



Fall Quarterly Business Meeting
October 28-29, 2021
Campbell's Resort, Chelan, Washington

Agenda

Thursday, October 28

7:30 a.m. Registration & Coffee Service – *Stehekin A*

8:00 a.m. Business Meeting – *Stehekin A*

Call to Order
Pledge of Allegiance to the Flag
Introductions
Campbells Resort Welcome
Recognitions, Relocations, Memorials
Agenda Approval: October 28-29, 2021 – Fall Business Meeting
Minutes Approval: July 15-16, 2021 - Annual Business Meeting
President Report
Executive Board Report
Officers' Reports
Executive Director Report

9:00 a.m. Recess to Committee Meetings:

Technical Code Development Committee – *Stehekin A*

- ICC PCH results and Voting Guide
- ICC Group B
- SBCC Group A Public Comment
- SBCC Group 2

Outreach Committee – *Stehekin B*

- Code Official Handbook
- Energy Code Task Force

10:30 a.m. Government Relations Committee – *Stehekin A*

- Lobbyist Report – Discuss process to hire new lobbyist
- Finalize 2022 Legislative Positions
- Volunteers for Legislative Subcommittee
- Open Floor – New Legislative Announcements

- 10:30 a.m. Emergency Management Committee – *Stehekin B*
- WABO Emergency Management Website
 - WAsafe Web Development
 - Other Items / Discussion
- 12:00 p.m. Luncheon – *East/West Room*
- 1:00 p.m. Guest Reports:
- International Code Council
 - ICC Region II
 - ICC Local Chapters
 - IABO
 - WPLBO
 - WABO / SEAW
 - State Agencies
 - State Building Code Council
 - MyBuildingPermit.com
 - Liaison Reports
 - Other
- 3:00 p.m. Energy Code Task Force
- 4:00 p.m. Code Forum
- Please put forum topics for discussion on White Board
- 5:00 p.m. Recess until Friday morning
- 6:00 p.m. WABO Social Event – *Sigillo Cellars*

Friday, October 29

- 7:30 a.m. Coffee Service – *Stehekin A*
- 8:00 a.m. Business Meeting Reconvenes
- Motions and Action Items
 - Reports - Standing Committees:
 - Technical Code Development
 - Education
 - Government Relations
 - Outreach Services
 - Certification & Registration
 - Emergency Management
 - Accreditation
 - Finance
 - Unfinished Business
 - New Business
 - Announcements

- 9:00 a.m. Professional Development – Andy Coughlin, PE, SE [Structural Integrity Associates]
“Implementation of Nonstructural Seismic Requirements for Today’s Complex
Building Projects” ICC PP #29305
- 12:00 p.m. Adjourn

Mark Your Calendar!

**January 27, 2022 - Winter Committee Meeting
Zoom Conferencing**

**March 21-24, 2022 – WABO Annual Education Institute
Lynnwood Convention Center**



WASHINGTON ASSOCIATION OF BUILDING OFFICIALS

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

Proposed MINUTES – 2021 Annual Business Meeting

Port Angeles, Washington

July 15-16, 2021

Call to Order

The annual business meeting of the voting representatives was called to order by President Kurt Aldworth on July 15, 2021 at 8:05 a.m.

Roll Call

The following executive board officers were present:

Kurt Aldworth	-	President
Lee Kranz	-	1st Vice President
Andy Higgins	-	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
Ray Cockerham	-	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 July 15-16, 2021, Annual 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 Spring Quarterly Business Meeting on April 22, 2021.

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

President's Report

President Kurt Aldworth announced there are issues with the state mapping for the IWUIC. Micah Chappell will provide more information on this topic. Kurt announced a representative from the House Local Government reached out to Tim Woodard regarding building review processes in light of the collapse of the building in Florida.

Executive Board Report

President Kurt Aldworth provided updates from the Executive Board meeting held on May 19, 2021. Overview of the ICC Board candidates, WPLBO Candidate's Forum, illness / memorial recognition, energy code task force, TCD Consultant hours and MRSC liaison were discussed.

First Vice President

Lee Kranz provided a report on the 2018 state consolidated codes and the challenges that face the SBCC for the 2021 code cycle. Lee announced he is officially retired and expressed his gratitude to WABO and Bellevue for all the benefits and friendships.

Second Vice President

Andy Higgins announced the professional development training that will be presented by Amena Jones and Libby Wagner from DSHS on the Adult Family Home Checklist & RCW 70.128.066 and encouraged members to attend.

Bylaw Committee

Ray Allshouse reviewed the proposed changes to the WABO Bylaws. A discussion was held on the proposed changes that included honorary member voting rights.

Motion: It was moved and seconded to approve the presented Bylaws and send out to the WABO membership for approval.
The motion carried.

Nominating Committee

Ray Allshouse announced the WABO Board of Director elections will be held in the afternoon and Lee Kranz is retired, opening a position for 2nd Vice President. Ray reminded members that voting representatives can run for any position, with the exception of the Past Presidents. Anyone interested in running for office should fill out a nomination form.

The current candidates for the WABO Officers are as follows:

Kurt Aldworth	-	President
Andy Higgins	-	1st Vice President
Ray Cockerham	-	2 nd 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
Angela Haupt	-	Finance
Todd Blevins	-	Education
Stacy Criswell	-	Outreach Services
Doug Powell	-	Emergency Management
James Tumelson	-	Accreditation

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 9:05 a.m.

Meeting reconvened at 1:10 p.m.

Election of WABO Board of Directors

Ray Allshouse asked if there were any other nominations for the Board of Directors.

He called for unanimous consent for the entire slate of Officers and Committee Chairs.

MOTION: It was moved and seconded that the officers and committee chairs be approved.

The motion carried.

GUEST REPORTS:

State Agencies

Labor & Industries

Kelly Mayo informed members on issues that are occurring with modular units and asked for the jurisdictions to tag units that arrive in their jurisdiction with no insignia and send the owners to Labor & Industries.

Dean Simpson provided an update on the new plumbing contractor law. Any questions regarding the new requirements e-mail Dean at simu235@lni.wa.gov.

International Code Council

Kraig Stevenson announced the ICC Board of Directors reviewed the LTCDP report and are not taking any action on the proposed recommendations. Kraig reported ICC is working with NIST, Florida, and the Florida Association of Building Officials to discuss Surfside Building issues. Kraig reminded members to designate voting representatives by August 21, 2021. Kraig reported funding sources available from the FEMA – BRIC program are available.

ICC Region II

Trace Justice reported that ICC Region II is the most active region and is financially sound. Region II seems to be a catalyst for ICC Board members.

ICC Local Chapters

Western WA Chapter

Marc Schoenberg reported the chapter is struggling due to training being cancelled during the pandemic and encouraged members to support local chapters.

IABO

Nothing to report.

WPLBO

Kurt Aldworth reported the next meeting will be held in Vegas on July 29-30, 2021 with a ½ day WPLBO meeting and 1 ½ day candidates forum.

WABO/SEAW

Lee Kranz announced he is officially the past co-chair and the committee will need a new chair. Lee reported 80% of the white papers have been updated. Lee requested members that are interested in the committee to contact him or Hoyt Jeter.

State Building Code Council

Micah Chappell provided Stoyan Bumbalov's report in his absence. Micah announced Group 1 code change proposal deadline has been extended to June 1, 2021 and Group 2 will start in October 2021. Micah reported new rules on the SBCC website dealing with EV Charging infrastructure, adult family homes (HB1023), Fire and Smoke Control Systems (HB2701), Mobile On-Demand Gasoline Providers and Tsunami Loads.

ICC LTCDP Committee

Micah Chappell announced the ICC Board of Directors will not address the Long-Term Code Development Process Committee's recommendations at this time. One of the LTCD proposals would change the ICC bylaws to limit the total number of eligible voters each jurisdiction would be allowed to have. The other significant change proposed would modify the code development committee hearings and public comments hearings within the 3-year code cycle.

MyBuildingPermit.com (MBP)

No report.

Liaison Reports

AIA WA Council –

Ray Allshouse reported the attorney general is watching the engineer stamping issue.

AIA Seattle Chapter –

Ray Allshouse reported the AIA Seattle Chapter code development committee meets monthly and has good participation throughout this past year.

Underwriters Laboratory UL –

Chris Jensen announced UL has partnered with the National Renewable Energy Laboratory (NREL) and launched the SolarAPP software that will streamline the plan review process for small residential solar systems. The app does not cost the building department anything and can be integrated with many permitting systems or as a stand-alone system. The contractor will have to pay to use the service.

Meeting recessed for committee meetings and code forum at 3:05 p.m.

Friday, July 16, 2021 at 8:05 a.m. – Meeting reconvened

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

Motion and Action Items

Finance Report

Angela Haupt presented the 2021/2022 WABO Budget.

Motion: It was moved and seconded to approve the 2021/2022 Budget as presented. Motion passed.

STANDING COMMITTEE REPORTS:

Technical Code Development Committee

Micah Chappell reported that the TCD committee discussed the Adult Family Home definition change and the IWUIC and questions on what was adopted and what needs to be enforced.

Motion: It was moved and seconded to have the Technical Development Committee explore fixing the IWUIC issues through SBCC emergency ruling. Motion Passed.

Micah reported WABO submitted several state code change proposals and encouraged participation. TCD is working on 2024 Group A codes nationally and completed committee action hearings. ICC Public Comments will be held in Pittsburgh in September and scholarships are available. Micah reminded members to validate their jurisdictional voting members.

Education Committee

Todd Blevins provided a brief overview of the 2022 Annual Education Institute (AEI) that will be held in-person at the Lynnwood Convention Center. Classes have been selected and instructors will now be lined up.

Government Relations Committee

Tim Woodard informed members that new SBCC representatives were selected by Governor Inslee who elected not to select representatives nominated by industry stakeholders as past practice. Tim announced Amy Brackenbury, WABO's Lobbyist, will not be staying on with us and WABO will be issuing an RFP seeking a new lobbyist. Tim reported the next meeting will focus on the 2022 legislative positions and getting them ratified and ready to go.

