



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

# Spring Quarterly Business Meeting

**April 25-26, 2019**

**Enzian Inn, Leavenworth, Washington**

## Agenda

### Thursday, April 25

- 7:30 a.m. Coffee service and Registration – *Alpine Room*  
First Timer's Orientation – *Continental Room*
- 8:00 a.m. Business Meeting – *Alpine Room*  
Pledge of Allegiance  
Introductions  
Welcome and Announcements  
Agenda Approval: April 25-26, 2019  
Minutes Approval: January 31, 2019  
Recognitions, Relocations, Memorials  
Election of Board of Directors Nominations – July ABM  
President's Report  
    Executive Board Report  
Officers' Reports  
Executive Director Report
- 9:00 a.m. **Recess to Committee Meetings:**
- Technical Code Development – *Alpine Room*
    - State Group 2 proposals submitted
    - WABO positions on ICC Group B proposals
  - Education – *Bavarian Room*
    - 2019 AEI Recap
    - 2020 AEI Planning
    - 2020 Spokane Seminars
- 10:30 a.m.
- Government Relations– *Alpine Room*
    - Legislative Update
    - Discuss Government Relations Policy
      - Standing subcommittee
      - Volunteers
    - Open forum to discuss new legislation

- 12:00 p.m.                      5<sup>th</sup> Annual Retiree Luncheon – *Continental Room*  
Guests: Pete Rambow/Mike Noot
- 1:00 p.m.                      Business Meeting Reconvenes – *Alpine Room*  
Guest Reports:  
                                        State Building Code Council  
                                        International Code Council  
                                        ICC Region II  
                                        IABO  
                                        WPLBO  
                                        State Agencies  
                                        MyBuildingPermit.com  
                                        Liaison Reports  
                                        Others
- 2:00 p.m.                      **Recess to Code Forum:**  
Code Forum – *Alpine Room*  
Informal discussion on any code items
- 5:00 p.m.                      Recess until Friday
- 5:30 p.m.                      Social Event – 6<sup>th</sup> Annual Mini-Golf Tournament (weather permitting)

### **Friday, April 26**

- 7:00 a.m.                      Breakfast - *Continental Room*
- 8:00 a.m.                      Business Meeting Reconvenes– *Alpine Room*  
Motions and Action Items  
Announcements
  - Emergency Management Update
  - Code Official Accreditation Program Update
  - C & R Program Update
New Business  
Unfinished Business
- 9:00 a.m.                      Professional Development:  
*Project Impact Seattle – Impacting your Jurisdictions by Promoting Safer Homes* – presented by Michelle Yee – Simpson Strong-Tie  
ICC Preferred Provider Course #20119
- 12:00 p.m.                      Adjourn

**Mark Your Calendar!**  
**July 18-19, 2019 - WABO Annual Business Meeting at Semiahmoo**  
**Blaine, Washington**



## WASHINGTON ASSOCIATION OF BUILDING OFFICIALS

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

### ***Proposed MINUTES – 2019 Winter Committee Meeting***

*Tumwater, Washington*

*January 31, 2019*

#### **Call to Order**

The winter business and committee meetings of the voting representatives was called to order by President Ray Allshouse, on January 31, 2019 at 8:00 a.m.

#### **Roll Call**

The following executive board officers were present:

C. Ray Allshouse	-	President
Kurt Aldworth	-	1st Vice President
Lee Kranz	-	2 <sup>nd</sup> Vice President

The following executive board officers were absent:

Tom Phillips	-	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	-	Outreach Services
Ray Cockerham	-	Emergency Management
Jon Siu	-	Past President
Trace Justice	-	Past President
Gary Schenk	-	Past President

The following executive board directors were absent:

Rick Prosser	-	Education
Andy Higgins	-	Accreditation
Jim Tinner	-	State Building Code Council

The following management personnel were present:

Tara Jenkins	-	Executive Director
Troy Jenkins	-	Jenkins Management Solutions, LLC

#### **Introductions**

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

## **Agenda**

The President presented the proposed Agenda for the January 31, 2019, Winter Committee meeting.

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

The motion carried.

## **Minutes**

President Allshouse presented the proposed minutes for the October 11-12, 2018 Fall Business Meeting in Walla Walla, Washington.

**MOTION: It was moved and seconded that the minutes be approved as submitted.**

The motion carried.

Meeting adjourned for committee meetings at 8:10 a.m.

## **Legislative Overview**

Tim Woodard, Chair, Government Relations Committee and Amy Brackenbury, WABO Lobbyist, provided an overview of the plans for the members to visit the capitol and urge legislators to support HB1402 / SB5587 Alternate Building Construction Methods and HB1752 Labor and Industries Contractor Bonding.

Tim and Amy provided a review of other legislation of interest to WABO.

Committee Meeting was adjourned at 8:58 a.m. so members could travel to the capitol building.

Committee Meetings Reconvened at 12:30 p.m.

Tim Woodard and Amy Brackenbury led a discussion on the visits to the Hill and went over the positions WABO is taking on bills and asked for membership input.

Brian Smith, Certification and Registration chair, announced that C & R has a goal to educate and promote the various programs to new building officials, inspectors and industry. C & R will also be taking the lead on social media with Instagram and Twitter. Whitney Doll, ICC's Vice President of Communications, has been contacted regarding best practices and has provided several resources. Whitney and her team are also willing to come out to educate. Jon Siu provided an overview of Cross Laminated Timber (CLT) and the need to establish a program for special inspection registration.

**MOTION: It was moved and seconded that the Certification and Registration committee add the category of Cross Laminated Timber (CLT) as part of the WABO Special Inspection Registration Program. The Special Inspection Advisory Board will develop the registration details. Motion passed.**

Micah Chappell, Chair of the Technical Code Committee, discussed ICC Group A OGCV, State Group 1 public comments and State Group 2 proposals.

Committee Meetings adjourned at 4:00 p.m.

**WABO Spring Business Meeting**  
**April 25 - 26, 2019**  
**Attendee List**

---

**KURT ALDWORTH CBO, ACO**  
CITY OF SAMMAMISH

**PATRICK BARRY**  
CITY OF TACOMA

**DEAN BENTLEY CBO**  
CITY OF UNIVERSITY PLACE

**STEVEN BLAKE**  
CITY OF BURien

**KEN BOSTICK**  
CITY OF GOLDENDALE

**CRAIG BURNELL**  
CITY OF RENTON

**AL CHRISTENSEN**  
CITY OF TUMWATER

**SCOTT FIELDING**  
CITY OF BONNEY LAKE

**DIANE GLENN**  
CONSTRUCTION CONSULTANTS OF WA, LLC

**ANGELA HAUPT**  
CITY OF KIRKLAND

**DANA HERRON CBO**  
CITY OF MILTON

**WILLIAM HILL CBO, ACO**  
BHC CONSULTANTS

**TARA JENKINS**  
WASHINGTON ASSN OF BUILDING OFFICIALS

**TRACE JUSTICE CBO, ACO**  
CITY OF MILL CREEK

**LEE KRANZ CBO, ACO**  
CITY OF BELLEVUE DSD

**CLELL MASON**  
CITY OF KIRKLAND

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

**MICHAEL BARTH MCP, ACO**  
CODEPROS, LLC

**LEIF BJORBACK CBO**  
CITY OF EDMONDS

**ANDY BOOTH**  
SNOHOMISH COUNTY

**CLIFF BURDICK**  
CITY OF WENATCHEE

**MICAH CHAPPELL**  
CITY OF SEATTLE, DEPT OF CONSTRUCTION AND  
INSPECTIONS

**STEPHANIE DAY**  
CITY OF KIRKLAND

**MARTY GILLIS CBO**  
WEST COAST CODE CONSULTANTS, INC.

**GREGG GOLDHAMMER**  
CLARK COUNTY

**JACK HELM**  
CITY OF NEWCASTLE

**C. ANDREW HIGGINS MCP, CBO, ACO**  
CITY OF SEATTLE, SDCI

**ALAN HUSBY CBO**  
SNOHOMISH COUNTY

**TROY JENKINS**  
JENKINS MANAGEMENT SOLUTIONS, LLC

**RICK KELLEY CBO, CFM**  
CITY OF SUMNER

**ANDIE LORENZ**  
ADAMS COUNTY

**S. KELLY MAYO CBO, ACO**  
DEPARTMENT OF LABOR & INDUSTRIES

**MICHAEL MCGIVNEY CBO, CASP**  
CITY OF OCEAN SHORES

**JACK MOORE CBCO**  
SKAGIT COUNTY

**MIKE NOOT**  
TWISTED LIZARD COMPANIES, LLC

**KEVIN OLANDER**  
CITY OF ARLINGTON

**THOMAS PHILLIPS CBO, ACO**  
CITY OF KIRKLAND

**PETE RAMBOW CBO, ACO**  
RETIRED

**GARY SCHENK CBO, ACO**  
CITY OF SEATAC

**CRAIG SEDLACEK**  
DEPARTMENT OF LABOR & INDUSTRIES

**JONATHAN SIU PE, SE, ACO**  
CITY OF SEATTLE, DEPT OF CONSTRUCTION AND  
INSPECTIONS

**AL SPAULDING CBO**  
DEPARTMENT OF HEALTH

**KRAIG STEVENSON CBO**  
ICC GOVERNMENT RELATIONS

**TIM WOODARD**  
CITY OF BLAINE

**CAMIE ZIMMERMAN**  
WASHINGTON ASSN OF BUILDING OFFICIALS

**MICHELE MILLER**  
MYBUILDINGPERMIT/CITY OF BELLEVUE

**JEROMY MOORE**  
CITY OF PULLMAN

**TIM NORDTVEDT CBO, ACO**  
CITY OF GRANITE FALLS

**SHARON PETTIT**  
CITY OF SNOHOMISH

**RICK PROSSER CBO**  
CITY OF MOUNT VERNON

**TYLER RUNNING DEER**  
MYBUILDINGPERMIT/CITY OF BELLEVUE

**GREGG SCHRADER PE, SE**  
CITY OF BELLEVUE

**S. DEAN SIMPSON**  
DEPARTMENT OF LABOR & INDUSTRIES

**BRIAN SMITH CBO**  
CITY OF BELLEVUE

**ANDY STAMSCHROR**  
CITY OF SUNNYSIDE

**BENJAMIN VANDUINE**  
CITY OF BOTHELL

**MICHELLE YEE**  
SIMPSON STRONG- TIE COMPANY, INC

# **=RELOCATIONS** **RECOGNITIONS** **MEMORIALS**



**WASHINGTON ASSOCIATION OF BUILDING OFFICIALS**

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

---

**Keith Kennedy – City of Stanwood – New Building Official**

**Nick Alsbury – City of Prosser – New Building Official**

**Mike Noot – Town of Eatonville – New Building Official**

**Andie Lorenz – Adams County – New Building Official**

**Todd Blevins – Chelan County – New Building Official**

**David Spencer – City of Lakewood – New Building Official**

**Sean Angeley – City of Bellingham – Interim Building Official**

**Randy Vissia – Spokane County – Retired**

**Nancy Craig – City of Lakewood – Retired**

**Jim Tinner – City of Bellingham – Retired**

**Barry Morrow – City of Prosser – Retired**

---

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



## Platinum Sponsors

CWA Consultants, PS  
Interior Tech

## Diamond Sponsors

## Gold Sponsors

Simpson Strong-Tie, Inc.  
SAFEbuilt

## Silver Sponsors

4Leaf, Inc  
Mistras Group Inc.

## Bronze Sponsors

IAPMO  
LP Building Products  
Central Square Technologies  
Viega, LLC  
My Building Permit.com  
Day & Nite Plumbing & Heating, Inc.  
Interra USA / The Joto Vent System  
West Coast Code Consultants, Inc.  
Clarity Consulting Engineers, PLLC  
National Fire Sprinkler Association  
Townzen & Associates, Inc.  
Tyler Technologies  
General Code  
Camino  
Evergreen Technology Consulting (ETC)



# **SCHEDULE OF EVENTS**

## **YEAR 2019**

<b>April 25-26</b>	<b>Spring Business Meeting</b>	<b>Enzian Inn, Leavenworth</b>
<b>July 18-19</b>	<b>Annual Business Meeting</b>	<b>Semiahmoo, Blaine</b>
<b>October 17-18</b>	<b>Fall Business Meeting</b>	<b>Heathman Lodge, Vancouver</b>

## **YEAR 2020**

<b>January</b>	<b>Winter Committee Meeting</b>	<b>Lacey/Olympia/Tumwater</b>
<b>March 23-27</b>	<b>Annual Education Institute</b>	<b>Lynnwood Convention Center</b>
<b>April 23-24</b>	<b>Spring Business Meeting</b>	<b>Enzian Inn, Leavenworth</b>
<b>July 30-31</b>	<b>Annual Business Meeting</b>	<b>Kitsap Conference Center, Bremerton</b>
<b>October 1-2</b>	<b>Fall Business Meeting</b>	<b>The Davenport Hotel, Spokane</b>



## Annual Business Meeting

### Where:

**Semiahmoo, Blaine, WA**

9565 Semiahmoo Pkwy, Blaine, WA 98230

### When:

**July 18 & 19, 2019**

Thursday 8am - 5pm (lunch 12pm)

Thursday Awards Banquet 6pm

Friday 8am - 12pm



## Washington Association of Building Officials ABM Meeting Registration Form

July 18 & 19, 2019

Registration Fee: \$95 (lunch & awards banquet included)

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Organization: \_\_\_\_\_

Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: \_\_\_\_\_

Attending Banquet? Y / N Guest Attending? add \$45 Y / N

Payment Method:      Check      Visa      MC      PO

CC#: \_\_\_\_\_ Exp Date: \_\_\_\_\_ CVV: \_\_\_\_\_

Signature: \_\_\_\_\_

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

WABO - P.O. Box 7310

Olympia, WA 98507

Or register online at [www.wabo.org](http://www.wabo.org) / 360-628-8669 for more info



# ACCREDITED CODE OFFICIAL

Join your colleagues and become a  Accredited Code Official.

Application forms available on our website at [www.wabo.org](http://www.wabo.org)

---

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

Gary Schenk, CBO, ACO

Willie Hill, CBO, ACO

Michael Barth, MCP, ACO

Trace Justice, CBO, ACO

Gregory Colvig, CBO, ACO

Mary Kate McGee, CBO, ACO

LG Nelson, CBO, ACO

Dave Cantrell, ACO

Peter Rambow, CBO, ACO

Randy Vissia, CBO, ACO

S. Kelly Mayo, CBO, ACO

C. Andrew Higgins, MCP, 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

WABO  
Budget Comparison  
07/01/2018 to 03/31/19

		This Period	Budgeted	Percentage
Member Services				
	Income	\$ 69,750	\$ 74,500	93.6%
	Expense	\$ 176,250	\$ 252,283	69.9%
Bookstore				
	Income	\$ 62,360	\$ 176,086	35.4%
	Expense	\$ 64,978	\$ 181,761	35.7%
Welder Program				
	Income	\$ 366,573	\$ 502,245	73.0%
	Expense	\$ 130,395	\$ 187,436	69.6%
Special Inspection Program				
	Income	\$ 105,137	\$ 93,300	112.7%
	Expense	\$ 99,796	\$ 78,897	126.5%
Education Institute				
	Income	\$ 169,235	\$ 137,750	122.9%
	Expense	\$ 36,660	\$ 140,494	26.1%
Seminars				
	Income	\$ 3,900	\$ 15,000	26.0%
	Expense	\$ 3,309	\$ 11,715	28.2%
Accreditation				
	Income	\$ 10,250	\$ 12,290	83.4%
	Expenses	\$ 5,775	\$ 32,753	17.6%
Finance				
	Income	\$ -	\$ -	
	Expense	\$ 16,705	\$ 23,847	70.0%
Government Relations				
	Income	\$ -	\$ -	
	Expense	\$ 27,670	\$ 38,000	72.8%
Outreach				
	Income	\$ -	\$ -	
	Expense	\$ -	\$ 22,500	0.0%
Technical Code Development				
	Income	\$ -	\$ -	
	Expense	\$ 9,899	\$ 79,750	12.4%
Emergency Management				
	Income	\$ -	\$ -	
	Expense	\$ 1,194	\$ 20,200	5.9%
Administration				
	Income	\$ 17,847	\$ 12,000	148.7%
	Expense	\$ 30,284	\$ 43,624	69.4%
Total				
	Income	\$ 805,052	\$ 1,023,171	78.7%
	Expense	\$ 602,914	\$ 1,113,260	54.2%

**WABO - Summary**  
**Profit & Loss**  
**July 2018 through March 2019**

	<b>Jul '18 - Mar 19</b>
<b>Ordinary Income/Expense</b>	
Income	
Accredited Code Official Progra	50.00
Bookstore	
Book Sales	58,931.69
Book Sales - ICC Sales	330.80
Shipping & Handling Income	3,097.26
Total Bookstore	62,359.75
Education Institute Income	
Registrations -AEI	159,200.00
Sponsor -AEI	9,585.00
Education Institute Income - Other	0.00
Total Education Institute Income	168,785.00
Interest	
Money Market	134.11
Total Interest	134.11
Investment Income	
Dividends	17,713.29
Total Investment Income	17,713.29
Job Postings on Web Page	8,150.00
Membership Dues	48,685.00
Registrations	
Registrations	450.00
Registrations - Other	21,015.00
Total Registrations	21,465.00
Returned Check Fee	125.00
Special Inspection	
Agency Applications	4,200.00
Agency Audits	14,117.30
Fabricators	
Fabricator Inital Application	750.00
Fabricator Renewals	450.00
Fabricators - Other	8,424.48
Total Fabricators	9,624.48
Key Personnel	9,890.00
Special Inspect -Other Income	2,145.00
Special Inspectors	65,160.33
Special Inspection - Other	0.00
Total Special Inspection	105,137.11
Sponsors Income	6,000.00
Welder Certification	
Weld Agency Apps & Renewals	9,535.21
Weld Agency Audit	3,912.50
Weld Applications and Renewals	347,985.00
Weld Examiner Apps & Renewals	4,435.00
Welder Income - Other	580.00
Total Welder Certification	366,447.71
Total Income	805,051.97
Gross Profit	805,051.97
Expense	
B&O Taxes	7,557.28
Bookstore Purch - COGS	
Amendments / Codes	377.79
Bookstore Purch - COGS - Other	45,706.01
Total Bookstore Purch - COGS	46,083.80
Computer Expenses	
Web Page Fees	3,011.21
Computer Expenses - Other	3,345.07
Total Computer Expenses	6,356.28
Credit Card Fees	12,920.34

