACO

James Tumelson, CBO, MCP, ME, ACO

LG Nelson, CBO, ACO

Andie Lorenz, ACO

WABO
Budget Comparison
07/01/2021 to 12/31/2021

		<u>This Period</u>	<u>Budgeted</u>	<u>Percentage</u>
Member Services				
	Income	\$ 49,550	\$ 74,500	66.5%
	Expense	\$ 134,276	\$ 237,859	56.5%
Bookstore				
	Income	\$ 33,151	\$ 130,975	25.3%
	Expense	\$ 33,860	\$ 125,241	27.0%
Welder Program				
	Income	\$ 235,682	\$ 517,205	45.6%
	Expense	\$ 101,985	\$ 218,931	46.6%
Special Inspection Program				
	Income	\$ 59,677	\$ 119,975	49.7%
	Expense	\$ 71,726	\$ 145,754	49.2%
Education Institute				
	Income	\$ -	\$ 145,000	0.0%
	Expense	\$ 11,233	\$ 134,877	8.3%
Seminars				
	Income	\$ -	\$ 5,400	0.0%
	Expense	\$ 25	\$ 5,264	0.5%
Accreditation				
	Income	\$ 17,927	\$ 25,995	69.0%
	Expenses	\$ 22,298	\$ 50,857	43.8%
Finance				
	Income	\$ -	\$ -	
	Expense	\$ 10,415	\$ 23,265	44.8%
Government Relations				
	Income	\$ -	\$ -	
	Expense	\$ 21,914	\$ 37,500	58.4%
Outreach				
	Income	\$ -	\$ -	
	Expense	\$ 185	\$ 4,000	4.6%
Technical Code Development				
	Income	\$ -	\$ -	
	Expense	\$ 40,423	\$ 129,500	31.2%
Emergency Management				
	Income	\$ -	\$ -	
	Expense	\$ 1,279	\$ 21,950	5.8%
Administration				
	Income	\$ 12,812	\$ 14,060	91.1%
	Expense	\$ 18,181	\$ 45,250	40.2%
Total				
	Income	\$ 408,799	\$ 1,033,110	39.6%
	Expense	\$ 467,798	\$ 1,180,248	39.6%

WABO - Summary
Profit & Loss
July through December 2021

	<u>Jul - Dec 21</u>
Ordinary Income/Expense	
Income	
Accreditation	
Accredited Code Official Progra	100.00
Total Accreditation	100.00
Bookstore	
Book Sales	27,876.07
Book Sales - ICC Sales	3,266.77
Shipping & Handling Income	2,008.42
Total Bookstore	33,151.26
Interest	
Money Market	22.90
Total Interest	22.90
Investment Income	
Dividends	12,788.76
Total Investment Income	12,788.76
Job Postings on Web Page	7,175.00
Membership Dues	29,930.00
Registrations	
Registrations	25.00
Registrations - Other	21,547.00
Total Registrations	21,572.00
Returned Check Fee	-10.00
Special Inspection	
Agency Applications	3,420.00
Agency Audits	12,010.37
Fabricators	
Fabricator Renewals	1,400.00
Total Fabricators	1,400.00
Key Personnel	7,340.00
Reciprocal Renewals	165.00
Special Inspectors	35,341.70
Special Inspection - Other	0.00
Total Special Inspection	59,677.07
Sponsors Income	8,700.00
Welder Certification	
Weld Agency Apps & Renewals	8,718.62
Weld Agency Audit	2,587.50
Weld Applications and Renewals	220,911.00
Weld Examiner Apps & Renewals	3,265.00
Weld Test Records	210.00
Total Welder Certification	235,692.12
Total Income	408,799.11
Gross Profit	408,799.11
Expense	
Awards	564.02

WABO - Summary
Profit & Loss
July through December 2021

	<u>Jul - Dec 21</u>
B&O Taxes	4,855.14
Bank Charges	127.40
Bookstore Purch - COGS	21,586.20
Computer Expenses	
Computer Software	54.76
Web Page Fees	2,658.78
Computer Expenses - Other	1,263.21
Total Computer Expenses	3,976.75
Credit Card Fees	8,418.70
Dues & Fees	
Membership Fees	375.00
Registration Fees	250.00
Total Dues & Fees	625.00
Executive Board	
Meetings	6,952.67
Travel	11,224.27
Total Executive Board	18,176.94
Insurance/Licenses	2,143.00
Lobbyist	21,000.00
Management Fees	251,569.85
Marketing/ Advertising	
Scholarships	14,089.82
Total Marketing/ Advertising	14,089.82
Meeting Expenses	
Quarterly Meeting Expenses	
Meeting Scholarships	5,877.20
Member Promotions	1,495.01
Social Events	1,387.47
Quarterly Meeting Expenses - Ot...	13,560.28
Total Quarterly Meeting Expenses	22,319.96
Meeting Expenses - Other	221.81
Total Meeting Expenses	22,541.77
Postage and Shipping Expense	
Postage and Shipping Other NGO	-189.00
Postage and Shipping Expense - O...	10,584.66
Total Postage and Shipping Expense	10,395.66
Printing	
Amendment Printing	311.34
Printing - Other	4,340.92
Total Printing	4,652.26
Publication Expense	246.44
Speaker/Presenters	11,275.90
Supplies	
Amendment Paper	14.48
Supplies - Other	7,566.88