Outreach Services Committee

Stacy Criswell announced the Outreach Committee is working on drafting a Building Official Handbook. Volunteers will be working on a one-page document for their assigned sections to start the project. Stacy reported that he and Ray Cockerham will be chairing the Energy Code Task Force ad hoc committee and have a list of volunteers that will start collaborating on the issues facing the jurisdictions.

C & R Committee

Brian Smith reported the committee focused on the importance of special inspections and outreach. The committee will work on educating the membership on the value of the program. Brian announced the SIRP Advisory Board expressed interest in holding a symposium and asked for any building officials that are interested in attending to contact him.

Emergency Management Committee

Ray Cockerham announced that 204 responder badges have been issued to date. Ray informed the members that coordinator training through the state has been delayed due to COVID, but he will provide training dates as soon as available. Ray informed the membership that the Emergency Management Council's new chair, Jason Biermann, is very engaged and he will follow-up with Doug Powell and ensure a smooth transition with EMC. Ray reported WAsafe is planning a small table-top exercise.

Accreditation Committee

James Tumelson announced that COAP just finished a very active year that presented some challenging opportunities that resulted in a robust student handbook. James reported the COAP program was already 100% online so COVID did not present any gaps or disruptions in training and instructors are now integrating Zoom features into the classes. James reported one quarter is still being finalized then the program will move forward with state licenses to increase marketing efforts outside the membership. Fall 2021 will be the first year all three tracks will be running concurrently. James mentioned the Accredited Code Officials (ACO's) program and encourages members to visit the website for more information and to apply.

Finance Committee

Angela Haupt provided the membership with an overview of WABO's 2020/2021 year end financials.

Announcements

Kurt Aldworth announced LG Nelson had to leave the meeting early due to the passing of his father.

Unfinished Business

None.

New Business

None.

Meeting adjourned at 9:20 a.m.

**WABO Fall Business Meeting
October 28-29, 2021
Attendee List**

KURT ALDWORTH CBO, ACO
CITY OF KIRKLAND

RICHARD ANDERSON
ICC GOVERNMENT RELATIONS

JACK APPEGATE
NW CODE PROFESSIONALS / CITY OF WARDEN

CLINT ATTEBERRY
COLUMBIA COUNTY

STEVEN BLAKE CBO, CFM
CITY OF BURien

ANDY BOOTH
SNOHOMISH COUNTY

CLIFF BURDICK
CITY OF WENATCHEE

PHIL CECERE
JEFFERSON COUNTY

AL CHRISTENSEN
CITY OF TUMWATER

TONY CLIFTON CBO
CITY OF BLACK DIAMOND

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

STEPHANIE DAY
CITY OF KIRKLAND

RYAN EDWARDS
SIMPSON STRONG-TIE COMPANY, INC

MARTY GILLIS CBO
WEST COAST CODE CONSULTANTS, INC.

ANGELA HAUPT CBO
CITY OF KIRKLAND

DAVID HICKS
WAHIAKUM COUNTY

WILLIAM HILL CBO, ACO
BHC CONSULTANTS

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

SEAN ANGELEY
CITY OF BELLINGHAM

RYAN ASHLEY
TOWN OF WATERVILLE

PATRICK BARRY
CITY OF TACOMA

R. TODD BLEVINS CBO
CITY OF WEST RICHLAND

DICK BOWER CBO, CFM, CEM, MS
BOWER ASSOCIATES

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

MICAH CHAPPELL MBA, CBO
CITY OF SEATTLE, DCI

JON CHUM
CITY OF ABERDEEN

RAY COCKERHAM CBO
CITY OF PUYALLUP

STACY CRISWELL CBO, ACO
CITY OF MONROE

ROBERT DOBOVSKY
CITY OF ELLENSBURG

JACOB GATES
TOWN OF WINTHROP

ROBERT GRANDSTAFF
WALLA WALLA COUNTY

DANA HERRON CBO
CITY OF MILTON

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

DANIEL HOPP MCP
CITY OF DES MOINES

ARDEL JALA PE
CITY OF SEATTLE, DCI

TROY JENKINS
JENKINS MANAGEMENT SOLUTIONS, LLC

RUTH-ANN JOHNSON
WASHINGTON ASSN OF BUILDING OFFICIALS

PAUL KANG
CITY OF LYNNWOOD

BROCK LAUGHLIN
GRANT COUNTY

MATT LOGUE
CITY OF PORT TOWNSEND

MICHAEL MCGIVNEY CBO, CASP
CITY OF OCEAN SHORES

JEROMY MOORE
CITY OF PULLMAN

DERMOTT MURPHY CBO, MCP, ACO
CITY OF SPOKANE

THOMAS PHILLIPS CBO, ACO
TOWN OF WOODWAY

GINNY RUMISER
WHITMAN COUNTY

ROBERT SHUEY CBO
CITY OF RENTON

BRIAN SMITH CBO, ACO
CITY OF CAMAS

ANDY STAMPSHROR
CITY OF SUNNYSIDE

QUYEN THAI CBO
CITY OF TACOMA

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

TIM WOODARD
CITY OF BLAINE

TARA JENKINS
WASHINGTON ASSN OF BUILDING OFFICIALS

HOYT JETER PE
CITY OF TACOMA

TRACE JUSTICE CBO, ACO
SNOHOMISH COUNTY

ROB KILMER
CITY OF MEDINA

RICH LEHEW
CITY OF CHEWELAH

ANDIE LORENZ
ADAMS COUNTY

TODD MITCHELL
INTERNATIONAL ASSOCIATION OF HEAT & FROST
INSULATORS AND ALLIED WORKERS LOCAL 7

RYAN MUMMA CBO, ACO
CITY OF BELLEVUE

RICH NORRIS
CITY OF GOLD BAR

DOUG POWELL CBO
CITY OF SEATAC

GARY SCHENK CBO, ACO
WASHINGTON ASSN OF BUILDING OFFICIALS

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

DAVID SPENCER CBO, ACO
ADAMS COUNTY

FRANK STEWART
HOOVER TREATED WOOD PRODUCTS

MICHAEL TROIDL
FRANKLIN COUNTY

STEVEN WILSON
CITY OF KENT

CHRIS YOUNG
CHELAN COUNTY

=RELOCATIONS

RECOGNITIONS

MEMORIALS



WASHINGTON ASSOCIATION OF BUILDING OFFICIALS

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

Ginny Rumiser – Whitman County – New Building Inspector

Brian Smith – City of Camas – New Building Official

Mitch Nickolds – City of Toppenish – New Building Official

Scott Austin – City of Langley – New Building Official

Scott Austin – Town of Coupeville – New Building Official

Jacob Gates – Town of Winthrop – New Building Official

Shane Daugherty – BHC Consultants – New Assistant Manager

S. Kelly Mayo – BHC Consultants – New Lead Plans Examiner

Dan Gladwill – Whitman County – Retired

Gary Lampella – City of Bridgeport/City of Warden/NW Code Pros – Retired

Rene Beliveau – Town of Coupeville – Retired

Bob Cunningham – City of Camas – Retired

Marc Straub – Town of Winthrop – Retired

Don Terry – City of Oakville – Retired

Marc Schoenberg – City of Pacific – Passed Away

Please let us know when you learn of code official relocations, recognitions, or memorials.



Platinum Sponsors

CWA Consultants, PS
Interior Technology

Diamond Sponsors

Gold Sponsors

SAFEbuilt
4LEAF, Inc
BHC Consultants

Silver Sponsors

AeroWelding, LLC

Bronze Sponsors

My Building Permit.com
West Coast Code Consultants, Inc
General Code
Bower Associates
National Fire Sprinkler Association
Inspected.com
Oracle
Hoover Treated Wood Products

Camino Technologies Inc
Tenmat Inc
Simpson Strong-Tie
Day & Nite Plumbing & Heating
Western Wood Preservers Institute
Clarity Consulting Engineers, PLLC
Bitco Software



SCHEDULE OF EVENTS

YEAR 2021

October 28-29	Fall Business Meeting	Campbell's Resort, Chelan
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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	TBD
October 26-27	Fall Business Meeting	Marcus Whitman, Walla Walla

YEAR 2024

March 25-28	Annual Education Institute	Lynnwood Convention Center
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SAVE THE DATE



Winter Committee Meeting

Where:

Zoom Conferencing

When:

January 27, 2022

9am - 12pm



Washington Association of Building Officials

Winter Meeting Registration Form

January 27, 2022 (9:00 AM - 12:00 PM)

Registration Fee: \$0 - Zoom Conferencing

Name: _____

Title: _____

Organization: _____

Address: _____

City, State, Zip: _____

Phone: _____ Fax: _____

Email: _____

Return this form 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 **Accredited Code Officials**

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

WABO
Budget Comparison
07/01/2021 to 09/30/2021

		This Period	Budgeted	Percentage
Member Services				
	Income	\$ 7,690	\$ 74,500	10.3%
	Expense	\$ 73,842	\$ 237,859	31.0%
Bookstore				
	Income	\$ 18,009	\$ 130,975	13.8%
	Expense	\$ 18,428	\$ 125,241	14.7%
Welder Program				
	Income	\$ 115,130	\$ 517,205	22.3%
	Expense	\$ 48,598	\$ 218,931	22.2%
Special Inspection Program				
	Income	\$ 27,504	\$ 119,975	22.9%
	Expense	\$ 36,116	\$ 145,754	24.8%
Education Institute				
	Income	\$ -	\$ 145,000	0.0%
	Expense	\$ 337	\$ 134,877	0.2%
Seminars				
	Income	\$ -	\$ 5,400	0.0%
	Expense	\$ -	\$ 5,264	0.0%
Accreditation				
	Income	\$ 8,182	\$ 25,995	31.5%
	Expenses	\$ 6,834	\$ 50,857	13.4%
Finance				
	Income	\$ -	\$ -	
	Expense	\$ 5,053	\$ 23,265	21.7%
Government Relations				
	Income	\$ -	\$ -	
	Expense	\$ 9,072	\$ 37,500	24.2%
Outreach				
	Income	\$ -	\$ -	
	Expense	\$ 71	\$ 4,000	1.8%
Technical Code Development				
	Income	\$ -	\$ -	
	Expense	\$ 18,903	\$ 129,500	14.6%
Emergency Management				
	Income	\$ -	\$ -	
	Expense	\$ 1,695	\$ 21,950	7.7%
Administration				
	Income	\$ 1,466	\$ 14,060	10.4%
	Expense	\$ 8,178	\$ 45,250	18.1%
Total				
	Income	\$ 177,981	\$ 1,033,110	17.2%
	Expense	\$ 227,127	\$ 1,180,248	19.2%