**WABO - Summary**  
**Profit & Loss**  
**July 2018 through March 2019**

	<b>Jul '18 - Mar 19</b>
<b>Dues &amp; Fees</b>	
Membership Fees	750.00
Registration Fees	200.00
Transaction Fees	3,292.85
<b>Total Dues &amp; Fees</b>	4,242.85
<b>Executive Board</b>	
Donations/ Other Agency Support	1,000.00
Meetings	21,540.79
Other	1,049.18
Travel	16,977.91
<b>Total Executive Board</b>	40,567.88
<b>Insurance/Licenses</b>	2,091.00
<b>Legal</b>	412.50
<b>Lobbyist</b>	27,319.37
<b>Lodging</b>	228.02
<b>Management Fees</b>	335,431.87
<b>Marketing/ Advertising</b>	
Scholarships	9,958.28
<b>Total Marketing/ Advertising</b>	9,958.28
<b>Meals</b>	474.38
<b>Meeting Expenses</b>	
Quarterly Meeting Expenses	
Meeting Scholarships	2,600.23
Member Promotions	1,164.26
Social Events	1,941.16
Quarterly Meeting Expenses - O...	15,915.82
<b>Total Quarterly Meeting Expenses</b>	21,621.47
<b>Meeting Expenses - Other</b>	1,248.31
<b>Total Meeting Expenses</b>	22,869.78
<b>Postage and Shipping Expense</b>	14,567.95
<b>Printing</b>	3,675.22
<b>Publication Expense</b>	256.08
<b>Speaker/Presenters</b>	5,751.82
<b>Supplies</b>	6,521.28
<b>Tech Consultant Services</b>	
Consultant Travel Fee & Expense	16,858.59
Fabricator Consultant	4,655.00
SIRP Consultant	24,351.25
Welder Consultant	3,396.25
<b>Total Tech Consultant Services</b>	49,261.09
<b>Telephone and Internet</b>	3,014.42
<b>Travel Expense</b>	3,352.52
<b>Total Expense</b>	602,914.01
<b>Net Ordinary Income</b>	202,137.96
<b>Net Income</b>	202,137.96

	Mar 31, 19
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
First Citizens Bank Chg	299,506.39
First Citizens Bank MM	151,147.84
Petty Cash	200.00
Total Equity Market-TRowe Price	323,936.86
US Treasury Int- TRowe Price	474,997.12
<b>Total Checking/Savings</b>	1,249,788.21
<b>Accounts Receivable</b>	
Accounts Receivable	14,385.18
<b>Total Accounts Receivable</b>	14,385.18
<b>Other Current Assets</b>	
Conference Deposit	16,760.50
Inventory	36,710.57
Undeposited Funds	986.16
<b>Total Other Current Assets</b>	54,457.23
<b>Total Current Assets</b>	1,318,630.62
<b>Fixed Assets</b>	
Accumulated Depreciation	-3,217.57
Office Furniture & Equipment	3,217.57
<b>Total Fixed Assets</b>	0.00
<b>TOTAL ASSETS</b>	<b>1,318,630.62</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Accounts Payable	
Accounts Payable	1,131.66
<b>Total Accounts Payable</b>	1,131.66
<b>Other Current Liabilities</b>	
Sales Tax Payable	1,903.00
Suspense	320.19
Unclaimed Property Payable	115.00
<b>Total Other Current Liabilities</b>	2,338.19
<b>Total Current Liabilities</b>	3,469.85
<b>Total Liabilities</b>	3,469.85
<b>Equity</b>	
Reserve for Apprenticeship Prog	14,021.60
Reserve for WABO ICC Board Cand	9,328.63
Retained Earnings	1,089,672.58
Net Income	202,137.96
<b>Total Equity</b>	1,315,160.77
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>1,318,630.62</b>



## Nominations for WABO Leadership

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

### Application for WABO Executive Board

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

### Elected Positions

#### Officers:

\_\_\_\_ President      \_\_\_\_ First Vice-President      \_\_\_\_ Second Vice-President

#### Directors (Committee Chairs)

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

---

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

Signature of Applicant: \_\_\_\_\_

Signature of Supervisor: \_\_\_\_\_

Title: \_\_\_\_\_ Date: \_\_\_\_\_

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



# Annual Awards



## JURISDICTIONAL OUTREACH AWARD

**Purpose:** The Jurisdictional Outreach Award is to salute jurisdictions that have made an exceptional effort to communicate with their communities and customers. This annual award recognizes a jurisdiction that demonstrates a commitment to its customers through the successful implementation of a program designed to expand the awareness of building codes and safety in the community.

**Who:** Any department or division of a local government in Washington that has the authority and responsibility for administration and enforcement of the building codes is eligible to receive the award. Nominations may include more than one jurisdiction to recognize mutual efforts.

**Award:** A plaque honoring the recipient. A certificate is presented to the jurisdiction's chief executive officer, administrator, or elected official and to the ICC Chapter president.

## OUTSTANDING EDUCATIONAL ACHIEVEMENT

**Purpose:** The Outstanding Educational Achievement Award is to honor ICC Chapters and the members that are leaders in educating building code administration and enforcement professionals in standards of professionalism. This award recognizes an ICC Chapter or Chapter member that has demonstrated outstanding commitment, effort, and achievement in promoting high standards of professionalism for individuals involved in building code administration and enforcement in Washington.

**Who:** All ICC Chapters and Chapter members in the state of Washington.

**Award:** A plaque honoring the recipient

## CODE OFFICIAL OF THE YEAR

**Purpose:** The WABO Code Official of the Year Award is to recognize individuals who have made an outstanding contribution to the Washington Association of Building Officials and to building officials throughout Washington. Criteria for the award are contribution to WABO, promotion of WABO ideals, philosophy, and goals, and contribution to building safety on a statewide level.

**Who:** Must be a member of WABO.

**Award:** A plaque honoring the recipient

## ASSOCIATE MEMBER OF THE YEAR

**Purpose:** The WABO Associate of the Year is to recognize an Associate Member who has made an outstanding contribution to the Washington Association of Building Officials and to building officials throughout Washington. The criteria for the award are contribution to WABO, promotion of WABO ideals, philosophy, and goals, and contribution to building safety on a statewide level.

**Who:** Must be a member of an Associate Member of WABO.

**Award:** A plaque honoring the recipient.

## Nomination Procedures:

The official nomination form for all awards must be completed and returned to the WABO office thirty days prior to the ABM. Awards will be announced at the WABO Annual Awards Banquet during the Annual Business Meeting. Nominations will be screened by the Nominations Committee and voted on by the Executive Board. All award winners will be featured in an article of *The WABO News*.



**Washington Association of Building Officials**

## Awards Program Nomination Form

*(check one)*

☐

**Jurisdictional Outreach Award**

☐

**Outstanding Educational Achievement Award**

☐

**WABO Code Official of the Year Award**

☐

**WABO Associate of the Year Award**

Name \_\_\_\_\_

Jurisdiction \_\_\_\_\_

Chapter \_\_\_\_\_

Company \_\_\_\_\_

Address \_\_\_\_\_

Contact Person \_\_\_\_\_ Phone \_\_\_\_\_

Individual or Group Making the Nomination:

Name \_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_ Email \_\_\_\_\_

Description of accomplishments (use additional pages if necessary). Samples of materials, web addresses, and other pertinent materials may be included.

**Send Nomination form to WABO, P. O. Box 7310, Olympia, WA 98507  
or fax to 360-918-8021**



## **WABO Government Relations Legislative Subcommittee**

### **Position Procedures**

Approved February 28, 2019

A standing subcommittee of the WABO Government Relations Committee shall be formed for the express duty of reviewing all proposed legislative bill language before the Washington State Legislature that could potentially affect WABO members. Review shall include WABO generated proposals. It is the goal of the subcommittee to formulate positions on outside legislative proposals, and to forward such positions to the Executive Board for review and recommendation within seven days of the bill being introduced or prior to the first hearing on a bill. Teleconference and WABO internal email will be the two main communication methods.

#### **Subcommittee Membership and Operation:**

1. Membership shall be comprised of a maximum of six voting representatives in good standing but not less than four. Two each from the east side and west side of the State is preferable. The remaining two votes will be the WABO Government Relations Committee Chair and the WABO President. Nonvoting participants on the committee are the WABO Executive Director and the WABO lobbyist. In the event of a tie vote, the recommendation will be "neutral position." Votes that may result in a "neutral position" may still be forwarded with recommendations that express the concerns and recommendations of the individual subcommittee members.
2. In certain circumstances where positions are in alignment with the intent of the WABO Position Paper as adopted by the membership, or of a time sensitive nature, the Government Relations Committee Chair and the President may directly make recommendations for such positions.
3. The Government Relations Committee Chair and the Executive Director shall forward potential members names to the President for making appointments to the subcommittee.
4. Except for the Government Relations Committee Chair and the President, the voting representatives may serve a two-year appointment, with continued service by approval of the President.
5. The subcommittee will develop the annual WABO Legislative Position Paper to present to the Government Relations Committee for additional review. The WABO Position Paper shall be formally presented and adopted by the WABO general membership.
6. The WABO lobbyist shall monitor legislative proposals and inform the Executive Director and Government Relations Committee Chair of such legislation. The Executive Director shall forward proposals to subcommittee members and may include any lobbyist's comments. The subcommittee members shall report to the Executive Director and Government Relations Committee Chair their support, opposition or monitor position in a timely manner.

7. When a position issue that has significant impacts on WABO arises and is not addressed in the Position Paper, the subcommittee shall provide the information on the position to the Executive Board. The Executive Board may decide to include membership participation, such as via a poll or survey of the entire membership to assist them in determining a position.

When approved, member polls and surveys may be accomplished using online survey software. The subcommittee will make every effort to provide neutral language in the wording of the poll questions. Membership shall be provided with a copy of the proposed legislation as submitted to the legislature, any insight from the WABO lobbyist, plus statements for or against the proposal. Wording will be reviewed by the Executive Board and the Executive Director.

The Executive Director shall administer the online voting stipulating a clear date and hour voting closes. At the direction of the Executive Board, the Executive Director shall report voting results to the general membership.

# The State of Washington



## Proclamation

**WHEREAS**, our growth and strength depends on the safety and economic value of our homes, buildings, and infrastructure, every day and in times of natural disaster; and

**WHEREAS**, our confidence in the structural integrity of these buildings is thanks to building safety and fire prevention officials, architects, engineers, builders, tradespeople, design professionals, laborers, and others in the construction industry who work year-round to ensure the safe construction of buildings; and

**WHEREAS**, these guardians are dedicated members of the Washington Association of Building Officials and International Code Council, a U.S.-based organization that brings together expert local, state, and federal officials to create and implement the highest-quality codes to protect us in the buildings where we live, learn, work, worship, and play; and

**WHEREAS**, our nation benefits economically and technologically from using the International Codes®, which are voluntary consensus codes and standards that include safeguards to protect the public from natural disasters such as hurricanes, snowstorms, tornadoes, wildland fires, floods, and earthquakes; and

**WHEREAS**, Building Safety Month is sponsored by the International Code Council to remind the public about the critical role of our communities' local code officials who assure us of safe, efficient, and livable buildings; and

**WHEREAS**, "No Code. No Confidence." the theme for Building Safety Month 2019, encourages all Americans to raise awareness of the importance of safe and resilient construction, fire prevention, disaster mitigation, and new technologies in the construction industry; and

**WHEREAS**, Building Safety Month 2019 encourages appropriate steps everyone can take to ensure the safety of our built environment and recognizes that the implementation of safety codes by local and state agencies have saved lives and protected homes and businesses; and

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

**NOW, THEREFORE**, I, Jay Inslee, Governor of the state of Washington, do hereby proclaim the month of May 2019 to be

### ***Building Safety Month***

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

Signed this 3<sup>rd</sup> day of April, 2019

Governor Jay Inslee



Now is the Time to get Accredited!



**Permit Technician Course**

**Plans Examiner Course**

**Building Inspector Course**



Code



Official



Accreditation



Program

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



**Permit Technicians**

**Building Inspectors**

**Plans Examiners**

The first-in-the-nation program designed to provide in-depth training tailored to prepare you for jobs in Washington State building departments. This three-year program awards a certificate upon satisfactory completion of each three quarters (one class per quarter) for a total of three certificates. By completing an International Code Council Certification exam for each certificate awarded, you have the option of gaining Accreditation through the Washington Association of Building Officials (WABO), up to a total of three accreditations.

**Year 1: You will gain working knowledge of local city and county Permit Centers – Permit Technician**

- Administrative and legal aspects of working in the regulatory side of the construction industry
- Customer service and communication basics at a public service center
- Basic understanding of construction codes
- *Optional ICC Certificates Required to Achieve WABO Accreditation (Pick 1) – Permit Technician, Residential or Commercial Building Inspector, Residential or Building Plans Examiner*

**Year 2: Field Application of Construction Codes – Building Inspector**

- Inspecting development at construction sites
- Communication techniques with builders & contractors
- Report writing and properly documenting permit records
- Inspector-level knowledge of construction codes
- *Optional ICC Certificates Required to Achieve WABO Accreditation (Pick 2 Additional) – Residential or Commercial Building Inspector, Residential or Building Plans Examiner*

**Year 3: Construction Code Reviews of Permit Applications – Plans Examiner**

- Multi-discipline permitting, process and procedures
- Technical writing and presentation development
- Understanding the interaction of plans examiners and permit applicants
- *Optional ICC Certificates Required to Achieve WABO Accreditation (Pick 2 Additional) – Residential or Commercial Building Inspector, Residential or Building or Mechanical or Plumbing Plans Examiner, Residential or Commercial Mechanical Inspector, Residential or Commercial Plumbing Inspector*

**Class Size is Limited – Open Enrollment Begins April, 2019**

Online Courses Begin September 16, 2019

Questions? Call Melissa (360) 628-8669 or email [coap@wabo.org](mailto:coap@wabo.org)



## WABO Committees & Volunteer Opportunities

### Why Should I Volunteer?

Of the many ways to give back, volunteering is one of the most profound. Giving your time and knowledge is invaluable, which is one of the reasons WABO appreciates its volunteers so much. Volunteering has been the vital to our organization throughout its many years and continues to be the main driving force for WABO today. Your knowledge, experience, and talents in the field of Life Safety has never been more important to our communities. Being involved in a Committee allows you to not only share those talents and experiences you have, but it also allows you a great opportunity to network with other colleagues and peers in our industry.

Below are brief summaries of the various WABO Committees and some reasons why you should volunteer. There is no limit to how many Committees you can be involved with so please be a part of our effort. Fill out the attached sign up sheet or call or e-mail us anytime at 360-628-8669 or [wabo@wabo.org](mailto:wabo@wabo.org).

#### **TECHNICAL CODE DEVELOPMENT COMMITTEE**

**CHAIR** – Micah Chappell - City of Seattle | 206-684-8850 | [micah.chappell@seattle.gov](mailto:micah.chappell@seattle.gov)

**MISSION:** To promote building and construction standards and requirements in terms of performance & nationally accepted standards.

#### **WHY YOU SHOULD VOLUNTEER FOR THIS COMMITTEE:**

WABO TCD was formed to give WABO members and associate members an opportunity to contribute their knowledge and experience in the construction industry with the goal of improving technical codes on the State and National levels. WABO members who participate in this process are rewarded with a better understanding of how our codes are created and the intent behind the code requirements. "There is satisfaction in taking your ideas to improve the code from concept to print" states TCD member Lee Kranz. TCD members also gain knowledge & perspective through collaboration with representatives from a broad spectrum of the construction profession. These include building and fire code officials, industry representatives, technical experts, legal counsel, architects, engineers, and code educators who participate in the code development process.

Scholarship funds are also available for TCD members to cover most if not all of the cost to attend the ICC Hearings. Please contact the WABO office or visit the WABO Website for future TCD meeting dates.

#### **OUTREACH SERVICES COMMITTEE**

**CHAIR** – Todd Blevins, CBO - Walla Walla County | 509-524-2617 | [tblevins@co.walla-walla.wa.us](mailto:tblevins@co.walla-walla.wa.us)

**MISSION:** To provide leadership that energizes and encourages the development of the Association's membership & provide products and services that improve Uniformity, Communications, Participation and the Improvement of Code Administration.

#### **WHY YOU SHOULD VOLUNTEER FOR THIS COMMITTEE:**

The Outreach Committee is the cornerstone of WABO. Without members, WABO is just an idea. This committee not only energizes and encourages the membership but facilitates the growth of new members and sponsors. The relationships that are built by being a part of WABO starts with the initial contact that is provided by the Outreach Committee. Members who participate in this committee will enjoy the accomplishment of taking WABO into the future.