WABO - Summary
Profit & Loss
July through December 2021

	<u>Jul - Dec 21</u>
Total Supplies	7,581.36
Tech Consultant Services	
Consultant Travel Fee & Expense	12,342.84
SIRP Consultant	16,133.75
Technical Code Consultant	30,179.01
Welder Consultant	<u>2,630.00</u>
Total Tech Consultant Services	61,285.60
Telephone and Internet	1,827.46
Travel Expense	<u>859.05</u>
Total Expense	<u>467,798.32</u>
Net Ordinary Income	-58,999.21
Other Income/Expense	
Other Income	
Unrealized Gain/Loss	<u>29,573.31</u>
Total Other Income	<u>29,573.31</u>
Net Other Income	<u>29,573.31</u>
Net Income	<u><u>-29,425.90</u></u>



Washington Association of Building Officials

2022 Legislative Talking Points

“Streamlining Permits”

- For the past several years there have been bills introduced aimed at streamlining the permitting process. Such as: Senate Bill 5243 (Gildon, 2021), Senate Bill 5380 (Fortunato, 2021/2022), **and this year, House Bill 2049 (Barkis, 2022).**
- These bills have all included slightly differing policies that would require the automatic approval of a building permit after a certain number of reviews or after a stamp/signature from a professional engineer or architect.
- This is problematic as there are many examples around the nation where design flaws resulted in injuries and deaths. Some bills required additional insurance; however, the burden of collecting is still passed onto local jurisdictions.
- Licensed architects and engineers are human like the rest of us. We all make mistakes, but in this case plan review acts as a final audit to try to identify them and ensure our communities have a safe built environment. If not caught at plan review and identified in the field by inspectors the delay and associated costs are much higher.
- The building permit process is the last resort for enforcement of state and local priorities. These priorities include environmental concerns like wetlands, landslides, protected species, and shorelines. If a project triggers compliance with the requirements for these priorities a two-week process can become a six-month process and a perception that the building officials delayed the process.

“Keeping up with the complexity of achieving a net zero built environment”

- While we don’t have a legislative ask for 2022, we want to highlight the current state of our industry, future needs for funding and for support to better enforce energy codes that are becoming incredibly complex.
- The energy code requirements have advanced in complexity over the past few code cycles. The “low hanging fruit” to achieve more energy efficiencies like more insulation and better windows are a thing of the past. Now we are relying on advanced technology and integration of whole building concepts to meet the newest standards.
- The time it used to take to review plans for energy code requirements was approximately 10%, but now it can be up to 60% which adds hours to each review.
- Although the Office of Energy Efficiency and Renewable Energy creates software programs (ResCheck and ComCheck) to allow designers to demonstrate compliance, we cannot use it in our state because we have essentially rewritten the entire energy code vs using the model code. This also limits training opportunities that are available to every other state.
- L&I covers most of the state for electrical code requirements; however, they don’t enforce the energy code requirements for things such as switching or lighting. As such, it creates an overlap of enforcement leading to inconsistencies and additional burdens on the local jurisdictions to gain compliance after L&I has already inspected and approved a project.

“Codes should be written by the State Building Code Council”

- The current SBCC (State Building Code Council) is comprised of 15 subject matter experts from varying backgrounds.
- We ask that whatever policy decision the legislature wants to make (electric vehicle charging stations / wildfire mitigation), they still task the SBCC with writing the actual building codes and fund them appropriately.



2022 WABO Legislative Positions

- **Funding for State Building Code Council:** The Washington State Building Code Council (SBCC) is mandated by state law to develop the construction codes used in Washington and that effort requires adequate funding to accomplish their mission. WABO supports continued adequate funding, the ability to readily access funding, and clarification for consistent fee application by local jurisdictions.
- **Protect Local Authority:** WABO supports protecting local authority to amend, adopt and administer construction codes.
- **Code Cycle:** WABO supports keeping Washington consistent with the national model code adoption cycle.
- **Consumer Protection:** WABO supports measures to protect the public from unqualified and illegal contractors, such as requiring contractor training and education, and establishing minimum qualification standards for contractors and Building Officials.
- **Electrical Code:** WABO supports legislation that provides jurisdictions with equal authority to develop and adopt the Washington State Electrical Code.
- **Unfunded Mandates:** WABO recognizes that jurisdictions have limited fiscal capacity and opposes unfunded and under-funded mandates.
- **Seismic Retrofit:** WABO supports legislation to assist building owners to retrofit existing seismically vulnerable buildings, in order to protect the public during an earthquake from collapsing structures, and to reduce the impact of seismic events by focusing on promoting economic resiliency of our communities.
- **IPC (International Plumbing Code):** WABO supports legislation to reduce barriers for jurisdictions to use the International Plumbing Code.
- **Certification and Training:** WABO supports improving the efficiency of the construction permit and inspection process with training and certification for code officials and code technicians.
- **Affordable Housing:** WABO supports efforts to create more affordable housing as long as that housing complies with minimum codes to ensure a safe built environment.
- **Energy Code Implementation.** WABO supports legislation that promotes resource allocation for effective implementation via plan review and inspections of the WA State Energy code.