WABO - Summary
Profit & Loss
July through September 2021

	<u>Jul - Sep 21</u>
Ordinary Income/Expense	
Income	
Accreditation	
Accredited Code Official Progra	100.00
Total Accreditation	100.00
Bookstore	
Book Sales	15,210.20
Book Sales - ICC Sales	1,702.59
Shipping & Handling Income	1,096.61
Total Bookstore	18,009.40
Interest	
Money Market	11.45
Total Interest	11.45
Investment Income	
Dividends	1,454.36
Total Investment Income	1,454.36
Job Postings on Web Page	3,900.00
Membership Dues	770.00
Registrations	10,852.00
Special Inspection	
Agency Applications	2,100.00
Agency Audits	5,259.75
Fabricators	
Fabricator Renewals	150.00
Total Fabricators	150.00
Key Personnel	2,185.00
Special Inspectors	17,809.07
Special Inspection - Other	0.00
Total Special Inspection	27,503.82
Sponsors Income	250.00
Welder Certification	
Weld Agency Apps & Renewals	4,224.85
Weld Agency Audit	1,200.00
Weld Applications and Renewals	108,515.00
Weld Examiner Apps & Renewals	1,020.00
Weld Test Records	170.00
Total Welder Certification	115,129.85
Total Income	177,980.88
Gross Profit	177,980.88
Expense	
Awards	564.02
B&O Taxes	2,301.30
Bookstore Purch - COGS	11,567.78
Computer Expenses	
Computer Software	82.08
Web Page Fees	1,298.32

WABO - Summary
Profit & Loss
July through September 2021

	Jul - Sep 21
Computer Expenses - Other	909.74
Total Computer Expenses	2,290.14
Credit Card Fees	4,221.88
Dues & Fees	
Membership Fees	0.00
Total Dues & Fees	0.00
Executive Board	
Meetings	6,952.67
Travel	8,303.60
Total Executive Board	15,256.27
Lobbyist	9,000.00
Management Fees	126,369.45
Marketing/ Advertising	
Scholarships	6,834.06
Total Marketing/ Advertising	6,834.06
Meeting Expenses	
Quarterly Meeting Expenses	
Social Events	381.63
Quarterly Meeting Expenses - Ot...	7,613.69
Total Quarterly Meeting Expenses	7,995.32
Meeting Expenses - Other	462.97
Total Meeting Expenses	8,458.29
Postage and Shipping Expense	5,082.14
Printing	
Amendment Printing	211.46
Printing - Other	533.18
Total Printing	744.64
Publication Expense	54.57
Speaker/Presenters	1,400.00
Supplies	
Amendment Paper	14.48
Supplies - Other	4,903.58
Total Supplies	4,918.06
Tech Consultant Services	
Consultant Travel Fee & Expense	5,854.13
SIRP Consultant	7,078.75
Technical Code Consultant	12,468.45
Welder Consultant	1,402.50
Total Tech Consultant Services	26,803.83
Telephone and Internet	874.08
Travel Expense	386.11
Total Expense	227,126.62
Net Ordinary Income	-49,145.74

WABO - Summary
Profit & Loss
July through September 2021

	<u>Jul - Sep 21</u>
Other Income/Expense	
Other Income	
Unrealized Gain/Loss	<u>-5,369.77</u>
Total Other Income	<u>-5,369.77</u>
Net Other Income	<u>-5,369.77</u>
Net Income	<u><u>-54,515.51</u></u>

Chapter 1: What is a building official?

The Building Official is the lead person when it comes to building, plumbing and mechanical permits. Jurisdiction size, location, political make up, and coverage area greatly alter the roles and responsibilities of the Building Official.

A Building Official for a smaller jurisdiction may be the only person to ensure things are permitted, built, and maintained in a safe manner. However, a larger jurisdiction may have dedicated staff to handle permit intake, plans examining, code interpretation and inspections, making the Building Official's role managerial.

In either jurisdiction, the Building Official is the lead person responsible for enforcing the state adopted building codes. This includes providing interpretations, setting policies, updating codes, handling questions or complaints from the public and working with different departments ensuring projects meet all requirements (not just building) prior to occupancy.

Chapter 2: History of Building Officials and Codes

Historically, the first known written building code was enacted by King Hammurabi of Babylon in 1758 B.C. Harsh penalties of this code, written in stone, established that people who designed and built for others were to be held accountable for the results of their work. Although this code provided no direction on how to build, it simply stated, "If a builder has built a house for a man and his work is not strong, and if the house he has built falls in and kills the householder, that builder shall be slain." Such penalties surely kept most builders honest without licensing, detailed codes, permits or Building Officials.

As a result of the great fires in London in 1666 and Chicago in 1871, building codes began to address risks any given building posed to neighboring buildings and the public in general. Hazards associated with densely developed cities including tall buildings, gave rise to regulations for the installation of protected common walls between buildings and outlawed dangerous practices such as wooden chimneys. Life and death problems experienced over time in existing buildings spawned codes for light and ventilation, fire escapes, water supply, toilets and sanitary drains, stairs and railings, all typically enforced by local Building Officials.

A United States insurance group, the National Board of Fire Underwriters, created the National Building Code in 1905 aimed to minimize risks to property and building occupants. The existence of this code ultimately led to the formation of three regional organizations of Building Officials, founded in 1915, 1922 and 1940 respectively, each with its own building code. In 1994, these organizations and their codes were consolidated into the International Code Council (ICC), a nonprofit organization dedicated to developing a single set of comprehensive and coordinated national model construction codes, and the first set of "I-Codes" was published in 2000.

Even though the I-Codes are becoming the most widely adopted building codes across the United States, some jurisdictions still enforce older codes, have their own unique codes, or have no code enforcement at all. In contrast, the State of Washington adopted and amended the Uniform Building Code as a Statewide building code for many years before transitioning to the model I-Codes as the primary codes in 2004. As part of this legislated transition, Washington State retained the Uniform Plumbing Code as an exception. As Washington is a “home rule” state, local jurisdictions are charged with the enforcement of these codes by their designated Building Official and have the authority to amend the State Building Code with some limitations. Typically, your local Building Official is also tasked with managing the adoption of local code amendments for and by local government elected officials.

Chapter 3: Duties of the Building Official

The International Code Council (ICC) defines the **Building Official** as:

“The officer or other designated authority charged with administration and enforcement of this code or a duly authorized representative.”

The Building Official is charged with the interpretation and application of the legally adopted building codes and regulations within their jurisdiction. Codes typically include building, plumbing, mechanical, energy conservation, and electrical systems*.

*Some jurisdictions opt to have the Washington State Department of Labor & Industries regulate electrical installations.

The Building Official’s primary duties include overseeing the day-to-day operations of the building department from where, the processing of permit applications, plan reviews, and building inspections are coordinated and conducted. Some Building Officials also conduct plan review or inspections depending on staffing levels.

Additionally, the Building Official’s duties include creating supporting documentation and supplemental code requirements to better suit the conditions of their jurisdiction. This can vary from preparing departmental operating policies and writing code interpretations to developing code amendments for adoption by the jurisdiction’s elected officials.

The Building Official drafts ordinances for the updating and adoption of the model building codes, which occurs on a 3-year cycle in accordance with the laws of Washington state. Developing ordinances for the adoption of the local amendments and/or state building codes typically requires the Building Official to present their proposals at public hearings for the City or County Council and members of the public before those codes may can be adopted.

Many of the life-safety requirements of building and fire codes overlap with one another, requiring the Building Official to collaborate with the Fire Marshal’s office to coordinate oversight and approval of new construction and construction on existing buildings.

Building Officials participate in local outreach and educational programs often in partnership with other agencies or private business. The goal of these programs is to increase awareness of the importance of building and fire codes, educate the public on permit requirements for construction or alterations, and to further highlight services that building departments provide. This outreach is typically done at local events, schools, job fairs, and through online programs within their jurisdiction.

These are just a few of the primary duties that most Building Officials perform daily and all with the same objective; To ensure the safety and enjoyment of the homes, buildings, businesses, recreational facilities, and much more.

Chapter 4: Legal Responsibilities of the Building Official

Laws and Regulations

Under the authority of Dillon's Rule, the state of Washington is a Home Rule form of government, granting local municipalities authority for building code enforcement. The Building Official must abide by the laws and regulations enacted by Legislature or signed by the Governor, which include the RCWs and WAC codes. The Revised Code of Washington (RCW) is the compilation of all permanent laws now in force. It is a collection of Session Laws (enacted by the Legislature, and signed by the Governor, or enacted via the initiative process), arranged by topic, with amendments added and repealed laws removed. Washington Administrative Code (WAC) codifies the regulations from the RCWs and arranges them by subject or agency. The State of Washington develops a state building code and local municipalities must adopt and enforce the code but are allowed to adopt local provisions provided they are not less restrictive than the state code.