If you would like to be part of this team please contact the WABO office or me personally at your convenience.

## **CERTIFICATION & REGISTRATION COMMITTEE**

**CHAIR** – Brian Smith, CBO - City of Bellevue | 425-452-4257 | bsmith@bellevuewa.gov

**MISSION:** To facilitate formulation and maintenance of building construction certification and registration programs in terms of performance and nationally accepted standards.

### **WHY YOU SHOULD VOLUNTEER FOR THIS COMMITTEE:**

With the introduction of new materials and new methods of construction, it is important to keep up. The Certification and Registration Committee has been able to bring two new special inspection categories (Steel Fabrication Registration and Fire-Resistant Penetrations and Joints Certification) to the members to help bring WABO in line with the IBC requirements.

This committee is comprised of the Welding Advisory Committee, the SIRP Committee and any needed sub-committees. These are the different committees that do the work.

With new technologies/materials coming out every year, we need to continue the work to stay ahead. Working on one of these committees will help you to keep up and gain information on what is coming. If you are interested in joining the Certificate & Registration Committee, please contact the WABO office.

## **GOVERNMENT RELATIONS COMMITTEE**

**VICE CHAIR** – Tim Woodard - City of Blaine | 360-332-8311 | twoodard@cityofblaine.com

**MISSION:** To advise and inform the association's members and promote their collective views with regard to legislation and regulation matters.

### **WHY YOU SHOULD VOLUNTEER FOR THIS COMMITTEE:**

The WABO Government Relations Committee was created to review all proposed legislative bill language before the Washington State Legislature that could have potential effects of WABO members, the organization, and other legislation with points of interest to WABO. The committee works on yearly legislative positions for the membership, legislative positions as directed by Executive Board, and on other proposals. Members are sometimes asked to testify at the legislature, provide expert opinions to the committee, and work with the WABO lobbyist.

The work of the committee is valuable to the interests of WABO and the membership. Members who participate have a greater understanding of how legislation affects their profession, daily functions, and the WABO organization. Being part of this committee can be exciting, and gives you a feeling of accomplishment by work on a piece of legislation that could go through the legislative processes to become a bill and then possibly become law.

If you have an interest in the Government Relation Committee, please contact the WABO office.

## **EDUCATION COMMITTEE**

**CHAIR** – Rick Prosser, CBO - City of Mount Vernon | 360-336-6214 | rickp@mountvernonwa.gov

**MISSION:** To provide and coordinate education opportunities for building officials.

### **WHY YOU SHOULD VOLUNTEER FOR THIS COMMITTEE:**

We tell our children education is very important - and that same thought applies to our industry as well. The WABO Education Committee helps to orchestrate some of our areas most premiere continuing education opportunities for Building and Life Safety. We meet at most WABO quarterly meetings.

Primarily, our committee is responsible for helping guide the WABO office in putting together a schedule of classes and presentations for our Annual Education Institute (AEI) as well as Seminars. We will discuss the educational needs that are relevant and pertinent for our state and match that up with the proper / best presenters and trainers for that subject. Besides local experts we will bring in the best in the industry from nationally-recognized organizations such as - ICC, NFPA, NEMA, ect.

We listen to our peers via the surveys/course evaluations they leave for us after every Annual Education Institute, this helps inform us of what actions to take to always get better and make better decisions regarding class topics, presenters, location, thoroughness.

By joining the Education Committee you will be part of this highly important group that keeps our industry and its people at their best. We not only seek people that are engaged and value the process of continued education, but we also need people who have the desire and commitment to reach out to their peers, customers and facilitators to always be on the front edge of new topics and trends that provide great training opportunities.

If you are interested in joining the Education Committee please contact the WABO office at 360-628-8669.

## **ACCREDITATION COMMITTEE**

**CHAIR** – Andy Higgins, MCP, CBO, ACO - City of Seattle Sdci | 206-615-0568 | andy.higgins@seattle.gov

**MISSION:** To increase awareness of the code official profession as well as add to the pool of diverse and qualified candidates for entry into the technical review/inspections classifications. Create a line of succession for those in upper level positions, such as Building Officials, that are rapidly retiring across the state.

### **WHY YOU SHOULD VOLUNTEER FOR THIS COMMITTEE:**

Succession planning is one of the most important things a leader can do for their organization. Developing people, providing opportunity, training technical skills, and sharing knowledge gained through years of experience are all important aspects of this work. By joining the Code Official Accreditation Program committee, you will have the opportunity to participate in building and sustaining a program that will have the capacity to accomplish this work exponentially. Not only will this benefit the future of WABO, it will also benefit the industry as a whole and it will allow you to grow as an individual.

If you are interested in joining this committee please call the WABO office at 360-628-8669

## **EMERGENCY MANAGEMENT COMMITTEE**

**CHAIR** – Ray Cockerham - City of Puyallup | 253-841-5585 | rayc@ci.puyallup.wa.gov

**MISSION:** The mission of the Emergency Management Committee is to develop and maintain a system through which critical resources can be quickly provided to requesting agencies during times of building related emergencies regardless of location of the disaster and thereby assure the citizens of Washington State that well equipped and professionally trained personnel will be readily available and swiftly mobilized to assist in the process of restoring community building stock when natural or other significant disasters impact the built environment.

### **WHY YOU SHOULD VOLUNTEER FOR THIS COMMITTEE:**

Every individual in the state has a stake in preparing for a disaster as a group of inspection professionals with unique and indispensable skills, your partition is a key and necessary in the advancement of WABO's emergency management goals.

Emergency Management is at a key and pivotal point as the governor has provided a public emphasis on disaster preparation via the Resilient Washington initiative.

We need a collaborated effort, with your contributions, to make sure we meet the needs of the jurisdiction. This preparedness will assist WABO in meeting our public obligations as a profession in each community of the State. Yet, to meet these increasing demands for preparedness, our system must continue to develop the tools necessary to assist your jurisdiction and prepare you to serve our neighbors. We each understand the vital role that Emergency Management planning plays in our community – contributing to public safety, reducing the impacts on shelters, and economic redevelopment. That is why I am inviting you to become a member of Emergency Management Committee formed to promote greater awareness and support for our community's and working with our local, state, and federal officials.

(Please cut or tear along dashed lines & give to a WABO representative at the registration desk)



**YES, I want to volunteer for a committee (check all that apply)**

- ☐ Technical Code Development
- ☐ Outreach Services
- ☐ Certification & Registration

- ☐ Government Relations
- ☐ Education

- ☐ Accreditation
- ☐ Emergency Management

**NAME:** \_\_\_\_\_ **JURISDICTION:** \_\_\_\_\_

**EMAIL:** \_\_\_\_\_ **PHONE:** \_\_\_\_\_

(Someone from the committee will contact you with more information & meeting details)



# 6th Annual MINI GOLF Tournament

Where: Enzian Inn Putting Course

When: Thursday April 25, 2019

Time: 5:30 pm

Sign up sheet located at the  
**WABO** Registration Table.



Everyone is  
**WELCOME**

## JOIN US FOR FOOD & DRINKS!

901 FRONT ST, LEAVENWORTH



Thursday at 6:30pm after our 6th Annual Golf Tournament.

Each person will receive 2 drink tickets - good for beer, wine, or soda.

**WABO** will also provide platters of European Appetizers.  
(servers can take your personal orders too)

## Apps & Beverages!





### Directions to Baren Haus Social

- \* **Head Northeast on US-2 E towards Front Street**
- \* **Turn Right on Front Street**
- \* **Destination 417 ft on the Right (901 Front Street)**



# PROFESSIONAL DEVELOPMENT

## PROJECT IMPACT SEATTLE

### IMPACTING YOUR JURISDICTIONS BY PROMOTING SAFER HOMES

ICC Preferred Course #20119 (.3 CEU's)

Project Impact Seattle– Impacting your jurisdictions by promoting safer homes.

- \* Understand the genesis and purpose of Project Impact.
- \* What resources were produced from this and can be accessed for other jurisdiction's needs.
- \* Learn the scope of retrofit solutions
- \* Homeowner retrofit workshops that can be created per jurisdiction's request.

#### Background

- \* Project Impact
- \* Its purpose
- \* Its initial partners and SME's
- \* Its outcomes – plan set and booklets
- \* Sharing Project Impact resources with other jurisdictions

#### Lay-of-the-land

- \* Identify state-wide faults
- \* Disclose risks via USGS case studies
- \* Quantify pre – 1980's single family structures by county

#### Project Impact Plan Set Review

- \* Guided by IEBC and engineered details
- \* Scope of retrofit work
- \* Plan set limitations
- \* Review common details/solutions
- \* Self-perform or hire contractor



---

## Michelle Yee Bio

Michelle Yee joined Simpson Strong-Tie in 2017 as Territory Manager for Western WA. She hails from the construction industry with over 15 years of experience both as a contractor, as well as a sales representative for two worldwide tool and anchor manufacturers. Within her role as Territory Manager she works with Structural Engineers and local Building Departments to help provide product information and solutions for the construction market. She and her family enjoys mountain biking and camping in the Great Northwest.



# STANDARD EARTHQUAKE HOME RETROFIT (SEHR) OVERVIEW

1. Submittal Requirements:

- ◆ 2 copies of the Standard Earthquake Home Retrofit (SEHR) Plan Set, Sheets S1–S20
- ◆ 2 copies of any other plans you have drawn
- ◆ Completed building permit application

## 2. Review Process:

- ◆ Review by a building plans examiner
- ◆ Expedited approval process
- ◆ If home doesn't qualify to use SEHR Plan, plans examiner will advise
- ◆ Your home can still be retrofitted but additional engineering will be needed
- ◆ You will be called when the approved plans are ready to be issued

### 3. Inspection Process:

- ◆ Do not begin work until the permit has been issued
- ◆ Call inspector to verify anchor bolt installation
- ◆ Call inspector for a pony wall strengthening inspection
- ◆ You will need to be present at the inspection so the inspector can have access to the project.

## TABLE OF CONTENTS

ITEM	SHEET
Permit Application Instructions .....	S1
Home Assessment Checklist .....	S2
Home Retrofit Plan Drawing Instructions .....	S3
Home Retrofit Plan Drawing .....	S4
General Structural Notes .....	S5–S7
Typical Wall Retrofit .....	S8
Sill Plate Anchor Details .....	S9–S10
Pony Wall Bearing Details .....	S11–S15
Floor Framing Connection Details .....	S16–S19
Concrete Foundation—Section Replacement .....	S20

PROJECT IMPACT  
Earthquake Home Retrofit Program

THE HOME ASSESSMENT CHECKLIST

Complete this Checklist before application to determine the existing conditions in your home.

Detailed instructions for completing this checklist are included in the Home Retrofit Handbook.  
Space is provided at the end of the checklist for you to enter comments related to questions answered "no" or "uncertain".

The plans examiner will determine if your proposal meets the requirements to use the SEHR Plan based on your answers.

Qualification Requirements (Existing Conditions)

All "Yes" or "NA" (not applicable) answers mean your home is qualified to use the Standard Earthquake Home Retrofit (SEHR) Plan. You may need to hire an engineer or architect to develop the appropriate retrofit method if "no" or "uncertain" is checked.

Home Characteristics	Yes or NA	No	Uncertain
1. Is the home of light, wood-frame residential construction?			
2. Does the home have four or fewer dwelling units?			
3. Is a sill plate present?			
4. Is the home built on a flat or moderate slope of less than 30 percent (approximately 18 degrees from horizontal)?			
5. Is the foundation wall around the perimeter of the home continuous except for allowable exclusions?			
6. Is the foundation of concrete or reinforced masonry that is in good condition?			
7. Are the pony walls 4 feet or less in height?			
8. Is the home three stories or less, counting pony walls over 18 1/2 inches as one story?			
Additional Home Information	Yes	No	Uncertain
9. What is the overall height of the pony wall? (Specify dimension.)			
10. How many floors are above the pony wall (or above the foundation)? (Specify # of floors.)			
11. Is the roof made of standard lightweight roofing materials, such as wood or composition shingle?			

Identify Retrofit Needs for Home

All "Yes" answers indicate no retrofit work is needed. "No" or "Uncertain" answers indicate retrofit and/or repair work is needed to improve the resistance of the home to earthquake shaking.

Anchoring the Sill Plate	Yes	No	Uncertain
12. Are sill plates in good condition?			
13. Are sill plates anchored (bolted) to the foundation?			
14. Are sill plate anchor bolts spaced 4 to 6 feet apart, placed near the center of the concrete foundation wall (about 2 1/2 inches from the side of a 6 inch foundation wall), and in good condition?			
15. Are sill plate anchor bolts at least 1/2 inch in diameter for one to two story buildings and 5/8 inch for a three-story building?			
16. Are sill plate anchor bolts located not more than 12 inches from the ends of each piece of sill plate that is more than 30 inches in length?			
Connecting the Floor Framing	Yes	No	Uncertain
17. Do floor joists have either continuous rim joists or joist blocking present at bearing points?			

18. Is the floor framing system connected to the underlying sill plate with metal framing clips or are 8d nails placed 6 inches on center?			
19. Is the floor framing system connected to the underlying pony wall top plate with metal framing clips or are 8d nails placed 6 inches on center?			
Strengthening the Pony Wall (Answer NA if no pony walls)	Yes or NA	No	Uncertain
20. Are pony wall double top plates present and in good condition?			
21. Do structural panels (also called sheathing) cover the stud walls on either the inside or the outside of the pony wall?			
22. Does existing pony wall sheathing in a crawl space have sufficient stud cavity ventilation to prevent the growth of fungus within the wall?			
23. Are the nails around the perimeter of the structural paneling spaced 3 to 6 inches apart?			
24. Are the nails along the studs in panel fields (non panel edge conditions) spaced 6 to 14 inches apart?			
25. Are there screened crawl space ventilation openings through structural panels? (1sf of openings per 150sf of crawl space floor area)			

Comments about "No" or "Uncertain" answers:

Name and daytime phone number of person who completed the Home Assessment Checklist (PLEASE PRINT)

For Office Use Only:

<input type="checkbox"/> Home qualifies to use the Standard Earthquake Home Retrofit Plan
<input type="checkbox"/> Home does not qualify to use the Standard Earthquake Home Retrofit Plan
<input type="checkbox"/> Home earthquake retrofit not needed
<input type="checkbox"/> Damaged or missing structural elements must be repaired or installed before completing the retrofit

## SECTION II

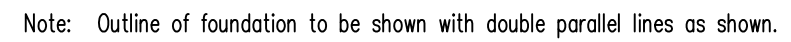
1. Help.

## 2. Measure and Mark Existing Conditions.

Select and Mark Plan Detail Numbers.

#### 4. Determine and Mark Wall Bracing Layout.

5. You have now completed your Earthquake Retrofit Plan Drawing.



No pony wall

3b

1b

Typical section identifier showing all plan details associated with the wall section being retrofitted. (Specify details for all wall sections)

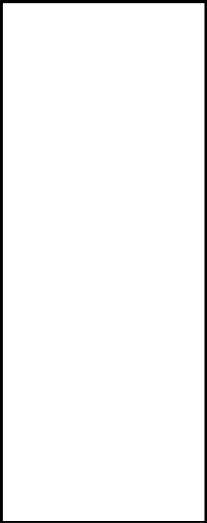
Pony wall height: 24"

Down wall height 10"

Underfloor access opening

- Gas piping through cripple wall plate

JANUARY 2008



SECTION III – GENERAL NOTES

A. PURPOSE

The intent of the Standard Earthquake Home Retrofit (SEHR) Plan is to promote public safety and welfare by reducing the risk of earthquake–induced damage in existing wood frame residential buildings. The requirements in this plan define a minimum recommended standard for the retrofit of these existing buildings. Damage to homes in past earthquakes show that incorrect or incomplete retrofits are as bad as having no retrofit at all. Use of this standard plan is intended to improve building performance during earthquake shaking, but will not necessarily eliminate earthquake damage. The primary purpose is to reduce the likelihood that these buildings will fall off their foundations.

B. SCOPE

The standard plan applies to one, two and three story light wood–frame residential buildings with raised wood floors meeting the following criteria as determined by the completion of the Home Assessment Checklist:

1. The maximum number of dwelling units and/or guest rooms is four.
2. No portion of the building is constructed over a slope steeper than 3 horizontal to 1 vertical.
3. The building is supported at its perimeter by a continuous concrete or reinforced masonry footing and stem wall in good condition.
4. The pony wall heights do not exceed 48 inches in one or two story buildings and do not exceed 18–1/2 inches height in three story buildings.
5. The pony walls are not sheathed with sufficient wood structural panels or diagonal sheathing.

C. GENERAL REQUIREMENTS

Permit requirements: All work shown on these plans requires a building permit.

Inspection requirements: All work is subject to inspection by the local building inspector. In general, this will involve two inspections, anchor bolt and panel installation. A final sign off by inspectors is required when the work is complete. If new concrete foundations are involved, an additional inspection will be required after all forming and placement of reinforcing, but before concrete pouring. In addition, if the contractor wishes to discuss construction specifics with the inspector, a separate inspection may be necessary.

D. DEFINITIONS

Anchor side plate is a metal plate or plates used to connect the sill plate or floor framing to the side of a concrete stem wall when conditions prevent chemical anchor or expansion bolt installation vertically through the sill plate.

Approval is current product acceptance under an ICC (International Code Council) evaluation report or equivalent.