Ethics, Open government, and Fairness for the Building Official

As an officer enforcing the laws of the state, the Building Official must show equal treatment and fairness in performance of their duties. Their decisions must always be ethical without granting any special privileges, accepting gifts/rewards, or threatening to withhold services for their performance of duties. Although there is open government and all documents are subject to public disclosure, the Building Official must not disclose confidential information in their capacity or threaten to disclose such information

Code Administration and Enforcement

The Building Official is responsible for many tasks related to a building permit and the proper performance of these tasks is essential for when there are legal implications from investigations and enforcement of code violations. Specifically, the following tasks are:

- Permit Application – it is important to define the specific requirements of a permit application, including whether plans, structural calculations, etc. are required. The Building Official should also and perform screening to reject an application if it does not meet the requirements of the application.

- Plans Examination – this is one of the areas of potential liability for the Building Official, and to perform the function of plan review, they must be a qualified expert in the area, or contract for a qualified expert. It is essential that the Building Official do a thorough plan review and require revisions if the construction documents do not conform to the building code requirements.
- Permit Issuance – The issuance of a permit is the most important step in the enforcement and administration of the building codes. Information to ownership and contractor licensure numbers should be required for permit issuance. Once a permit is granted and construction has begun on a building site, it becomes difficult to revoke the issued permit, even if there is a mistake on the permit. A builder has certain vested rights to build once the permit has been issued, and revocation of a permit should only be considered where the omission is one that poses a serious safety threat to members of the public.
- Inspection – Once construction starts on a building, the building code requires that it be inspected and approved by the Building Official. The construction or work shall remain accessible and exposed for inspection purposes until approved. Detailed inspection records are an essential part of the records that must be documented during inspections and kept in the permit record. If a building inspector is working under the authority of the Building Official, this is considered a ministerial act; in other words, it is performed under the authority, policies, and procedures of a supervisor, and it does not involve discretion.
- Handling Complaints – Handling complaints are a necessary function of the Building Official. It is important to establish a standard procedure for handling complaints, and document as much information as possible, as the complaint may end up with legal action if the owner does not resolve the complaint.
- Enforcement of Violations – Once a violation has been found, some action must be taken to enforce the code. Once the construction has been completed, prosecution of the city courts becomes the final method of enforcement. Notice of violation is the first step in the process and must include name of person/entity being charged, section number and name of violation(s), description of the violation, date/time of the offense, and signature of the inspector. Injunctive relief such as temporary restraining order, temporary injunction, or permanent injunction may be required if legal remedies are required to prevent significant harm to the public before the violation could be remedied by the owner.

Ministerial vs. Discretionary Duties

Decisions made by the building official are either ministerial acts or a discretionary acts. A ministerial act is a decision performed in a prescribed manner and in obedience to a legal authority, without regard to one's own judgment or discretion. Decisions made by the Building Official that follow the prescriptive requirements in the building codes are considered ministerial acts. Discretionary acts are decisions where judgment or deliberation is required when Building Official approves or disapproves a particular activity. This is different from ministerial functions, in which the Building Official merely has to determine whether there has

been conformity with applicable statutes, ordinances, or regulations. The distinction between ministerial acts and discretionary acts is often important to determine whether a public official is shielded by [qualified immunity](#). Generally, discretionary acts are immune, while ministerial acts are not.

Expert Witness Testimony

The Building Official may be required to service as a witness at some point in either their official capacity as a Building Official or as an expert witness. The municipal attorney will help to prepare the Building Official as a witness for trial.

As a “Fact Witness”, they will be asked to describe the circumstances that he or she has observed firsthand. Generally, cases that involve the Building Official will either be those that are brought to enforce a particular code section or those brought as a defense to actions for damages against the Building Official. In either case, the fact witness has been called in order to relate to the judge and/or jury the substance of what the Building Official observed in the course of enforcing the code. In the majority of enforcement actions, the Building Official initiates the legal action.

The Building Official may also be called as an expert witness. An expert witness is different from a fact witness, and the Building Official testifying as a fact witness may not have any connection with the facts of the case until requested to review and comment on them. Instead, they have some high level of expertise, knowledge or specialized training in a particular field beyond that held by an ordinary person.

Chapter 5: Where is the Building Official’s place in our organization?

The Building Official’s role is a dynamic one and is easily adapted to most municipal and county structures. Sometimes the municipal or county code or charter dictates where the Building Official resides within an organization. Most of the time however, the placement of the Building Official within an organization is a matter of the jurisdiction’s best judgement in response to the character of the community it serves. Some departments are strictly dedicated to building or construction. In other places, the Building Official and supporting staff have been organized in the same department with Planning staff, while in others they have been grouped with Engineering and Code Enforcement staff. In smaller jurisdictions, it is common to have the Building Official fulfilling multiple roles, anything from planner to city engineer and even code enforcement.

The Building Official and supporting staff have natural synergistic relationships with other staff and departments. Most departments have a vested interest in fire and life safety in the built environment for its citizens and visitors. Use and Occupancy issues naturally require coordination with Planning Departments. Fire flow, access, right-of-way, sanitation, water supply and erosion and sediment control issues require coordination with Public Works/Engineering and Fire Departments. Unpermitted construction, dangerous buildings and

nuisances often require the collaboration with Code Enforcement staff, Fire Department, Police and Legal staff.

If you wish to find out who your Building Official is, you may use the Find Your Building Official link at www.wabo.org, search the jurisdiction's website, or ask anybody who works there...Everybody within the organization knows who their Building Official is, just ask!

Chapter 6: Qualities of a Good Building Official

Robert E O'Bannon author of "Building Department Administration" revised version in 1989, dedicated an entire chapter to the Building Official covering at length the role, duties, functions, and responsibilities of the Building Official. Additionally outlined are qualities and skills required to function effectively in this role. The following are key characteristics of an effective and responsible Building Official.

- Circumspection – Ability to consider all sides and consequences.
- Objectivity – Considering the facts without preconceived judgment or opinion.
- Patience - Demonstrating forbearance over provocation.
- Veracity – Sticking to the truth.
- Empathy – Understanding the other side when your position hurts/harms them.
- Integrity – Doing what you say will do, staying true to you word.
- Candor – Being forthright, telling it like it is.

No person will likely possess all the above traits, nor are they comprehensive. Many need to be developed over time. Equally important as the above traits are "knowing one's own shortcomings". If a Building Official is lacking in areas, it is important for them to recognize where they are lacking and to desire to develop and expand those abilities in which they are deficient.

Administrative and managerial skills are vital as department size increases. The "many hats" scenario is very real when it comes to department management and administration. Planning, organizing, supervision, coordination, and reporting are primary functions for the Building Official. Although the duties of building department administrator are similar to other municipal departments, the responsibilities and knowledge required are very different. The effective administration and enforcement of the municipality's building, and life safety codes require a constant effort of study, research, training, code development, and teaching. All this is accomplished while the Building Official is conducting plan reviews and inspections. The Building Official must be a highly motivated individual and possess/acquire the skills and aptitude to function independently within their department especially when it comes to the technical side of code administration.

The following are additional personal attributes that are beneficial for a Building Official to possess.

- Industrious – Personal energy, drive, solid work habits and productive.
- Good Judgment – Identify problems when they do exist, foresee upcoming problems, and head them off, be ready with solutions and control any impulsiveness.
- Even Temperament – maintain when under pressure (one of the toughest for a lot of people).
- Ability to communicate – express yourself and ideas verbally and in written format in a clear, concise and a persuasive manner

Finally.... A Building Official should always look and act professional.

Chapter 7: When do you need a Building Official?

For the purposes of this chapter, the Building Official is described not as an individual but as a team of specialists, including the building code official, permit technicians, plan reviewers, inspectors and in some cases code compliance enforcement officers. All inspector, plan reviewer, and permit technician, and even code enforcement tasks done or tasked to a jurisdiction are acting as a building official; the Building Official is the managing supervisor for these duties.

[Construction and Building Inspectors : Occupational Outlook Handbook: : U.S. Bureau of Labor Statistics \(bls.gov\)](https://www.bls.gov/occupational-outlook-handbook/construction-and-building-inspectors)

When the public needs a building official?

The community needs the Building Official to administer the building codes in the most efficient and strategic manner possible cooperating with contractors, design professionals and other authorities within the jurisdiction to protect the overall community. You need the Building Official to partner with all and be aligned to none.

When you need a permit.

The public needs a Building Official to acquire a building permit. Building permits are an integral part of the construction process. The obligation of the Building Official is to review plans for code compliance, inspect the projects for compliance with the construction documents and monitor the stages of construction at key points for code compliance.

When you didn't get a permit.

Building officials are tasked with the enforcement of situations created by property owners who proceed with work without the minimum pre-emptive review, issuance, and inspections for projects, by skipping the permit process. Building Officials have an obligation to enforce the building code. The obligation for code compliance is with the building owner and technical

professionals hired to design, supply, and construct buildings and structures. It is imperative that Building Officials are able to enforce codes within the community.

What you may not have thought of when needing a Building Official?

When you think of Building Officials, do you think of social justice or social equality?

Building officials are the front line of key social justice and social equity issues related to the built environment. The minimum construction standards, mechanical, energy, and ventilation code all contribute to the health welfare and investment of the community.

The science and impact of indoor air quality is a fundamental and essential need in our built environment. Equating the minimum standards of indoor air quality to improvement in public health is a foundation of these prescriptive code standards. Inspection of the adequate structural support for housing, business, community centers and the rest of the built environment is an essential need of the community to be provided both a minimum standard of safety but also preservation of the investment. The Building Official is needed to work as a partner with the community to ensure the fundamental needs of the community are met by enforcing the minimum code standards.

What you may not know when needing a Building Official?

The community needs the building official to work preemptively in all aspects of public life safety elements. Many of those in community service such as police and fire spend most of the time working reactively to the needs of the community, most of the Building Official's work is preemptive.

The Building Official responds to community disasters, hazards and building construction conditions created by the lack of maintenance, disrepair and or unsafe for occupancy. The Building Official is obligated to act to secure the public safety, notify the property owner, and require restoration to applicable codes. The Building Official is required to keep records of permits and provide them as stated by the building codes and state laws for public review. In thinking of permits, often not considered is the autonomy that the Building Official brings to the project construction process. The Building Official is free from contracts, financial incentive, financial risk, their only duty is to community. The construction industry has many well indented and competent contractors; the industry also has contractors that provide substandard or fraudulent work, that is mitigated by the Building Official.

When you don't need a Building Official?

Most of the time Building Officials, permit technicians and inspectors work in unison with other municipal employees, citizens often aren't aware of the distinction between the Building Official, engineering and planning. Building Officials must avoid involvement in civil disputes including property lines and similar non-building code issues. Management of storm water is likely not a Building Official task unless a structural hazard is created. Work that does not require permits are generally not under the authority of the building official unless a public

safety danger is created. Another example is workmanship, Building Officials need to avoid being involved in workmanship issues unless the issue is code related. Examples like concrete finishing where poor work may look bad but not create a code compliance issue.

When municipal staff needs a Building Official?

The Building Official is a resource to staff, providing the tone and experience to direct and inspire staff to both meet the customer services standards and the code enforcement duties. All relevant tasks completed by the Building Official rest in the visual inspection of the work in progress with a foundation in plan review. The support of staff is needed to provide thorough and responsive services. Staff need the support of the Building Official to navigate and evolve along with the cultural and workplace changes some related to social media and cancel culture.

Chapter 8: What are the Challenges of the Building Official?

Time Management.

Building Officials deal with many deadlines, from Department Heads to City Council or Board of County Commissioners, producing reports and final documents for meetings are a priority.

Staff have questions, other managers need the Building Official's input and there are always trouble Inspections to follow-up on. The use of electronic calendars, meeting reminders is essential in the managing of the Building Official's time.

Diffusing Problems with the Public

Many types of issues may arise from the public that need resolved. Someone wrote a Correction Notice, a permit has expired without a Final Inspection, another Contractor is at the Counter mad about the permit issuance delay, or worst of all, someone is threatening a lawsuit about a structural deficiency.

Public Relations: Board, Council, or Newspaper

Whether in a Wildland-Urban Interface zone and there are wildfires threatening structures in the jurisdiction, or that the International Code Council has re-assigned the Earthquake Zoning to an "E" designation, there are always code issues that the public should be made aware of.

- What is the Building Department doing because of these code changes, or will permit submittals be increasing?
- What is being done to get ahead of these events?
- What preparation is being done for any changes, and are handouts being created, or websites being updated to keep people abreast?
- Does a presentation need to be made to the Advisory Board, or the Council/Commissioners to convey upcoming changes?
- Can the budget handle the increased demand for Plan Reviewers?
- Has staff been made aware, and has everyone discussed expectations?

Fairness and Clarity

- A contractor has argued that they were Charged Incorrect Permit Fees.
- An Architect has plans that were not approved by staff, because their Engineering was delayed, and the new Code went into effect with their plans referencing the former ICC code edition (they were not vested because their plans were incomplete).
- A contractor was in a hurry and poured their concrete without their Building Permit Issued being issued, but their Engineer of Record did see the rebar and witnessed the pour.

Solutions to these problems need to be documented, and applied fairly, to all applicants.

Permitting staff needs to understand the decision-making process, to feel supported and understand policies resulting from the Building Official's decision.

Documenting, Reprimands and Personnel Issues

Firing someone is unpleasant, difficult, and ugly. The paperwork is cumbersome, and there can be an emotional nightmare ahead for the employee and their family. This will happen during a Building Official's career. The Building Official needs to know the policy and laws that affect personnel and Union contracts.

Building Inspectors are in the field and use vulgar language and hear dirty jokes, but Counter staff may go home in tears over such language.

Unions. Bargaining members in the office, after-hour meetings on Cost-of-Living adjustments, all of these may affect moral the next day. A respected Building Official will ask how things went and will leave on a positive note, changing the subject if necessary.

Human Resources Rules

There may be a binder, or an online version of the HR rules. They may not be updated; chances are there's another not-yet-published version.

Is there a Union Contract, and does the City/County rules conflict with the HR binder?

Family Medical Leave Act will be listed in the HR rules, the Union contract, and yet another version at the Federal level may supersede all of the local regulations. Medical Leave, Maternity Leave, Drug (Substance) Use and others are protected, and there may be forms to sign.

Networking

A Building Official should develop and foster relationships with Department Heads. The Fire Department relationship may have been strained, under former management, so the Building Official should reach out to the Fire Chief in a face-to-face meeting *in their office*. Make the effort to hear their concerns. Strive to work to mend fences with them, or keep the same people in place if everything is running smoothly.

- Are they getting copies of the new commercial plans, when they arrive?
- Are they getting Monthly or Weekly permit activity reports.
- Is there anything that the Building Official can do, to make the jurisdiction safer, from a Life Safety perspective?

Budget Preparation and Revenue Estimates

The Building Official oversees their department's budget. Projecting estimates for revenue and finalizing all expenses. Other department heads should be consulted to find out how they *successfully* made requests for additional positions.

Politics and Outside Pressures

Elected officials all answer to the public, so inquiries about permit progress, or rumors of a future Home Depot expansion, are all a part of being transparent. It isn't because they are a Democrat or a Republican, it is because they are getting emails or phone calls, and they are simply wanting answers. A Building Official should be clear and concise in conveying information in these scenarios.

Chapter 9: The Future of Building Officials

The Building Official plays a vital role in the safety of our communities by enforcing the provisions of the latest adopted National, State, and local codes. These codes are constantly being updated or revised based on new information that comes in from users of the codes. Building Officials from around the country vote on proposed changes. The Building Official must quickly get up to speed with new requirements and be adaptable to changing technology in the permitting, plan review and inspection environment.

Why Codes Change

Changing codes can sometimes be daunting to the building community. For designers, they may need to update many design details and programs used for calculations. Builders may need to change the techniques and/or materials they use to build and there may be increased costs that affect profitability. Nonetheless, Building Officials are required by State law to enforce the new provisions of the code.

Changes to the code can occur for a variety of reasons, from deaths attributable to a building condition, a need to adapt to changing environment, more detailed data to support a change, or perhaps to reverse a previous code change that caused unintended consequences. An example of changes to the code to prevent future deaths due to a building condition allowed in

the code is the tragedy of the Station nightclub fire in Rhode Island that resulted in the death of 100 people and injuring more than 200. Overcrowding in a night club music event caused the accidental deaths due to inadequate fire safety measures for the occupant load. This event prompted specific code language to address nightclubs (A-2 occupancy) to be protected with automatic sprinkler systems. Modern building codes are also changing to allow new and innovative building materials and technology such as mass timber construction, recycled materials, or technology that reduces the carbon footprint. This is in response to both depletion of natural resources, changing climate conditions, and the need to be more sustainable in the future.

The Building Official's Other Players

In the built environment, there are other officials and departments that the Building Official must work with. This may include the local Fire Marshal, Planning Department, Public Works, Health Department, Electrical, Natural Gas, local clean air agency, and telecommunications departments. When a permit application has been submitted for review to their local jurisdiction these departments typically work concurrently as they perform their reviews of the submitted construction documents. The goal of the review process is to ensure code compliance which includes the safest built environment possible, accessible routes for pedestrians, energy resilient features are in place, fire and life safety measures are in place, carefully planned streets and sidewalks for the community to enjoy, and environmentally friendly community planning.

The future Building Official will likely interact other departments in the permitting and plan review process, including those looking at alternative energy options like wind and solar, sustainable construction like LEED or Built Right, etc., or other future technologies and materials that haven't yet been invented. In addition, with the depletion of natural resources, there are new materials and techniques for building that the Building Official will encounter. The Building Official will need to learn about the new technologies and, where necessary, bring in additional resources and expertise to ensure that the new methods and materials are constructed in conformance with the new code requirements.

Adapting to New Technologies for Permitting and Plan Review

In the wake of the Covid-19 pandemic shutdown, many jurisdictions were forced to convert permitting operations online to still serve the needs of the public. For jurisdictions that were previously a paper-based in-person operation, they had to quickly find a way to allow electronic submittals and move office staff into a home-based operation. This was an easy transition for the jurisdictions that had already converted to a paperless permit process, but more difficult for the smaller jurisdictions that were still using paper. Electronic plan review and paperless permitting processes greatly benefited both the applicants and jurisdictions despite the difficulty some may have had quickly adapting to the completely paperless process. For instance, with an electronic submittal, jurisdictions can use plan review software that allow all Departments to review and see the mark ups from other Departments in real time, thus

speeding up the review process compared to a tandem paper-based routing system. Electronic submittals also allow review staff to work in the office or remotely if circumstances require. This makes the departmental review a much quicker process by allowing the applicants to be working on their projects much sooner, and the review comments (or redline comments) are clearly typewritten (this makes it much easier to read and follow for the people conducting the work in the field).

Adapting to New Inspection Processes and Technologies

The Covid-19 pandemic also impacted how jurisdictions inspect projects. When it was unsafe for inspectors to visit jobsites, regulating agencies were required to reinvent their inspection processes. For simple inspections or re-inspections, some jurisdictions allowed submittal of a photo or photos for inspection review. One of the most widely accepted and implemented form of inspection used during the pandemic was performing virtual inspection. Inspectors can use their computer or smartphone to perform a video inspection with the applicant (or applicant's representative), thereby allowing the inspector on a video call to verbally direct the applicant (who is on-site) to the areas of interest. As requested by the inspector, the applicant can hold up a tape measure to clearly indicate the measurement of sensitive installations.