Chemical anchor is a fastener placed in hardened concrete that derives its holding strength from a chemical adhesive compound placed between the wall of the hole and the embedded portion of the anchor. Chemical anchor compounds are organic compounds comprised of resin and hardener, that form adhesives when blended together. Examples of chemical adhesive compounds include epoxies, polyurethane, polyesters, methyl methacrylate and vinyl esters.

Embedment depth is the depth of the anchor into the concrete

Expansion bolt is a mechanical fastener placed in hardened concrete designed to expand in a pre–drilled hole of a specified size and engage the sides of the hole in one or more locations to develop shear and/or tension resistance to applied loads without grout, adhesive or drypack.

Holdown: Hardware used to resist overturning and tension forces. Installed in pairs at the opposite ends of structural panel framing, holdowns connect the stud framing to the concrete foundation. Holdowns require chemical anchoring and are not a replacement for typical foundation anchor bolts. The capacity to resist tension/uplift force per holdown must meet or exceed 3,000 lbs. Refer to manufacturer for additional requirements and installation recommendations.

Installation torque is the minimum moment applied to a torque–set anchor that creates the degree of anchorage required for full load values.

Mechanical Anchor: A fastener placed in hardened concrete that derives its holding strength by a mechanical interface between the anchor and the walls of the concrete hole without grout, adhesive, or drypack. Examples of mechanical anchors include expansion bolts and screw anchors.

Minimum concrete edge distance is the measure between the free edge of the concrete and the centerline of the bolt at which the concrete will not break away when the anchor is set or loaded in service. For minimum edge distances for anchors refer to manufacturer.

Oriented strand board (OSB) is a mat–formed wood structural panel composed of thin rectangular wood strands or wafers arranged in oriented layers and bonded with waterproof adhesive.

Pony wall is a wood–framed stud wall extending from the top of the foundation to the underside of the lowest floor framing. Also called a cripple wall or a knee wall.

Screw Anchor: A mechanical fastener with hardened self–undercutting, threaded teeth, designed to screw into a pre–drilled hole of a specific size in hardened concrete, achieving shear and/or tension resistance by a threaded interlock between its teeth and the concrete hole without grout, adhesive, or drypack..

Snug tight is the condition when the full surface of the plate washer is in contact with the wood member and begins to slightly indent the wood surface.

Structural panel in the standard plan refers to a product composed primarily of wood and meeting the requirements of the applicable standard PS1 & PS2 per IBC Section 2306.1, including all–veneer plywood and OSB.

Torque–set anchor is an expansion bolt whose wedge or sleeve engages the concrete base material in the drilled hole by the application of torque and where the amount of torque applied controls the degree of anchorage.

E. MATERIALS

Adhesive packaging: The packaging for each adhesive shall be marked with the manufacturer’s name and address, lot number of date or packaging, shelf life or expiration date, name of the quality control agency, and instructions for installation. No adhesive shall be used after its expiration date.

Anchors, including chemical and mechanical: all adhesive or mechanical anchors shall have a minimum normal load capacity of 635 lbs. for 1/2 inch bolts and 980 lbs. for 5/8 inch bolts in 2000 psi concrete at the installed edge distance and depth of embedment. All proprietary anchors shall have current ICC or equivalent approval.

Anchor side plate: All anchor side plates shall be galvanized when exposed to weather. The minimum seismic adjusted load capacity for shear in the direction of the sill plate must meet or exceed a capacity of 1260 lbs when substituted for 5/8 inch bolts and 840 lbs when substituted for 1/2 inch bolts. Other products with lower approved capacities may be used if their required spacing is reduced proportionately by the ratio of their strength to the strength requirement above. For example, (400 lbs/840 lbs) x 72 in. o.c. = 34 in. o.c. instead of 72 in. o.c. for one–story using an anchor side plate with allowable values of 400 lbs instead of 840 lbs or greater. Anchor side plates shall be attached to the concrete stem wall with a minimum of two 1/2 inch approved anchors. The number of mechanical or adhesive anchors used must have a total shear capacity in concrete equal or greater to the value for the foundation anchor requirement above.

Chemical anchor rod materials: All chemical anchors shall use all–thread rod manufactured from ASTM A36 or SAE 1018 material to meet the mechanical requirements of ASTM A307. All thread rods shall be free of oil, scale and rust. The use of smooth or partially threaded rods or bolts is prohibited.

Concrete: All new concrete for replacement footings shall be of 2500 psi minimum compressive strength. No special inspection is required.

Framing clips: All framing clips shall be of minimum 18 gauge galvanized steel and approved under ICC or equivalent for wood frame construction. The seismic load capacity in the long direction must meet or exceed 450 lbs. in dry lumber. The fasteners must be (12) 8d common x 1–1/2 inch nails unless otherwise approved. #6 x 1–1/2 inch flat head wood screws may be used at existing rim joist, blocking or top plate connections.

Lumber: All new lumber installed for joist blocking shall be a minimum of nominal two inch Hemfir #2 or better as graded under Western Wood Products Grading Rules. All lumber in contact with concrete shall be pressure treated hem fir for new stem walls and for sill plate replacements over 10% of the wall length. Replacement of sill plate less than 10% of the wall length may use the same lumber species as the existing materials. All existing lumber shall be free of defects including dry rot, mildew, excessive wane, warping and insect infestation or damage. Damaged lumber must be replaced and the source of water or insect intrusion removed.



SECTION III – GENERAL NOTES (continued)

Plate washers: 3/16 x 2 x 2 square plate washers are required (per IEBC 2006 Table A3-A). Standard circular cut washers shall not be used to connect sill plates to concrete stem walls. Washers furnished with the proprietary anchors shall not be used. Beveled washers shall be used on anchors drilled at an angle exceeding 6 degrees from vertical and shall be placed over the plate washers.

Reinforcing bar: ASTM A615 Grade 40 or 60

Structural panels (Sheathing): All plywood shall be graded under United States Voluntary Product Standard & shall meet IBC 2306.1. All structural panel sheathing used for wall bracing shall be nominal 1/2 inch (eg. 15/32 inch plywood, 7/16 inch OSB) APA Rated Sheathing, or CDX. Sheathing of 4-ply or better is required. 7/16 inch Oriented Strand Board (OSB) is acceptable provided studs are spaced a maximum of 16 inch o.c. or panels are installed with the long dimension across studs.

Structural panel fasteners: Nails shall be 8d common (.131 inch x 2-1/2 inch) with full heads (.281 inch).

F. REPLACEMENT OF EXISTING FOOTINGS & STEM WALLS

- 1. Deteriorated, cracked or unreinforced masonry footings may be replaced as shown on this plan provided proper shoring is provided. The method of shoring and sequence of its construction shall be the responsibility of the person performing the work and shall not weaken the structure so as to be a threat to the safety of its occupants or passers nearby.
- 2. When existing footings and stem walls are replaced in sections, the person performing the work shall take care to insure that all reinforcing steel shall be lapped a minimum of 24 inches and shall be doweled into the existing concrete with adhesive or drypack a minimum of 8 inches.
- 3. The repair of damaged footings or stem walls or the continued use of archaic building materials such as unreinforced masonry, requires that plans and calculations be prepared by a licensed architect or engineer.
- 4. All load bearing concrete foundations shall have a minimum of 1- #4 horizontal rebars within the top 6" of the wall, maintain a minimum of 1" separation between rebars, and maintain a minimum 3/4" of continuous cement cover.

G. ANCHOR BOLT INSTALLATION

- 1. General Requirements
  - (a) Condition of existing concrete: All concrete shall be fully cured and hardened, not structurally weakened by cracking and in sound condition. Concrete with excessive cracking, deterioration or damage shall be replaced.
  - (b) Condition of existing anchor bolts: Existing sill plate anchor bolts cast in concrete and in sound condition shall be permitted to provide all or a portion of the sill plate connection required if the anchor bolt diameter and spacing meet or exceed the requirements in the Summary of Minimum Prescriptive Requirements and the sill plate is connected to a snug tight condition under the torque test requirement.
  - (c) Drilling of the hole in concrete: The drilled hole diameter and minimums for spacing, depth of hole and edge distance must comply with an ICC Evaluation Report or equivalent approval and manufacturer's recommendations. All holes shall be drilled with carbide-tipped drill bits conforming to ANSI Specification B94-12-77 tolerances (1/2 = 0.520-0.530, 5/8 = 0.650-0.660 inches). Worn drill bits with reduced diameters below the ANSI tolerance limits shall not be used. All holes shall be driven as perpendicular as possible to the concrete surface.
  - (d) Choosing between mechanical or chemical anchors: Mechanical or chemical anchors may be used interchangeably in concrete of average or better quality. Concrete of weaker quality may be indicated by spalling during drilling or setting of expansion bolts or failure of anchors to reach the minimum torque required. Chemical anchors must be used in weaker quality concrete. This requirement does not waive the need to replace existing concrete foundations when damaged, deteriorated, or of unsuitable quality.
- 2. Requirements for Installing Chemical Anchors.
  - (a) Cleaning of the hole: The hole must be cleaned with a vacuum attachment, hole brush, and/or compressed air. No debris or dust shall remain in the hole.
  - (b) Placement of the adhesive: The resin, filler and hardener shall be thoroughly mixed before placement in the hole unless approved to be mixed in the hole. Compounds dispensed through a static mixing nozzle must be of uniform color. Ensure uniform color by extruding a small amount of adhesive until color uniformity is achieved. Adhesive added to the hole shall be applied at a slow enough rate to prevent the formation of air voids. Adhesives must be installed within the manufacturer's recommended temperature range for the air and concrete.

- (c) Placement of the threaded rod: The all thread rod, completely free of rust, scale or oil, shall be installed to the full depth of the hole. The rod shall be turned counter-clockwise sufficiently during installation for the adhesive to engage the threads. The length of the rod shall extend a minimum of one rod diameter above the nut after tightening.
  - (d) Adhesive setting time: No torquing of the anchors shall occur until the adhesive has cured for the recommended time based on the temperature as shown in the manufacturer's instructions. Care must be used to insure that the anchor bond is not disturbed until the adhesive has sufficiently cured.
  - (e) Torque requirements: A minimum torque setting of 30 ft lbs. for 1/2 inch anchors and 40 ft lbs. for 5/8 inch anchors is required for all chemical anchors for the snug tight condition unless this value exceeds the maximum torque allowed by the manufacturer specifications. In those cases, the torque shall be set to its maximum allowable value.
3. Requirements for Installing Mechanical Anchors
- (a) Drilling of the hole: Care must be used to insure that the drilled hole carefully matches the depth and diameter requirements for the bolt type. The depth of the hole cannot exceed 2/3 of the concrete thickness in the direction of the drilled hole. This is critical at the application of anchor side plates to full height concrete stem walls.
  - (b) Cleaning of the hole: Follow manufacturer's recommendations, The depth required for embedment must be free of debris. This rule does not apply to drop-in anchors that rely on the bottom of a clean drilled hole to set the expansion element.
  - (c) Torque requirements: A minimum torque setting equal to the installation torque or 30 ft lbs. for 1/2 inch bolts and 40 ft lbs. for 5/8 inch bolts, whichever is greater, is required for all expansion bolts unless this value exceeds the maximum torque allowed by the manufacturer specifications. In those cases, the torque shall be set to its maximum allowable value.

H. ANCHOR SIDE PLATE INSTALLTION

- 1. Anchor side plates may be substituted for vertically placed chemical or mechanical anchors only when conditions prevent anchor or bolt installation vertically through the sill plate. This condition commonly occurs when there is no pony wall or one of greatly reduced height.
- 2. A minimum of two anchor side plates must be installed on each piece of sill plate 32 inches or longer. The nearest edge of the plate shall be installed a minimum of 9 inches but not more than 12 inches from the end of the sill plate.
- 3. Installation of the anchor bolts in the existing concrete shall follow the information in Section G except as noted herein. Care shall be used to insure the drilled hole depth does not exceed 2/3rds of the stem wall thickness. Cleaning of the hole is required.
- 4. Lag screws and wood screws used to attach anchor side plates shall be installed as follows:
  - (a) The lag or wood screw shall be located at the center of the plate thickness and shall penetrate the sill plate a minimum of 2-1/2 inches.
  - (b) Lead holes shall be pre-drilled for the threaded portion of the screw as follows:  
lag screw. The pre-drill diameter for the lead hole shall not exceed 70% of the shank diameter and shall be drilled to the full depth of penetration of the lag screw. Use a 1/4 inch diameter drill bit for 3/8 inch lag screws and 1/8 inch drill bit for 1/4 inch lag screws.
  - (c) Clearance holes shall also be drilled for the solid portion of the shank as follows:  
lag screw. The clearance hole shall be equal in depth and diameter to the solid portion of the shank.
  - (d) The threaded portion of the lag or wood screw shall be inserted in its lead hole by turning with a wrench and not by driving with a hammer or other blunt object.
  - (e) Soap or other lubricant shall be used on the lag or wood screws or in the lead holes for ease of installation and to prevent damage to the lag screw.
- 5. Wood shims may be required to fill the space between the inside edge of the sill plate and the edge of the concrete stem wall. See manufacturer's instructions.

i. PONY WALL BRACING, VENTILATION & FRAMING CLIP INSTALLATION

- 1. The length of the structural panels along the foundation shall be at least 48 inches or two times the height of the wall, whichever is greater. Bracing is required at all exterior walls. Structural panels installed on individual pony wall sections shall be nearly equal in length and nearly equally spaced along the wall. Nails shall be 8d common with a minimum shank diameter of .131 inches.
- 2. Framing members or blocking shall be provided at the edge of all wood structural panels.



SECTION III – GENERAL NOTES (continued)

i. PONY WALL BRACING, VENTILATION & FRAMING CLIP INSTALLATION (CONTINUED)

3. Panel joints shall occur on the joint of double studs when these studs are nailed with 16d sinker nails at 4 in. o.c.

4. Panel joints shall maintain a 1/8 inch separation between panels for expansion.

5. Panels may be oriented horizontally or vertically.

6. Nails shall be driven flush but shall not fracture the surface of the structural panel sheathing, both edge and field nailing. When a nail fractures the sheathing it shall be left in place and not counted as part of the required nailing. A new nail shall be driven flush to the surface within 2 inches of the discounted nail.

7. Existing crawl space ventilation must be maintained and not covered by the structural panels used to brace the pony wall.

8. Where obstructions such as crawl space ventilation openings or mechanical utilities cannot be avoided in the panel length, the required panel length shall be increased by the length of the obstruction or a minimum of one stud spacing, whichever is greater.

9. Framing clips shall connect the top plate to a rim joist or to joist blocking, or, in the case without a pony wall, shall connect the sill plate to a rim joist or to joist blocking. They shall be installed with their long dimension horizontal and with all of the nail holes filled with approved nails or wood screws.

Table 1: Summary of Minimum Prescriptive Requirements For Anchoring Frame to Foundation System ①③								
STORIES ABOVE FOUNDATION WALL (B)	ANCHOR SIZE AND SPACING (E, G, H)	SHORT SILL PLATES (E, G, H)			PONY WALL BRACING (i)		FRAMING CLIPS	JOIST BLOCKING (E, i)
		6 ft. to < 12 ft.	30 in. to < 6 ft.	< 30 in.	HEAVY TILE ROOF or STUCCO WALLS ④⑤	AVERAGE CONDITIONS ⑤		
ONE	1/2 inch at 6 ft. on center maximum	3 anchors	2 anchors	1 anchor near center	Total bracing not less than 50% of wall length.  Install part of bracing at each end of wall section and remainder equally spaced in between ends.	Total bracing not less than 40% of wall length.  Install part of bracing at each end of wall section and remainder equally spaced in between ends.	32 in. on center maximum	At alternate joist spaces ②
TWO	1/2 inch at 4 ft. on center maximum or 5/8 inch at 6 ft. on center maximum	4 anchors for 1/2 in. bolts;  3 anchors for 5/8 in. bolts	2 anchors	1 anchor near center	Total bracing not less than 70% of wall length.  Install part of bracing at each end of wall section and remainder equally spaced in between ends.	Total bracing not less than 50% of wall length.  Install part of bracing at each end of wall section and remainder equally spaced in between ends.	24 in. on center maximum	At every joist space above braced Pony walls, at alternate joist spaces at other locations ②
THREE	5/8 inch at 4 ft. on center maximum or 1/2 inch at 2'-8" on center maximum	4 anchors	2 anchors	1 anchor near center	Install bracing over 100% of the wall length.	Install bracing over 80% of the wall length.  Install part of bracing at each end of wall section and remainder equally spaced in between ends.	16 in. on center maximum	At all joist spaces ②

- ① Letter refers to Section of General Notes, typical.

② If blocking is used between joists in place of continuous Rim Joist, one framing connection must be installed at each block.

③ Based on 2006 IEBC Tables A3–A, A3–B, and Figure A3–10.

④ Exterior walls with portland cement plaster and roofing using clay and concrete tile weighing more than 6psf.

⑤ See Approved Alternate Details for pony wall bracing not meeting the 2:1 aspect ratio.