Other Considerations

With so many advances in technology, our built environment may change drastically in the future, and the Building Official will need to quickly adapt. With advancements in robotics and related fields, there may be different considerations with regards to building occupants and ability to egress a building. Future climate change may also significantly affect the way we construct our buildings and allow their use of natural resources like water, natural gas, and building materials. Some change will be slow and gradual, but other changes will be rapid, and the Building Official must quickly get up to speed and adapt the jurisdictions response to those changes. It is important for the Building Official to be involved in organizations that promote updates to the building codes and provide support like technical literature and training to support the smooth transition to the new requirements. The Building Official represents an important role in the future of the building codes and should be at the forefront of promoting a building department that not only adapts to but celebrates a changing future.

Chapter 10: What is WABO

Mission Statement: Leading the way to excellence in building and life safety.

The Washington Association of Building Officials is a nonprofit, professional association of state, county, city, and town officials in Washington State engaged in the development, enforcement and administration of building construction codes and ordinances. Members (both governmental and associate) are building officials and inspectors, plans examiners, architects, structural engineers, and others interested in providing safe buildings for our communities. The

vision of the Association is for WABO to help lead Washington State to be known as the best place for citizens to live and businesses to thrive in a built environment that is safe and resilient. WABO was incorporated in 1977, and according to the Articles of Incorporation, for the purposes of:

1. Development of uniform performance standards and requirements for construction and construction materials, consistent with nationally recognized standards of engineering, fire, health, and life safety throughout the state.
2. To promote and conduct regional workshops and educational seminars on construction related codes, enforcement of said codes and all other areas of building and construction-related codes.
3. To review and act as advisor to the state legislature and the State Building Code Council on proposed changes to construction related codes.
4. To assist and advise local building officials in the applicability of construction-related codes, including but not limited to, plans examination, departmental procedures, inspection programs and methods.

Management of the Association is conducted by a Board of Directors and Officers of WABO working closely with the association's management firm. In addition, a professional lobbyist is employed to keep the membership apprised of legislative activities, and technical consultants are employed as independent contractors to provide advice and services to the technical code development committee and the certification and registration programs.

WABO provides a variety of services to its members and the public. Those services include a welder certification, special inspector certification, educational seminars, code official accreditation program, emergency responder network, a retail store selling code books, and quarterly business meetings for networking and training. In addition, the Association's service menu includes providing a technical code development program; advisory services to the State Building Code Council and legislature; and outreach services bringing building officials, the public and building industry professionals together to promote safety in the built environment.

Chapter 11: WABO's Legislative Positions

Why is WABO involved in politics? It may seem strange at first that WABO spends a significant amount of time and resources to influence legislation; however, if WABO chooses to not get involved then no one is there to offer a Building Officials perspective on proposed legislation. Below are a few legislative positions that WABO has and examples of how WABO has used that position to determine if WABO will support, seek to modify or oppose proposed legislation.

- **Protect Local Authority:** WABO supports protecting local authority to amend, adopt and administer construction codes.

SSB 5380 Building permit approval; was submitted in the 2021 Legislative cycle. The bill sought to require a building department to automatically approve a permit upon three submittals or three requests for additional information. With WABO's position being that local authorities should have the ability to administer construction codes as they deem appropriate for their communities WABO opposed the bill and the bill never made it out of committee.

- **Unfunded Mandates:** WABO recognizes that jurisdictions have limited fiscal capacity and opposes unfunded and under-funded mandates.

SB 5280 Concerning smoke detection devices; was submitted in the 2019 legislative cycle. The bill's intent was to make sure every home sold in Washington had at least one smoke detector. While WABO did not disagree with the importance of having smoke detectors in a home, the bill had placed the responsibility of who verifies the smoke detector on the local Fire Department / Fire District. This resulted in an unfunded mandate. WABO worked with the Bill sponsor to see the bill amended to place the sole responsibility on the seller of the home to provide the smoke detector.

- **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 for the SBCC and clarification for consistent fee application by local jurisdictions.

HB 1622 modifying the fees for the State Building Code Council; was submitted in the 2018 legislative cycle. With the State Building Code Council being funded through fees collected at the time of permit issuance the SBCC hadn't seen an increase since 1989. WABO supported this increase to see the SBCC successful in their mission to adopt and maintain the codes. Above are just a few examples of the importance of WABO to be involved in the legislative process. WABO will continue to provide a voice for the building officials across the State of Washington and serve as a vehicle to educate law makers on the impacts of their choices on the local building departments across the state.

Energy Code Task Force - Options/Targets: Status Quo - Remain With What Has Been Taking Place (Ardel/MK)

Pro's for the BO	Con's for the BO	How will Utility Providers, and L&I get on board	How hard to sell to Legislature	How will Builder's Associations get on board
<p>AHJ have some familiarity with the current Energy Code provisions.</p> <p>Contractors and developers already have an expectation that these are the current code requirements AND that whether we enforce or not, they have a legal requirement to meet the code.</p> <p>Enforcing the current Energy Code gets us to the state goals for energy use. (MKM/AJ)</p>	<p>Status quo doesn't work. Inconsistency across the state based on AHJ ability and capacity.</p> <p>Lack of training funds. Lack of funds for more staff. Inconsistent enforcement does not result in desired climate goals. Increasing complexity of the code. The training falls short in providing technical understanding of how to apply the energy code provisions and how designers demonstrate compliance on plan. Short cycle of the 2018 codes - due to pandemic, 2018 EC adoption date is Feb 1, 2021. Estimated adoption for the 2021 Codes is July 1, 2023.</p> <p>Note that energy sources have fluctuated on whether they are deemed good or bad over time. Example: natural gas was a better option than oil and early energy codes promoted use of natural gas. There are environmental downsides to electric that do not rise up currently as problematic but unclear if that could ever change. We can't control context of the times and what factors we weigh as good or bad. (MKM/AJ)</p>	<p>Utilities may not be aware of the inconsistent enforcement.</p> <p>Moving towards electrification benefits the electrical utilities. Our assumption is that long term planning by the electrical utilities based on demand assumptions that consider the increased electrification in the codes. Not meeting those estimates would be a shortfall in their overall fees. On the flipside, PSE may have increased demand where dependence on fossil fuels has not yet been reduced as required by the energy code.</p> <p>L&I FAS is enforcing energy code provisions for their review / inspections. Many jurisdictions fall under L&I jurisdiction for electrical review/inspections. For those that do, L&I Electrical is not enforcing energy code. (MKM/AJ)</p>	<p>Legislators are likely unaware of the lack of enforcement and are subject to the political climate for reducing fossil fuel emissions and energy consumption.</p> <p>Legislators only respond to complaints --- would need to ID the impact to jobs and economy to raise this up to a level of interest for them. (MKM/AJ)</p>	<p>They are likely OK w/ status quo.</p> <p>Would prefer a longer cycle of energy code adoption to keep costs down.</p> <p>It takes time for the market to create demand, little market incentive for them to create energy code compliant construction.</p> <p>Builders are driven by final cost and that market can bear the cost of construction. Without demonstrating that they can stay on the positive side of that equation, they won't back up increasing any more stringent changes to energy code. (MKM/AJ)</p>

Energy Code Task Force - Options/Targets: Affidavit (Similar to RCW 64.55) (Ardel/Dave)				
Pro's for the BO	Con's for the BO	How will Utility Providers, and L&I get on board	How hard to sell to Legislature	How will Builder's Associations get on board
<p>The Affidavit will act similarly to the stamping of plans for exterior envelopes serving multi-family buildings. This would remove review and inspection responsibilities from the jurisdictions and would place them solely on the designer. Given that the content in the WSEC is non-structural and non-life safety, it could be viewed that jurisdictional verification is not needed. The intent isn't to have the Affidavit take over all energy code designs, only the more complex. (DS)</p> <p>Affidavit needs to be 2 parts, to cover both design and inspection. Saves time for the AHJ (AJ)</p>	<p>All review and inspections are conducted by the designer and/or a third-party verifier. If the Affidavit follows similar language as RCW 64.55 then jurisdictions would specifically be prohibited from reviewing and inspecting items and enforcing issues could become difficult. The intent isn't to have the Affidavit take over all energy code designs, only the more complex. (DS)</p> <p>1. Who would be the qualified professional? Mechanical? Electrical?</p> <p>2. Would this cover ALL Res and Commercial energy code? Option could be keeping Res Energy Code review w/ AHJ and permit certification for less complex Commercial. Could look at other thresholds.</p> <p>3. Would need cert for both the design AND the inspection.</p> <p>4. is this too lax for enforcement? (AJ)</p>	<p>These agencies would have little impact if an Affidavit were to be the chosen direction. The most anticipated pushback would be from L&I on items that are electrical; however, they have indicated at WABO meetings that they have no desire to be involved in energy code enforcement. (DS)</p> <p>Self-certification benefits L&I and relieves them the workload of energy code review/inspection.</p> <p>Do not anticipate opposition from utility providers because we wouldn't be changing the code requirements. May get support because there's no additional cost or request for funding from the Utility for education or otherwise. (AJ)</p>	<p>If the legislature decides to decline the request for necessary funding to serve each jurisdiction, then the evidence that WABO members have in regards to assured funding to support the "to 2031" initiative, should be enough to inform the legislature that there are jurisdictional staffing issues, as well as training issues. Once they recognize these planned steps weren't taken, the Affidavit seems like a cost saving measure that they would likely move to consider. (DS)</p> <p>The sell to the legislature will depend on how convinced they are that the energy code / climates goals are being met w/out AHJ enforcement. (AJ)</p>	<p>The builders would have less impact during reviews and inspections so they would jump on board with this quickly. The question is, will the designers? (DS)</p> <p>Good question, not sure whether a single design professional is willing to carry full responsibility (and insurance) for certifying compliance w/ the Energy Code (AJ)</p>

Energy Code Task Force - Options/Targets: Align With National Codes (Marty/Todd)

Pro's for the BO	Con's for the BO	How will Utility Providers, and L&I get on board	How hard to sell to Legislature	How will Builder's Associations get on board
<p>Aligning with national codes would be of benefit to the design community.</p> <p>Throughout the state assistance could be provided by ICC if we were to use the ICC energy code. When design occurs from out of state design team members would be able to apply consistent nationally vetted standards using consistent vocabulary, materials, methods of approach to compliance.</p> <p>ICC training and support would be possible If we were compliant with ICC national standards. Testing and certification is already created even if we were to also use third party certification of energy efficient inspection. There would be less extensive set up of any third-party certification since national testing - credentials are established.</p> <p>Even if unsuccessful attempts to roll back the level of compliance occurs, the reasons why we want to roll back will be heard. Our lack of confidence regarding being successful obtaining compliance will be heard and additional training / funding may be provided. This path may support any other chosen path of action.</p> <p>This option is relatively affordable, still allows for improvement in energy compliance, and reduces the initial cost of construction - strengthening economy. (MG)</p>	<p>This option may take time promoting legislation. Therefore, this option is not a fast fix.</p> <p>Politically the Governor is promoting energy conservation and this approach may be viewed as a step backward. (MG)</p>	<p>Possible lack of agreement as Utilities and LNI promote their own position. It may be undesirable to promote change at this point.</p> <p>What becomes of the permits issued under the current 2018 code set at a higher standard.</p> <p>Possible liability regarding potential arbitrary compliance standards. (MG)</p>	<p>This option may take time promoting legislation. Therefore, this option is not a fast fix.</p> <p>Politically the Governor is promoting energy conservation and this approach may be viewed as a step backward. (MG)</p>	<p>Probable support considering current lawsuit, however potential lack of agreement regarding an alternate new standard.</p> <p>Possible liability regarding current issued permits using current 2018 code. (MG)</p>

Energy Code Task Force - Options/Targets: Request Additional Funding From Legislature (Stacy/Dave)				
Pro's for the BO	Con's for the BO	How will Utility Providers, and L&I get on board	How hard to sell to Legislature	How will Builder's Associations get on board
<p>Additional funding is always appreciated. (SC)</p> <p>The funding is a necessary step to follow the current designed path "to 2031". Without it, the current plan cannot move forward effectively. It is expected that this request will be declined, heavily, but it is a necessary first step. (DS)</p>	<p>How would we ensure this funding goes to our department instead of the general fund?</p> <p>How much money would it take to hire a licensed electrical engineer, mechanical engineer and architect to verify that all components work together?</p> <p>Also, how would we hire these individuals or go through our contracts department to go out to bid to look for a consultant group? (SC)</p> <p>There is no assurance that the money would go to Building Review and Inspection related services, including badly needed training.</p> <p>Can legal verbiage be used to mandate where the funds go? (DS)</p>	<p>L&I currently does not review or inspect the electrical requirements of the energy code. So, even if we as the building department get additional funding, we have not solved the disconnect in different agencies and their staffing needs. (SC)</p> <p>As they are partners in this initiative, utility providers would likely push back on the needed funding, as it's possible the state would ask them to chip in.</p> <p>L&I have indicated that they believe the energy code is not within their required duties. Several jurisdictions depend on L&I to act as the electrical work AHJ and the WSEC does cover electrical requirements so the question is why L&I does not believe they need to inspect these WSEC electrical elements. As this would include some added work for L&I, we should include them in the funding question to the legislature. (DS)</p>	<p>Without having a step-by-step guide on how much money for each type of jurisdiction (large, small, bedroom community etc.) and the plan on how to spend that money to solve the issue, this will be a hard sell. (SC)</p> <p>Layout of the plan for the initiative explains that the Dept of Commerce and the SBCC had led the Legislature to believe elements impacting "enforcement" of the growing code would be analyzed periodically and a report of these impacts would be provided to the Legislature. There is no evidence to date that these steps took place, in regards to jurisdictional enforcement. At this point, it's a matter of pointing this out so success of the plan "to 2031" can be re-evaluated.</p> <p>Likely, funds will not be approved then we can move to another step, possibly including adding appropriate fees through each jurisdiction for energy code review and inspection. (DS)</p>	<p>Nationwide builders or larger builders who work across the state would benefit from having a consistent review and enforcement process. However, smaller builders in more rural jurisdictions might like it the way it is now without having to fully comply with the requirements. (SC)</p> <p>Having more inspection staff and advanced training in the energy code will help the building industry by making inspections more consistent and faster. (DS)</p>

Energy Code Task Force - Options/Targets: Create Third Party Review and Inspection Program (Stacy/Brian/Willie)

Pro's for the BO	Con's for the BO	How will Utility Providers, and L&I get on board	How hard to sell to Legislature	How will Builder's Associations get on board
<p>It would take the burden off the local building department to enforce. If a 3rd party agency is used, they would need to be consulted early on in the design process of a commercial building. (BCS)</p> <p>It would also create a more consistent review and enforcement across the state. (SC)</p> <p>The obvious Pros for the code officials is the decreased workload and staffing needs. Third party services have been used now for many years to assist the departments with reducing permit approval times as well as augmenting inspection staffing. This process would be no different. (WH)</p>	<p>It may not provide good customer service to our customers. Although we wouldn't have to enforce the energy code, the building community is still faced with its challenges. Additionally, who will pick up the cost of the 3rd party agency? This option may do more harm than good to the relationship between the building community and the regulatory community (WABO). To put together a special inspection category may also be time consuming, for example the CLT SI program took 2 years to put together. (BCS)</p> <p>Another item of concern for BO's is the fact that inspection timing could be affected. Meaning if the 3rd party inspectors are 3 days out, it will create a domino effect and they will be pushing us to make up the time lost. (SC)</p> <p>I do not see a lot of downsides for the BO when utilizing third party options if it is a well-defined and well managed process. It will add a level of additional oversight in monitoring the functionality of the process. Approving third party firms, verifying credentials, maintaining a level of quality control from the building department. I also do not see why you would expect a downgrade in PR with the building community. The builders only want predictability and consistency among the municipalities in the enforcement and application of the state codes. (WH)</p>	<p>I don't believe the utility providers would be affected unless the review team comes up with a requirement that doesn't meet their needs. As for L&I, there is already an issue with them not reviewing or inspecting to the current energy code. This could mean that specialized inspectors write up something that was approved by L&I and it could cause conflict and re-inspections of previously approved components. (SC)</p> <p>I do not believe there is much of a role for L&I involvement in this process. Possibly, down the road if this process takes off and evolves, L&I could become the state agency to enforce the energy code but it is not likely. Utility providers were, in fact, involved a lot back in the 80's and early 90's when Bonneville was pumping in a lot of money in to the Super Good Sense program and others. Public Utility Districts around the state were offering incentives as well. This is not out of the question to obtain involvement again from the big power brokers and local Public Utility Districts. Getting the dialog started with them is the first step. (WH)</p>	<p>Difficult. This option does not show that the two groups can work together, unless we can come up with some kind of benefit or perk to the building community. (BCS)</p> <p>I suggest finding that one or two "Champions" in the State Legislature to get on board with us. You do not get the attention of the legislature with anything without first getting it sponsored. Finding that right sponsor or sponsors is the key on my opinion. You can never predict the outcome with these folks but the first step is always to get a dialog going and get the issues out there. (WH)</p>	<p>There would need to be some kind of incentive for the building community to support this option, i.e., first permit reviews or inspections. For this method to work, we would want to engage the building community and work together with them to create the special inspection program. (BCS)</p> <p>As with most issues in the business world, you get the attention of someone by focusing on the "pocket book". Builders build to MAKE MONEY, very simple. Demonstrate how some of the Energy Code options being considered here can and will increase their profits, "Time is Money". Shorter permit times and less issues in the field (predictability and consistency with inspections and compliance) will get their attention. (WH)</p>

Energy Code Task Force - Options/Targets: Evaluate Builder's Associations (Willie/MK)				
Pro's for the BO	Con's for the BO	How will Utility Providers, and L&I get on board	How hard to sell to Legislature	How will Builder's Associations get on board
<p>Follow on to comment in How to Get Builders on Board – from Third Party Review and Inspection Program Section.</p> <p>BIAW, local chapters, and some of the state's prime builders can assist the BO in getting the word out as well as "possibly" seeing the importance of better QA in the field from their end, leading to less corrections and down time.</p> <p>Start dialog with BIAW and a few builders to test the waters. (WH)</p> <p>Willie's comments are completely accurate but historically, this is not how increased regulation has played out with builders. I agree that we should try to have the conversation but this topic is a bit of a third rail for builders so I think this step, if we take it should be after we have established our official position. From there we would need to establish a list of pro's for the builders which, they may or may not believe coming from WABO. (MKM)</p>	<p>No downside by starting the discussions. (WH)</p> <p>It is possible that depending on how opposed Builder's associations are to 2021 WSEC especially if it contains an electrical fuel mandate, we have to make sure our outreach is completely neutral. Builders will be driven by market forces and may see any BO involvement as gov't. overreach making it difficult to get cooperation for the conversation, its complicated. (MKM)</p>		<p>Hard but better chances if we have a coalition. (WH/MKM)</p>	<p>See Energy Code Task Force - Options/Targets: Create Third Party Review and Inspection Program (Stacy/Brian/Willie). (WH)</p>



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 for the SBCC 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.

EM Committee
Agenda
(Fall QBM Oct. 28th & 29th Chelan)

I. WABO Emergency Management web page

- a. Should the committee review content to determine what needs updated or deleted?
 - i. Examples:
 - 1. Why Us (Out-dated info. / BSER Qualifications conflict with WAsafe...)
 - 2. Mutual Aid Toolkit (non-functional...)
 - 3. Proclamation of Building Safety Emergency (Draft?)
 - 4. Building Safety Emergency Termination Proclamation?
 - 5. FEMA Documents (Are these current...)
 - 6. HB1406 (Obsolete...)
 - 7. Washington BSMA Power Point Presentation (Julie Rogers still listed as WABO contact...)
 - 8. Letter to Elected Officials (Should this be updated to reflect current WABO members...)
 - b. Additional Information
 - i. Advertising Flier
 - ii. Link to SEAW Disaster Preparedness and Response Committee (DPRC) web page
 - iii. Link to WAsafe web page its up
 - c. Other information

II. WAsafe web development

- a. Should have WABO EM Chair involvement (issues/items discussion with EM Committee as needed)
 - i. EM Committee involvement when determined by WSC & EM Chair
 - ii. WAsafe Steering Committee to determine content, including update
- b. WABO Office as administrator...
- c. Admin. Costs come out of EM budget
- d. Information page for Building Officials who would like to make a request for resources – How to information contacts, links, etc.