Standard Earthquake Home Retrofit Plan Set

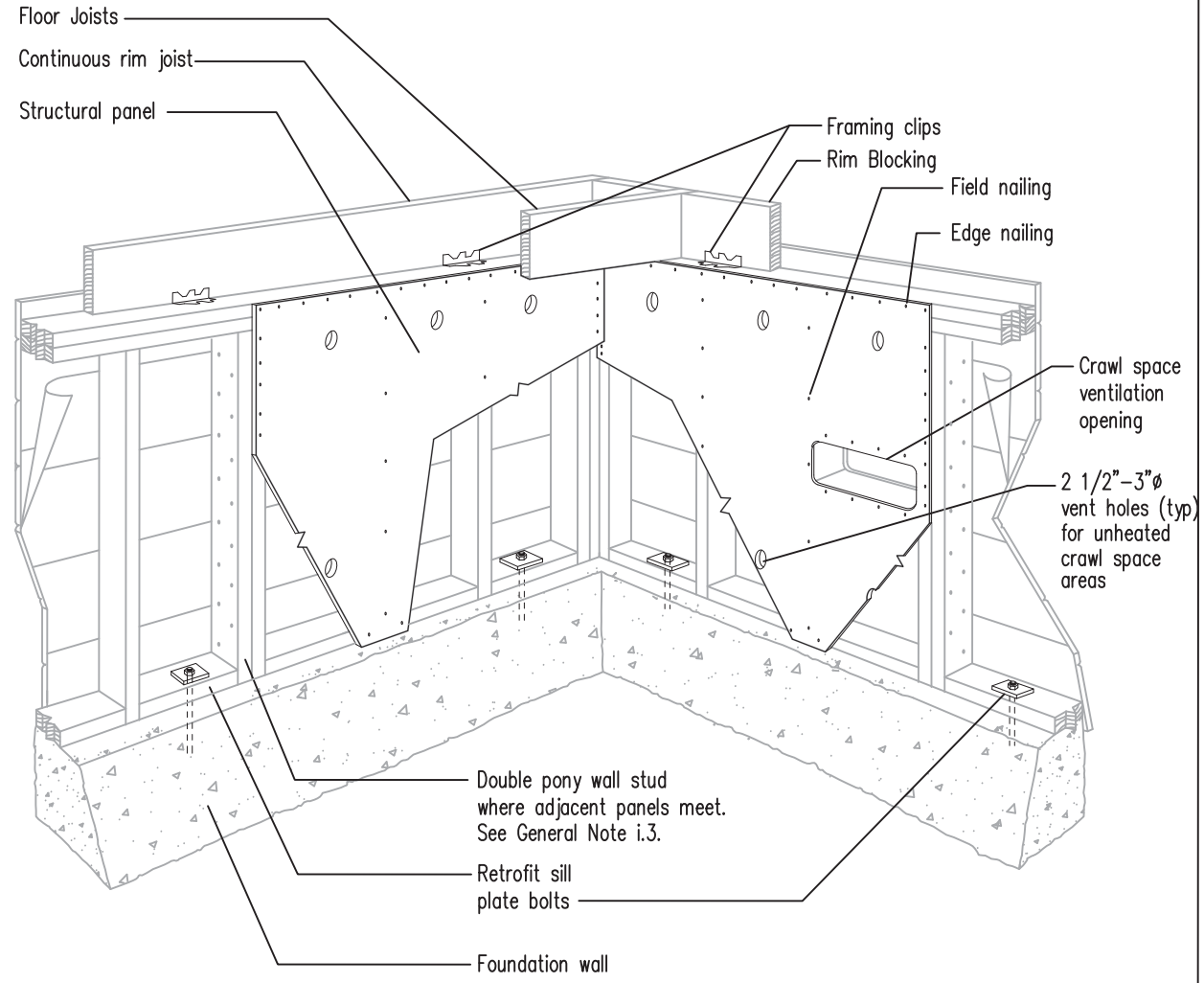
EARTHQUAKE DAMAGE REDUCTION IN EXISTING  
WOOD FRAME RESIDENTIAL BUILDINGS WITH WEAK  
PONY WALLS AND UNBOLTED SILL PLATES

Applicant Plan Set



Sheet

S8



Notes:

1. This sketch shows a sample wall section that has undergone a typical seismic strengthening retrofit.
2. This is a general sketch and is not intended to supersede requirements contained in the Standard Earthquake Home Retrofit Plan or in the specific installation details.
3. Ventilation required by Code in unheated crawl space situations.

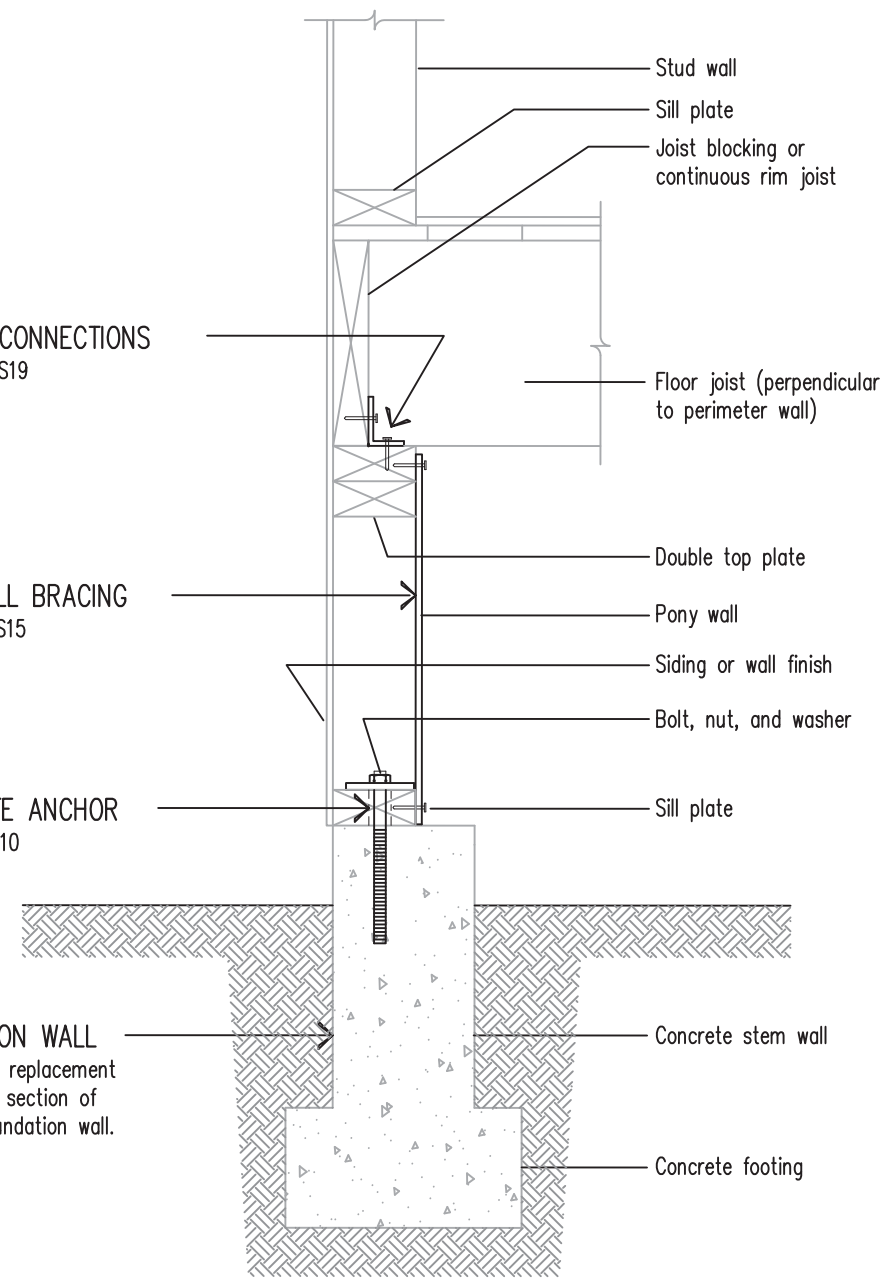
FRONT VIEW (isometric)

• FRAMING CONNECTIONS  
See S16 – S19

• PONY WALL BRACING  
See S11 – S15

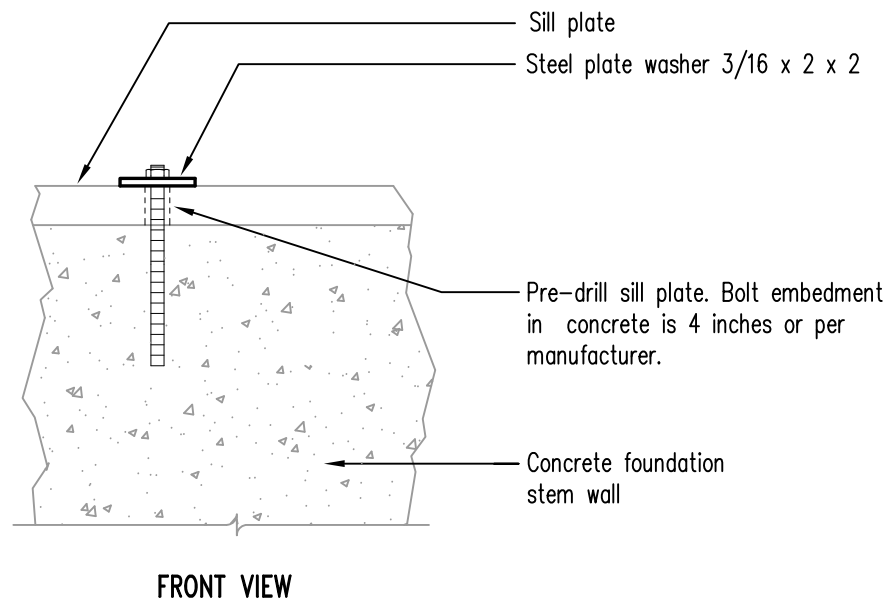
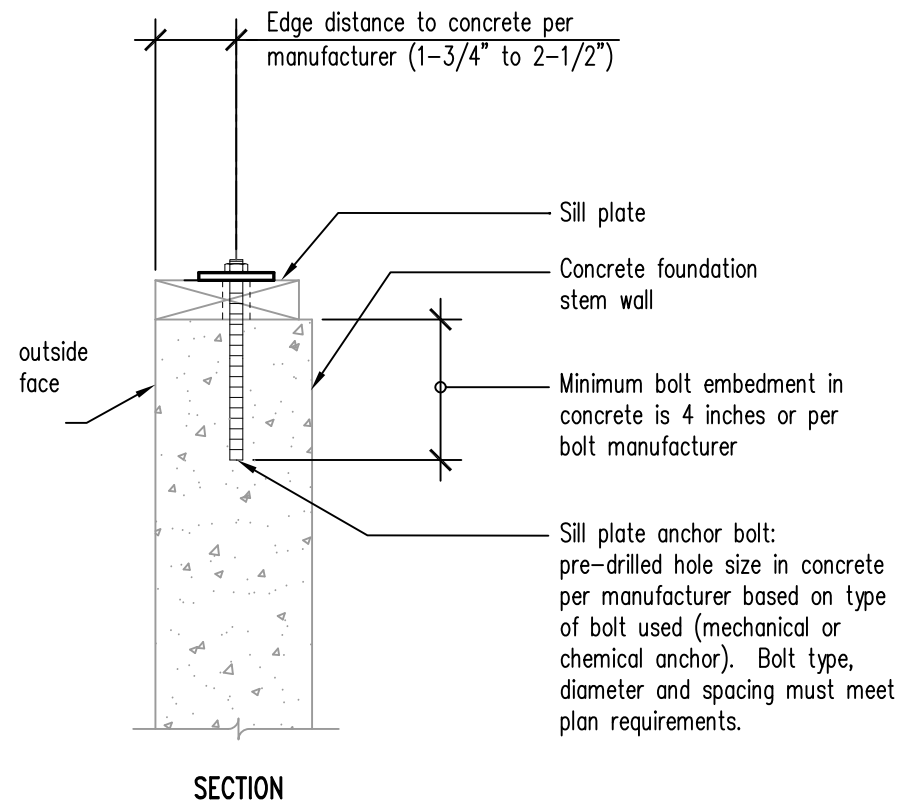
• SILL PLATE ANCHOR  
See S9 & S10

• FOUNDATION WALL  
See S20 for replacement  
of damaged section of  
concrete foundation wall.

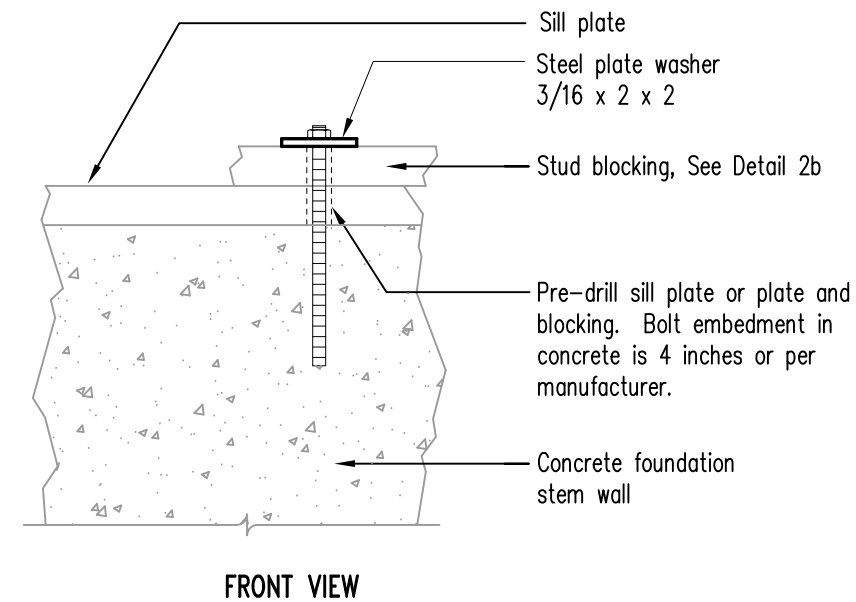
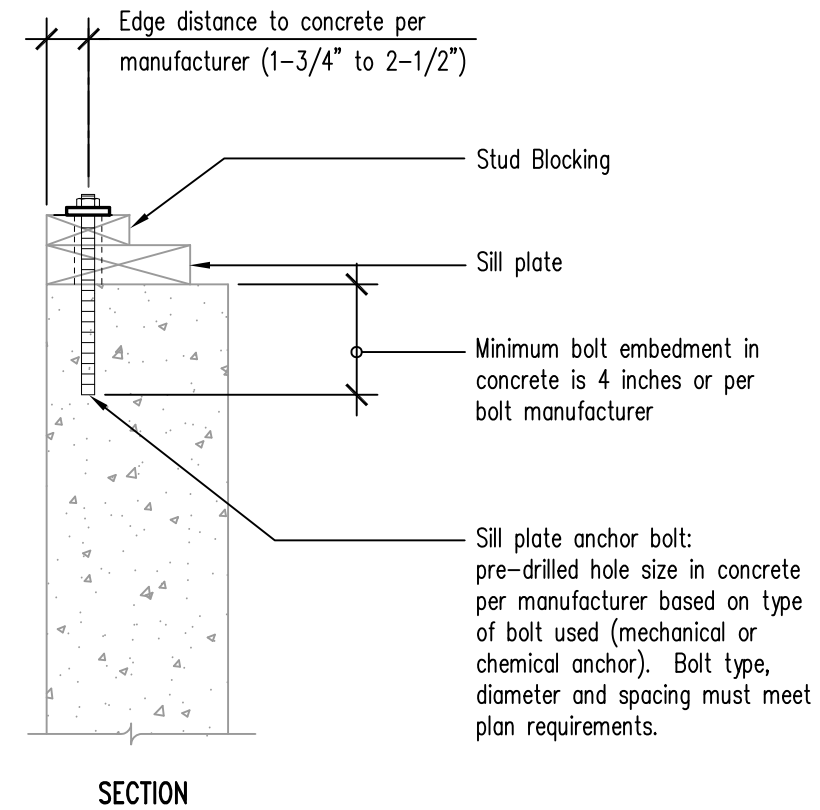


SIDE VIEW

TYPICAL WALL RETROFIT



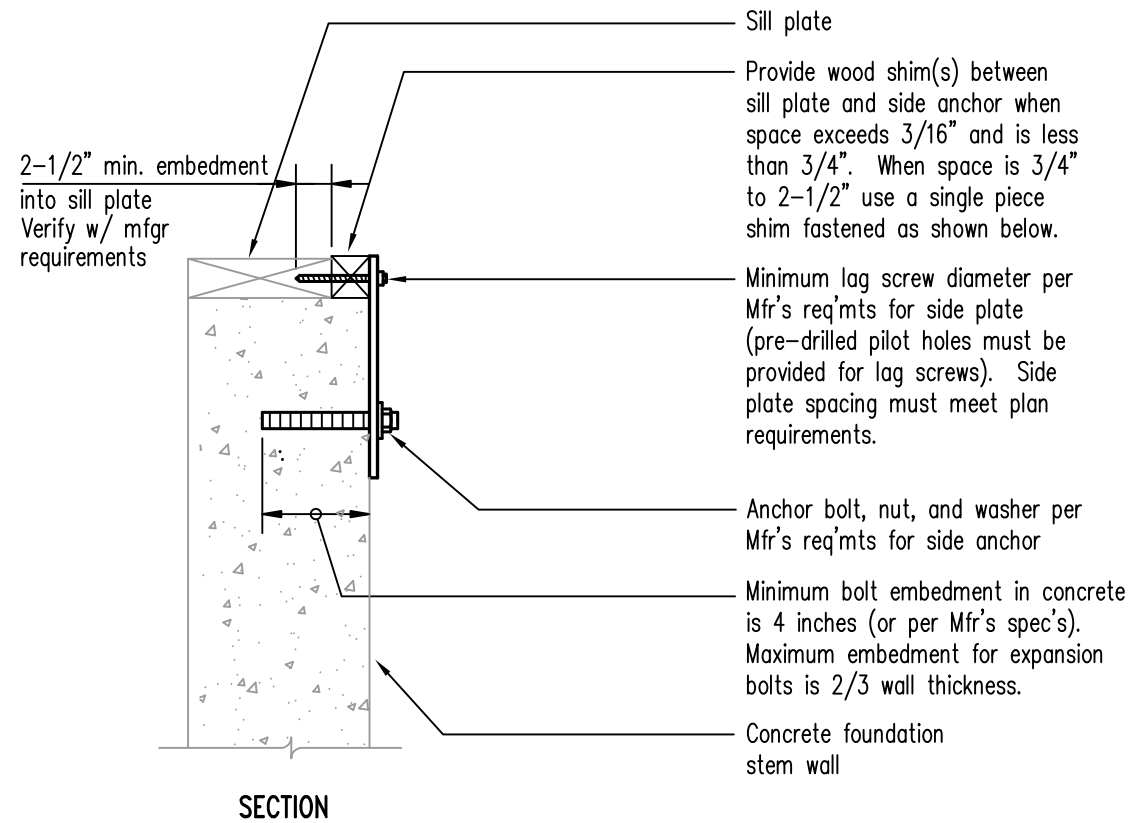
1a VERTICAL ANCHOR DETAIL (sill plate width = pony wall width)



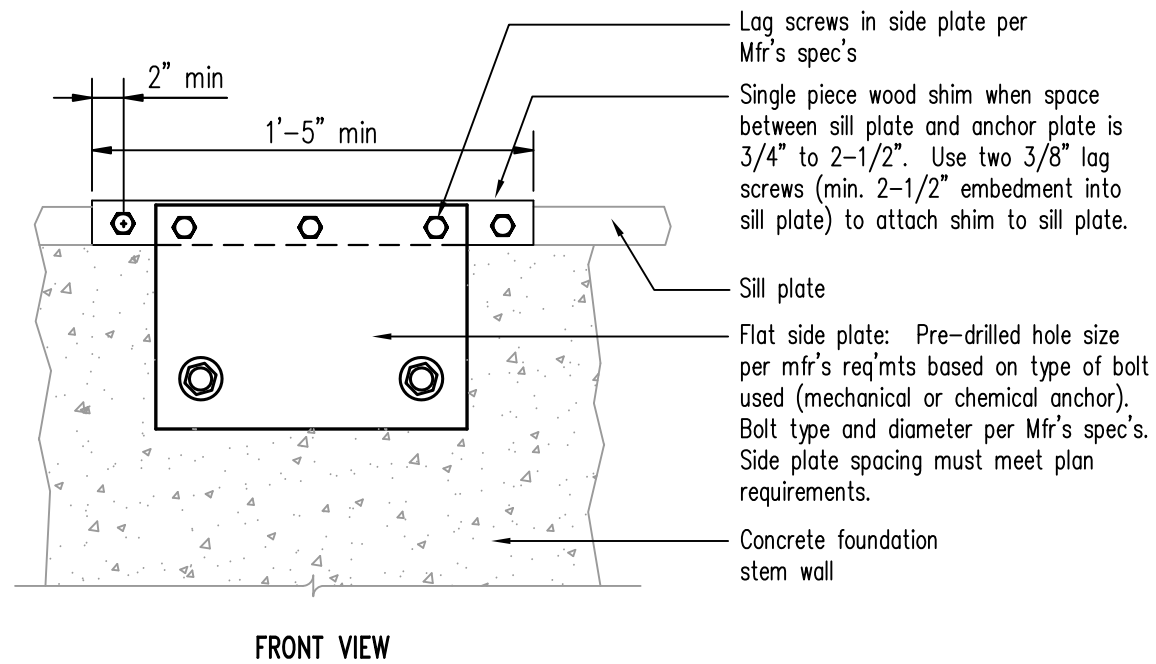
1b VERTICAL ANCHOR DETAIL (sill plate wider than pony wall)

# 1 SILL PLATE ANCHOR DETAILS

- See Section III – General Notes (Sheets S5–S7) for materials, installation, and spacing requirements.
- Expansion bolts shall not be used when installation causes surface cracking of the foundation wall at the location of the bolt.

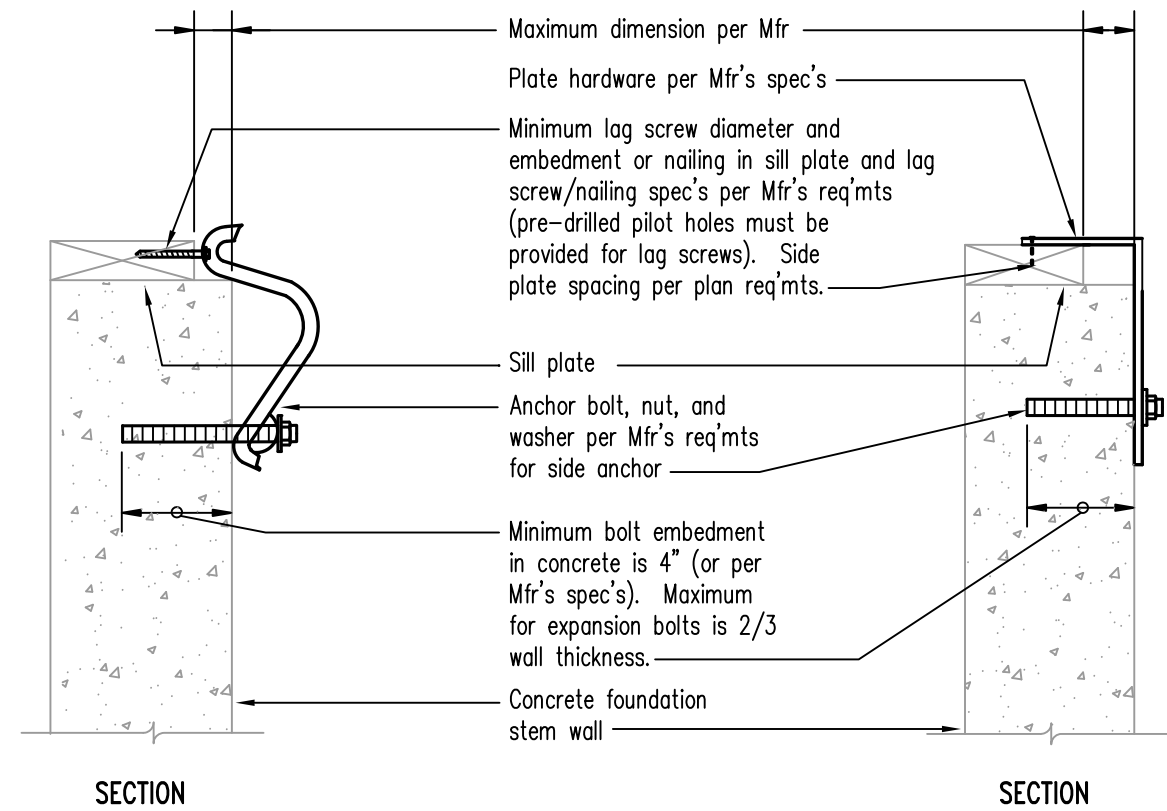


SECTION

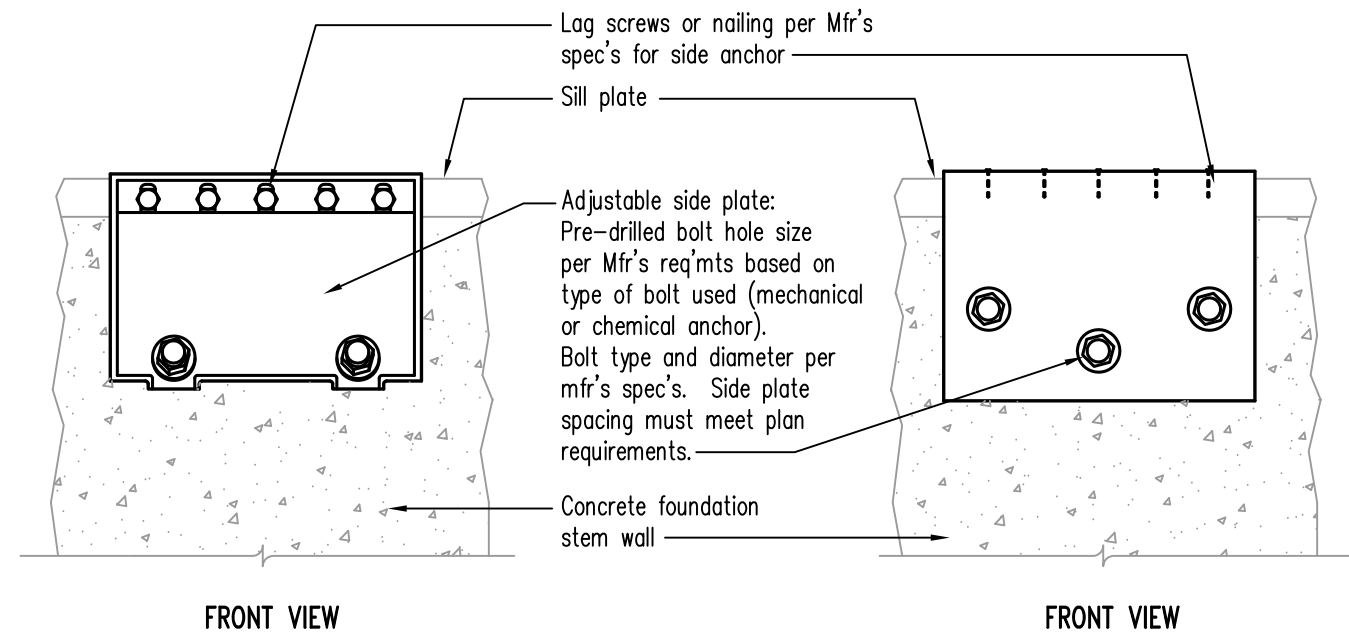


FRONT VIEW

1c SIDE ANCHOR DETAIL – Flat Side Plate  
No pony wall

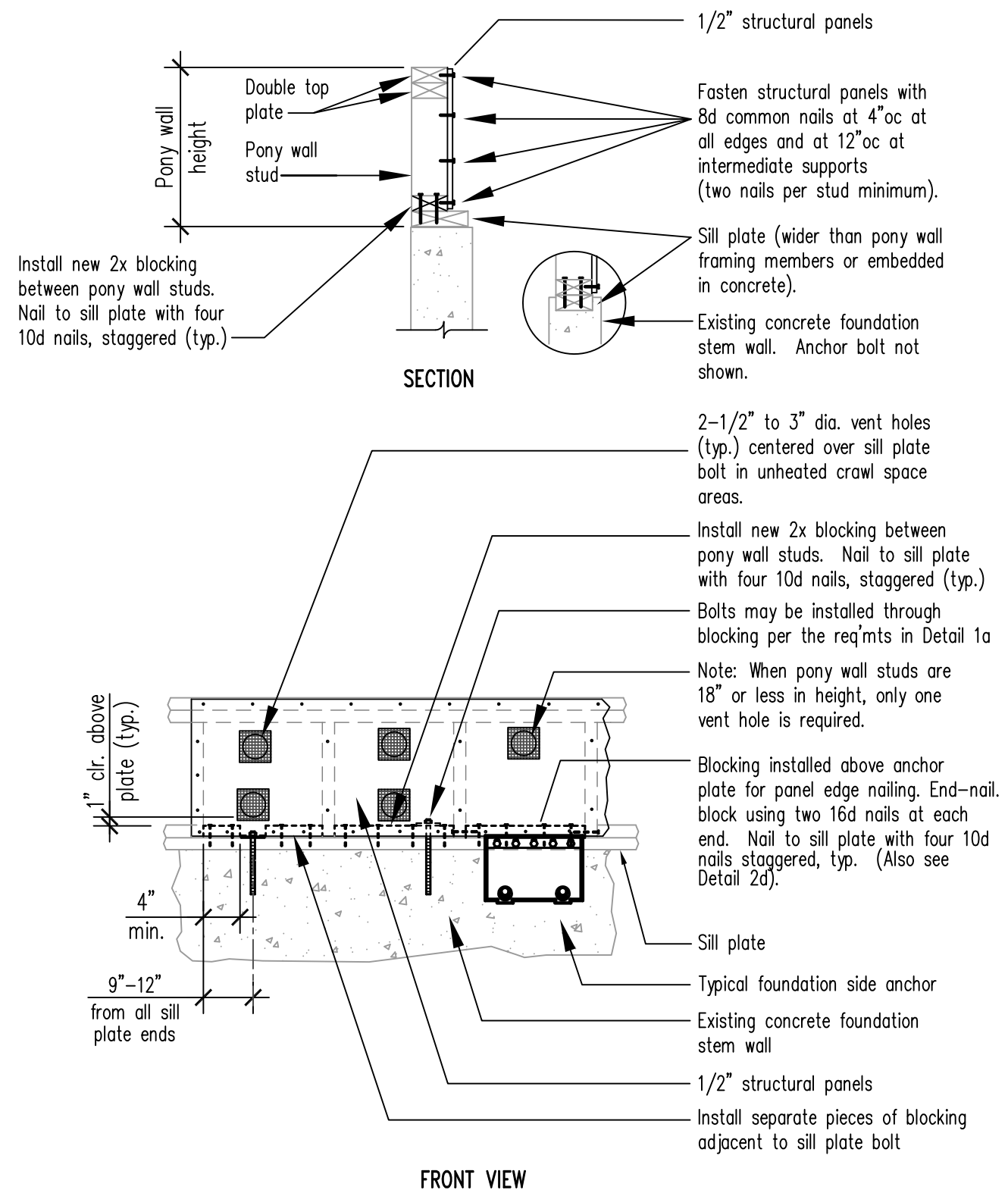
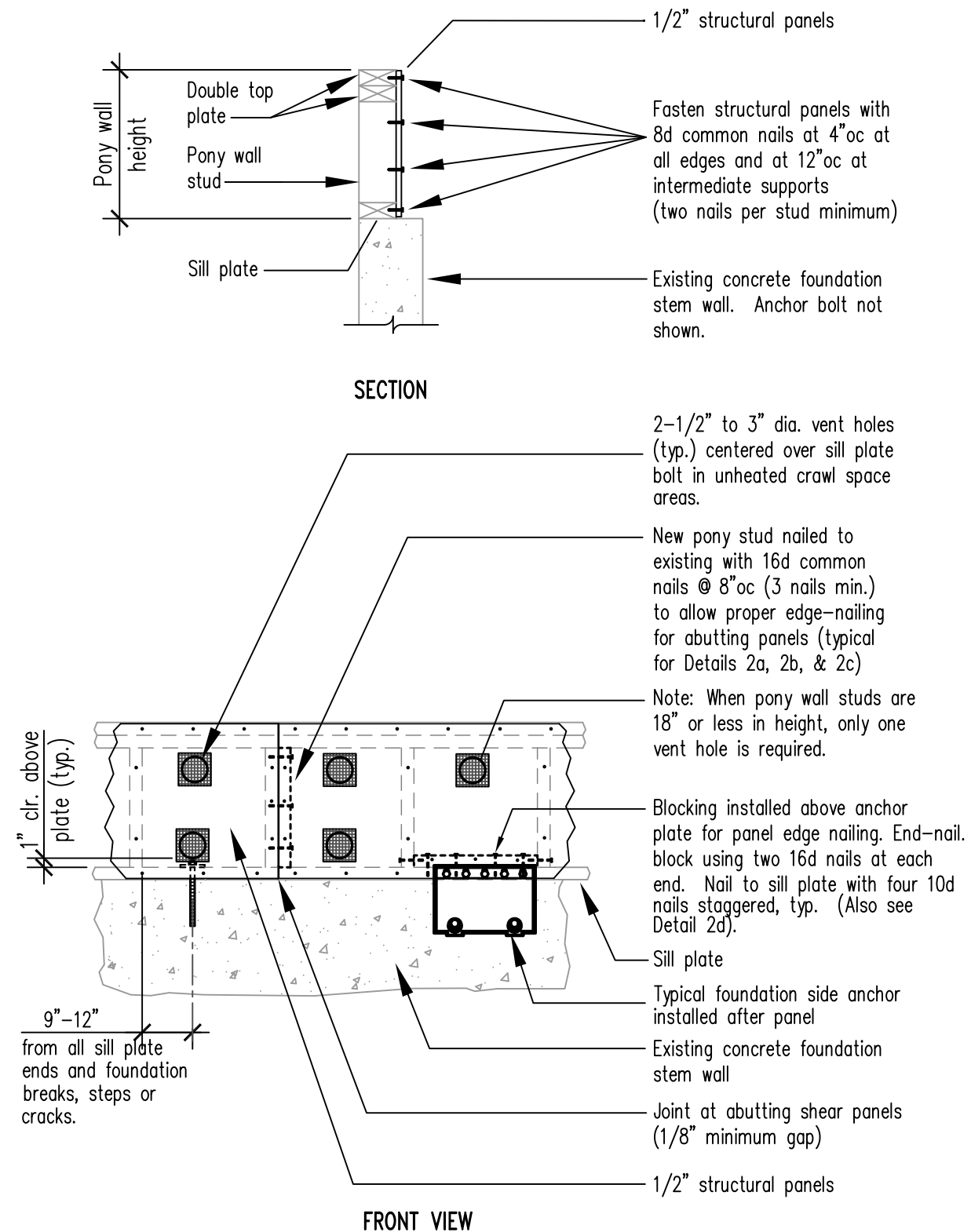