III. Other Items/Discussion

Sigillo

CELLARS

JOIN US

When: Thursday October 28th

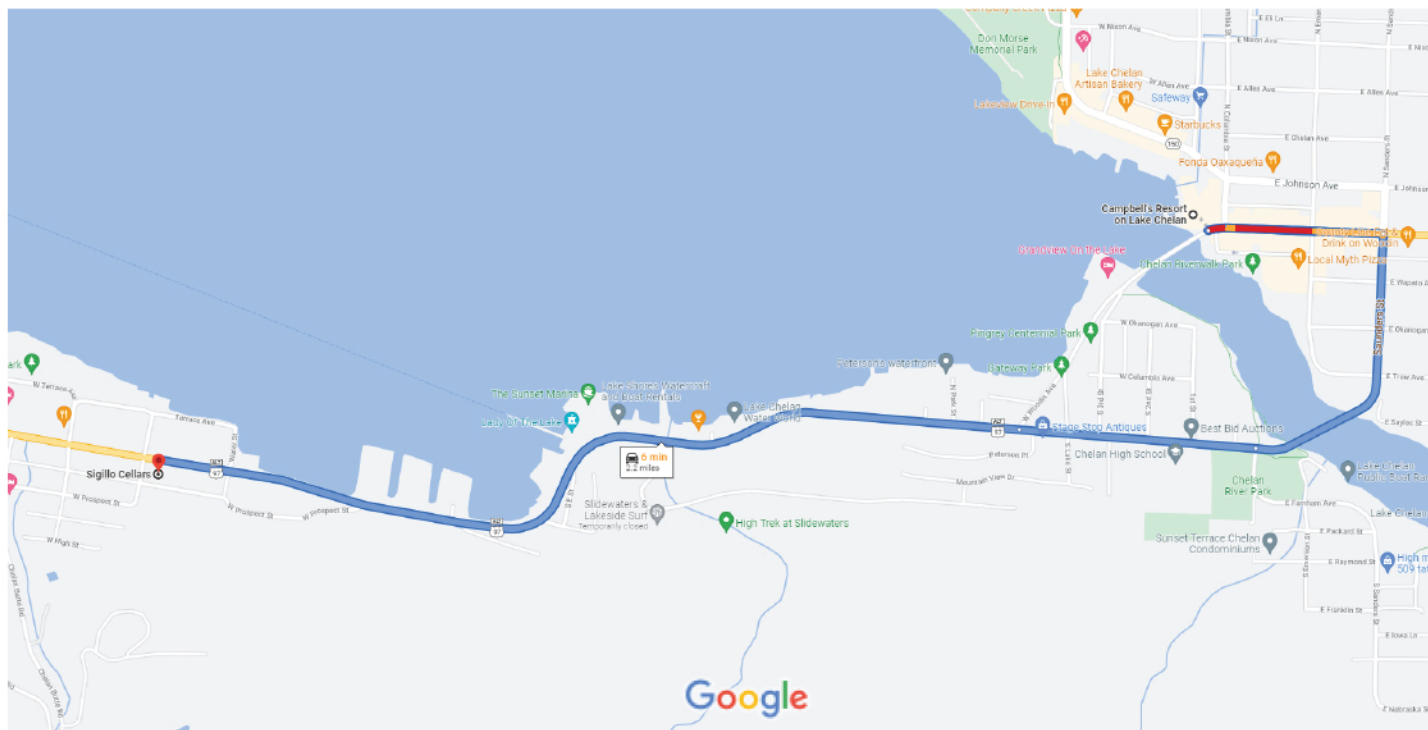
Time: 6-8pm

Where: Sigillo Cellars

2037 W Woodin Ave

Chelan, WA 98816





Map data ©2021

500 ft

Campbell's Resort on Lake Chelan

104 W Woodin Ave, Chelan, WA 98816

1. Head east on W Woodin Ave toward N Columbia St
0.2 mi
2. Turn right onto S Sanders St/Saunders St
[Continue to follow S Sanders St](#)
0.4 mi
3. Continue onto Webster Ave
0.3 mi
4. Continue onto W Woodin Ave
[Destination will be on the left](#)
1.2 mi

Sigillo Cellars

2037 W Woodin Ave, Chelan, WA 98816

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.

PROFESSIONAL DEVELOPMENT

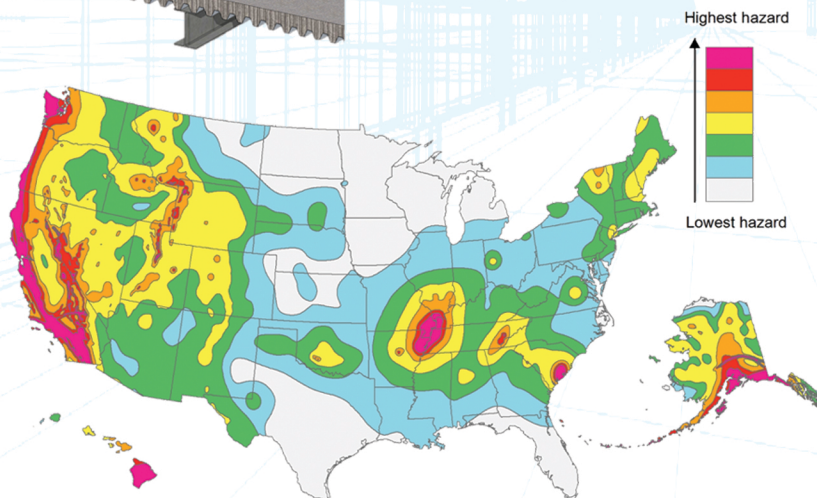
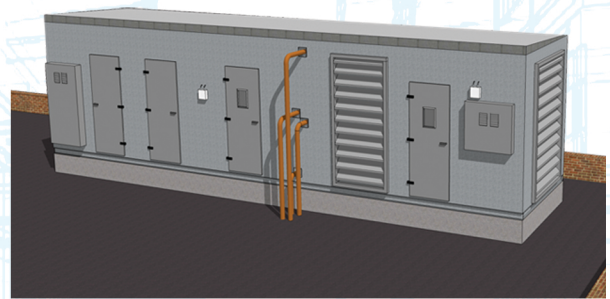
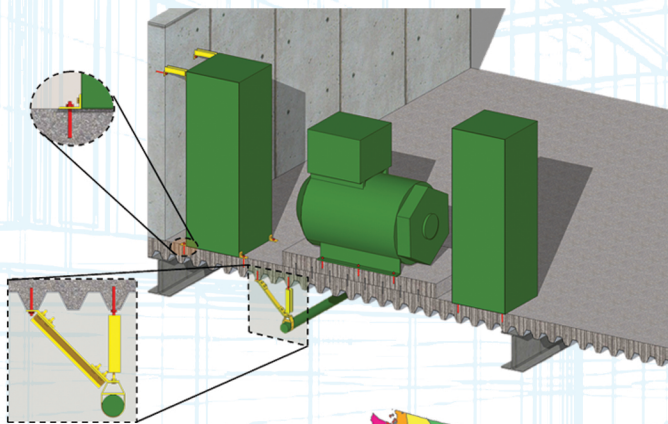
IMPLEMENTATION OF NONSTRUCTURAL SEISMIC REQUIREMENTS FOR TODAY'S COMPLEX BUILDING PROJECTS

ICC Preferred Course #29305 (.3 CEU's)

Description: Recent earthquakes have highlighted the need for nonstructural seismic standards in the anchorage and bracing of building systems and seismic resiliency in the components themselves. In today's complex project delivery environments, the enforcement of these standards can sometimes fall through the cracks with engineers, contractors, and manufacturers sharing the responsibility for proper installation. This can further be complicated with delegated design, standard details, proprietary supports, and premanufactured modular systems.

This seminar will overview the nonstructural seismic standards of IBC 2018 and ASCE 7-16 at a high level and will share some good practices for design review, inspection, and approval by authorities having jurisdiction. Attendees of this seminar will learn how to:

- * Determine the seismic bracing and certification requirements of a job given the importance and seismic design category
- * Spot improperly anchored equipment or systems
- * Understand the special requirements for life safety and essential facility building systems
- * Know what to expect from designers and installers of standard and proprietary bracing details
- * Complete construction inspection and structural observations for modular facilities built in a factory off-site.



PROFESSIONAL DEVELOPMENT

IMPLEMENTATION OF NONSTRUCTURAL SEISMIC REQUIREMENTS FOR TODAY'S COMPLEX BUILDING PROJECTS

ICC Preferred Course #29305 (.3 CEU's)

Andy Coughlin Bio

Andy is the Technical Director of the Critical Structures & Facilities business unit at Structural Integrity Associates (SI). Throughout his career, he has employed first principals and the latest advances in engineering technology to solve complex engineering problems at military, diplomatic, power generation, and special use facilities around the world. He also oversees SI's TRU Compliance division based in Bend, Oregon providing IAS Accredited product certification services for seismic, wind, and physical security performance to some of the largest equipment manufacturers in North America. Andy is a member of the Task Committee on Nonstructural Components for ASCE 7 and the ASCE committee on the Design and Analysis of Nuclear Structures. He is a licensed civil and structural engineer in multiple states and holds a Master's degree from Penn State University and a Bachelor's degree from Cal Poly San Luis Obispo.



Structural Integrity Associates, Inc.®