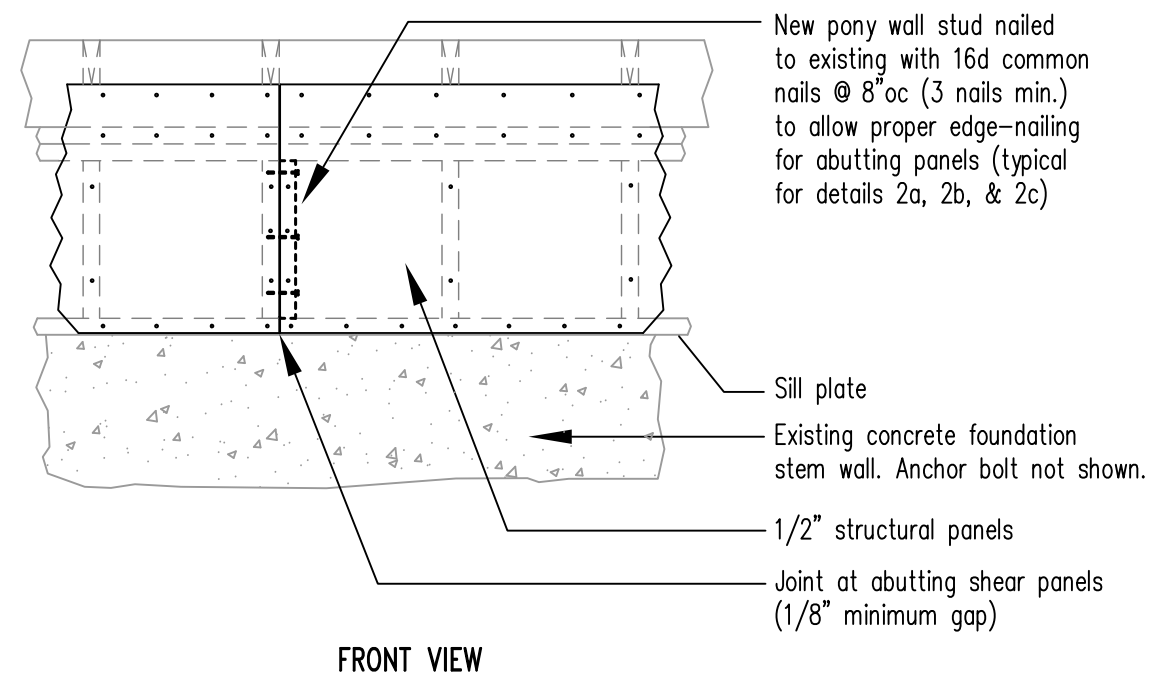
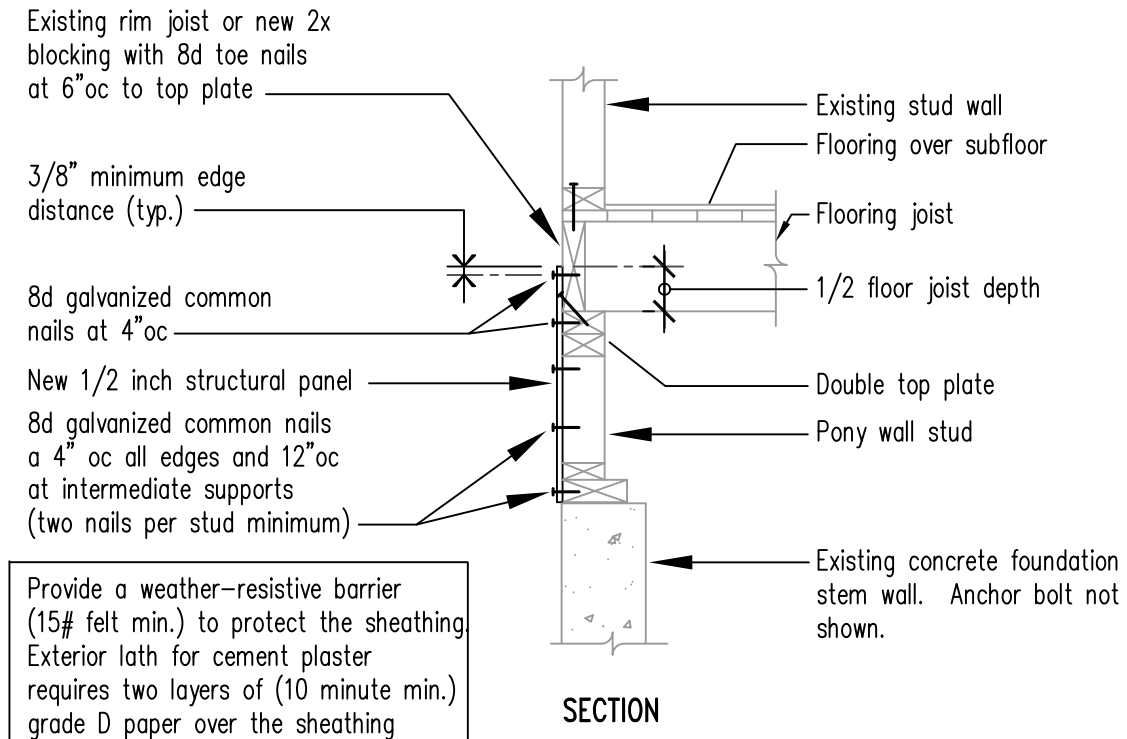
SECTION



FRONT VIEW

1d SIDE ANCHOR DETAIL – Adjustable Side Plates  
No pony wall

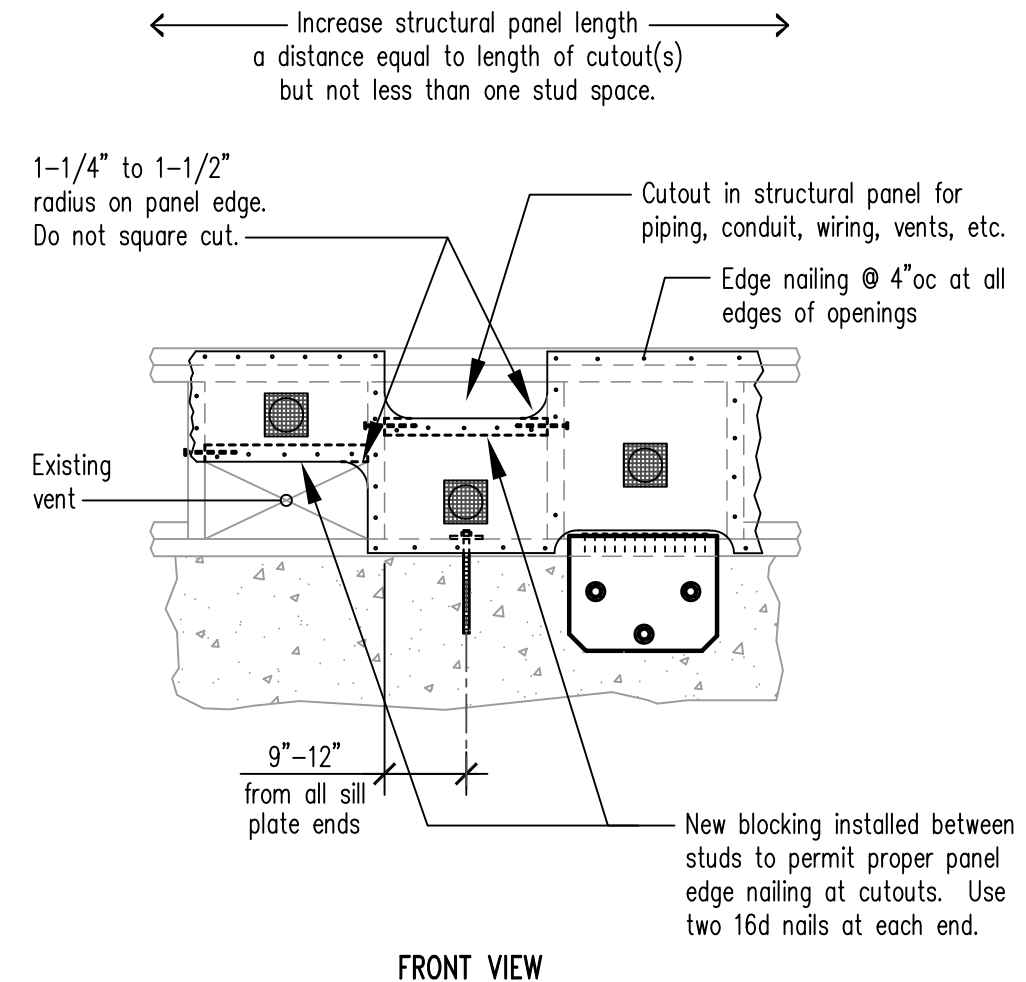




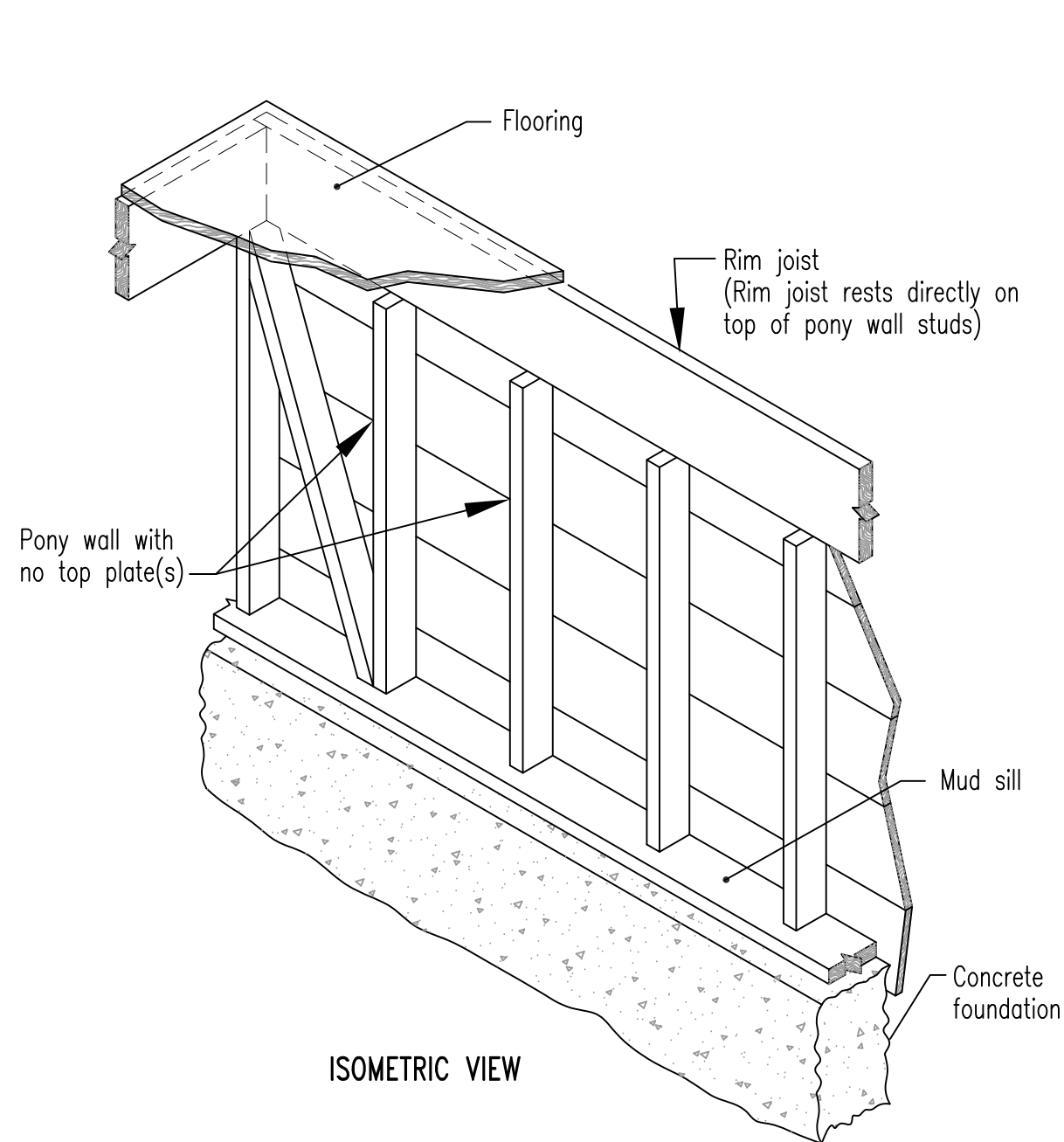
2c STRUCTURAL PANEL INSTALLED ON EXTERIOR FACE OF PONY STUDS

### TYPICAL PONY WALL BRACING NOTES:

1. Structural panels shall be 15/32" or 1/2" CDX, Oriented Strand Board (OSB), or Structural II and shall be installed in accordance with the size, spacing, and hardware specifications in Details 2a through 2f and General Notes (Section III, Sheet S5 - S7).
2. Nails: All 8d nails shall be "common" nails with 8d shank diameter equal to .131 inches with full round heads.
3. Leave screens for ventilation holes at anchors unfastened until the anchors are inspected. No vent holes are required in heated areas, such as finished basements, or exterior panel installations.

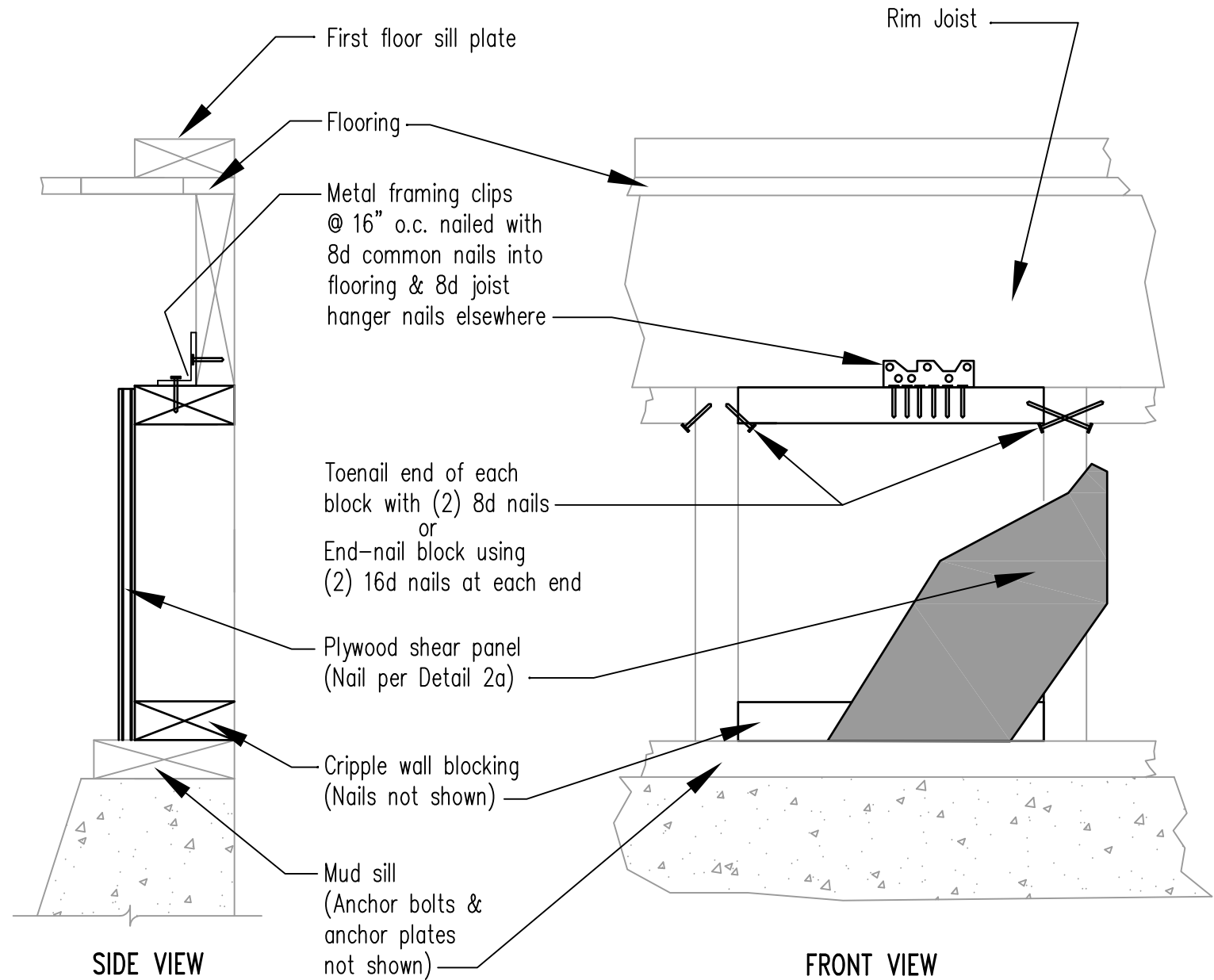


2d PANEL CUTOUTS AND NOTCHING



**PROBLEM:**

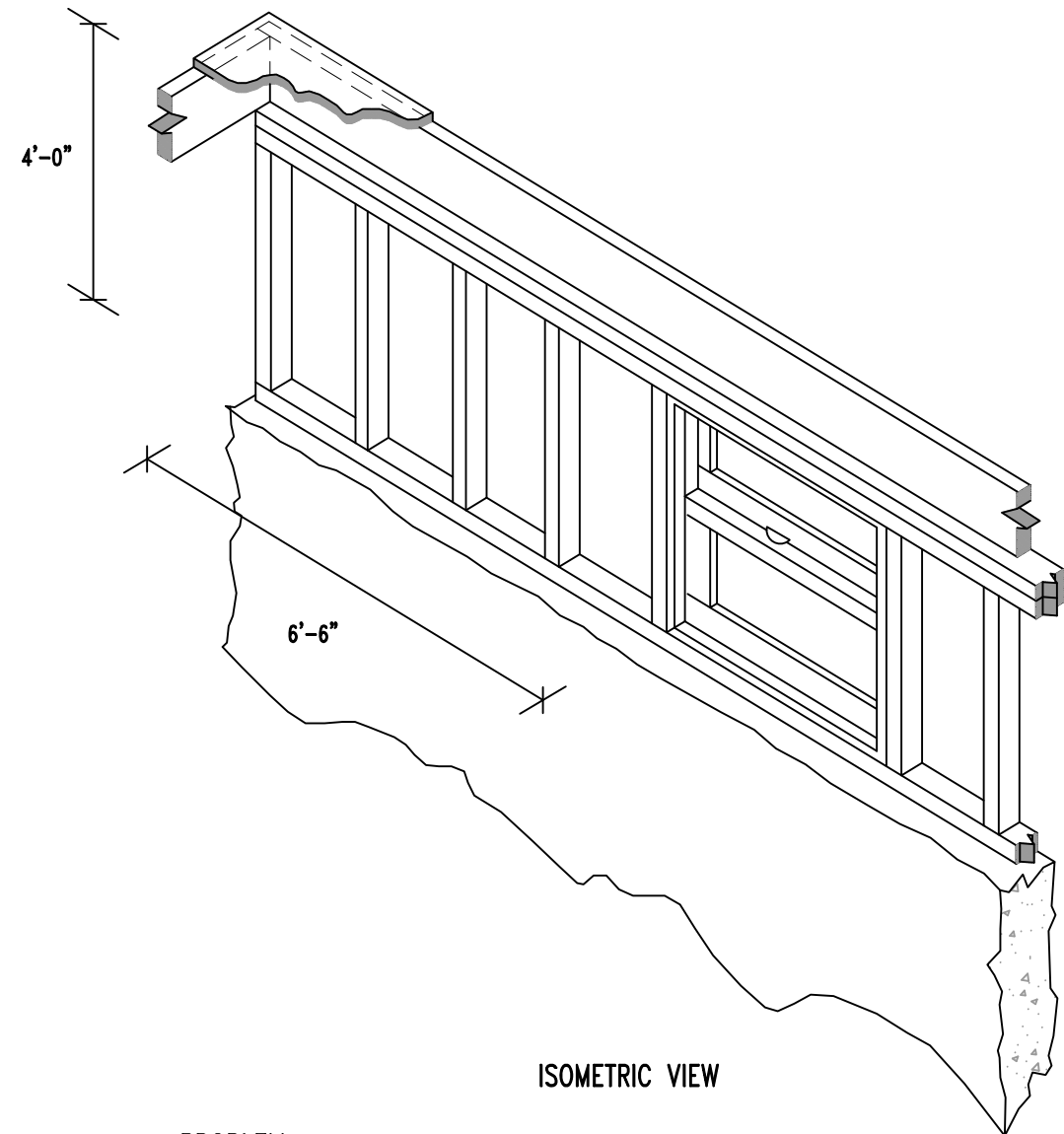
No pony wall top plate(s)



**SOLUTION:**

Framing modifications are necessary to provide the required nailing surfaces for the plywood shear panels and to ensure connections which complete the load path between the pony wall and the floor system.

**2e PONY WALL BRACING FOR PONY WALLS WITHOUT TOP PLATES**

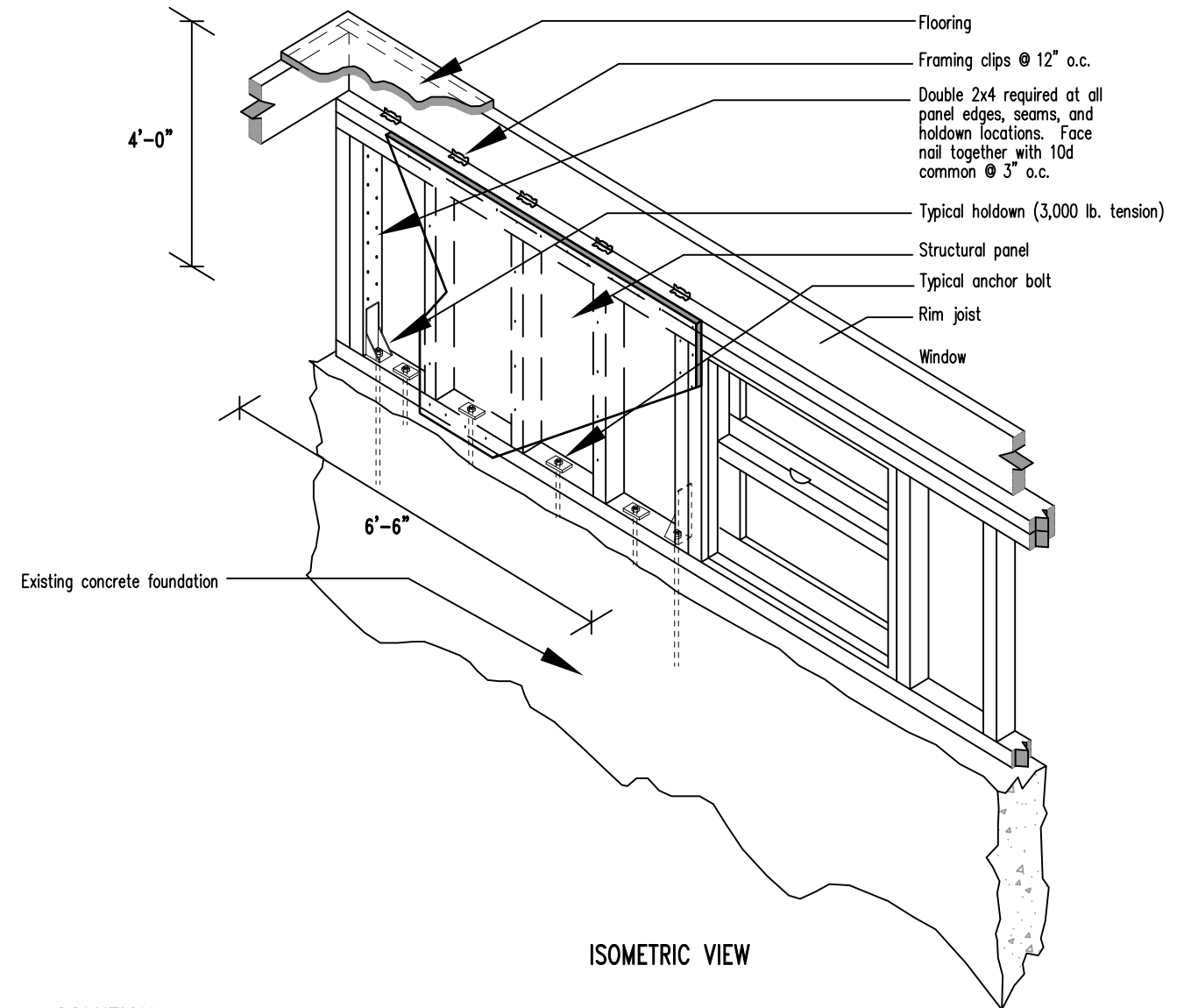


**PROBLEM:**

Available pony wall space for structural panel is not long enough to meet the 2:1 aspect ratio (length:height), required by the standard plan.

In this case, because a window interrupts the pony wall, only 6'-6" is available for structural panel length. Since this pony wall is 4'-0" high, the minimum panel length needed is 8'-0" (Section III, i.1). Panel lengths less than 2:1 are subject to failure due to overturning forces.

2f PONY WALL BRACING  
Holdown hardware. (pg 1 of 2)



**SOLUTION:**

Holdown hardware installed at double 2x4 panel edge studs allows structural panels with less than 2:1 aspect ratio to resist overturning forces.

Supplemental Detail 2f explains a prescriptive method for bracing pony wall sections as small as 1:1 and 2'-0" in length or greater. Detail 2f requires framing modifications, and closer spacing for anchor bolts, panel edge nailing, and framing clips. This detail affects all areas of upgrade along a given wall line, however, holdowns are only required in the panel sections less than 2:1.

Following detail 2f, the percentage of pony wall to be braced (Section III, Table 1), per wall, can be reduced in 2 and 3 story conditions as shown:

2- story	55% (heavy roof or stucco walls)	40% (average weight)
3- story	80% (heavy roof or stucco walls)	65% (average weight)

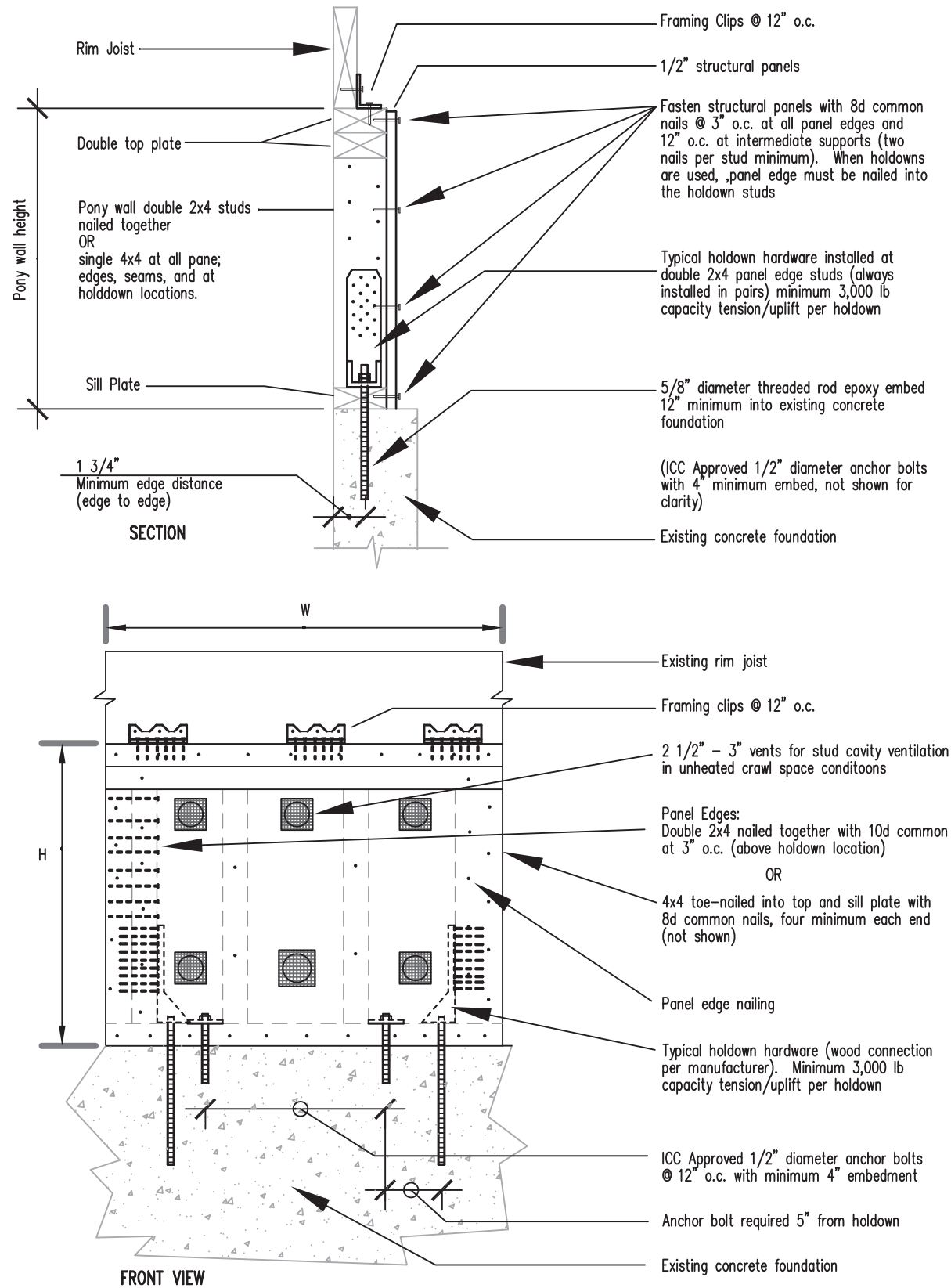
TABLE FOR DETAIL 2f: MINIMUM PRESCRIPTIVE SUMMARY (1)

STORIES  ABOVE FOUNDATION	ANCHOR  SIZE AND SPACING	MINIMUM # ANCHORS FOR SHORT PANEL LENGTH ②			PONY WALL BRACING (i)				FRAMING CLIPS	JOIST BLOCKING
					TOTAL UPGRADE PER WALL		EACH PANEL LENGTH LESS THAN 2:1	③ ④  PANEL EDGE NAILING		
		⑤ ⑥ ⑧ HEAVY TILE ROOF OR STUCCO WALLS	⑤ ⑥  AVERAGE CONDITIONS							
WALL (B)	(E, G)	2' - 0"	3' - 0"	4' - 0"						
TWO	1/2" at 12" O.C. maximum	2 anchors	2 anchors	3 anchors	Total bracing not less than 55% of wall length Install part of bracing at each end of wall and remainder to be equally spaced between ends	Total bracing not less than 40% of wall length Install part of bracing at each end of wall and remainder to be equally spaced between ends	2 holdowns  one at each end	8d common at 3" O.C.	12" O.C. maximum	At all joist spaces
THREE	1/2" at 12" O.C. maximum	2 anchors	2 anchors	3 anchors	Total bracing not less than 80 % of wall length Install part of bracing at each end of wall and remainder to be equally spaced between ends	Total bracing not less than 65% of wall length Install part of bracing at each end of wall and remainder to be equally spaced between ends	2 holdowns  one at each end	8d common at 3" O.C.	12" O.C. maximum	At all joist spaces

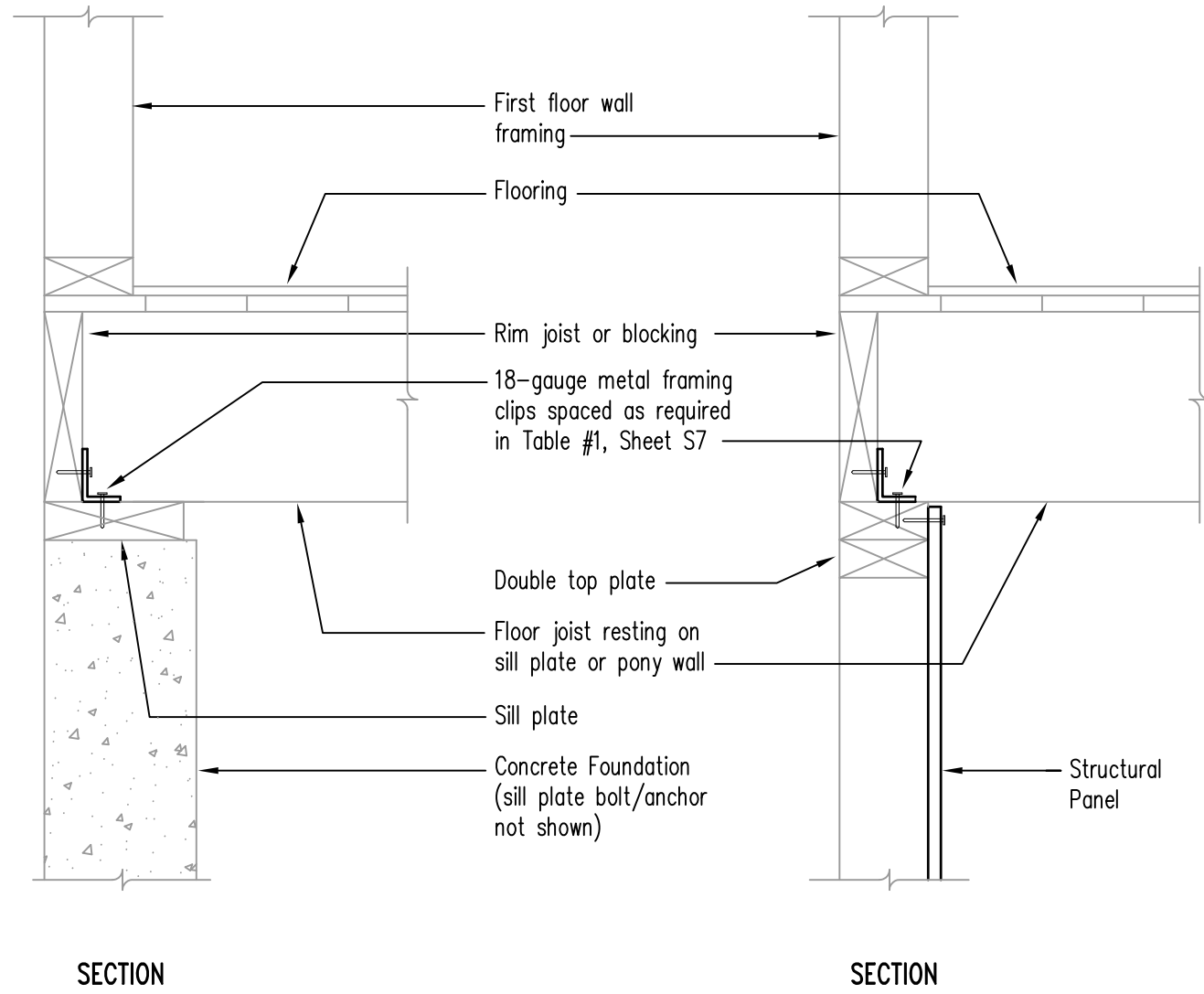
NOTES:

NOTES:

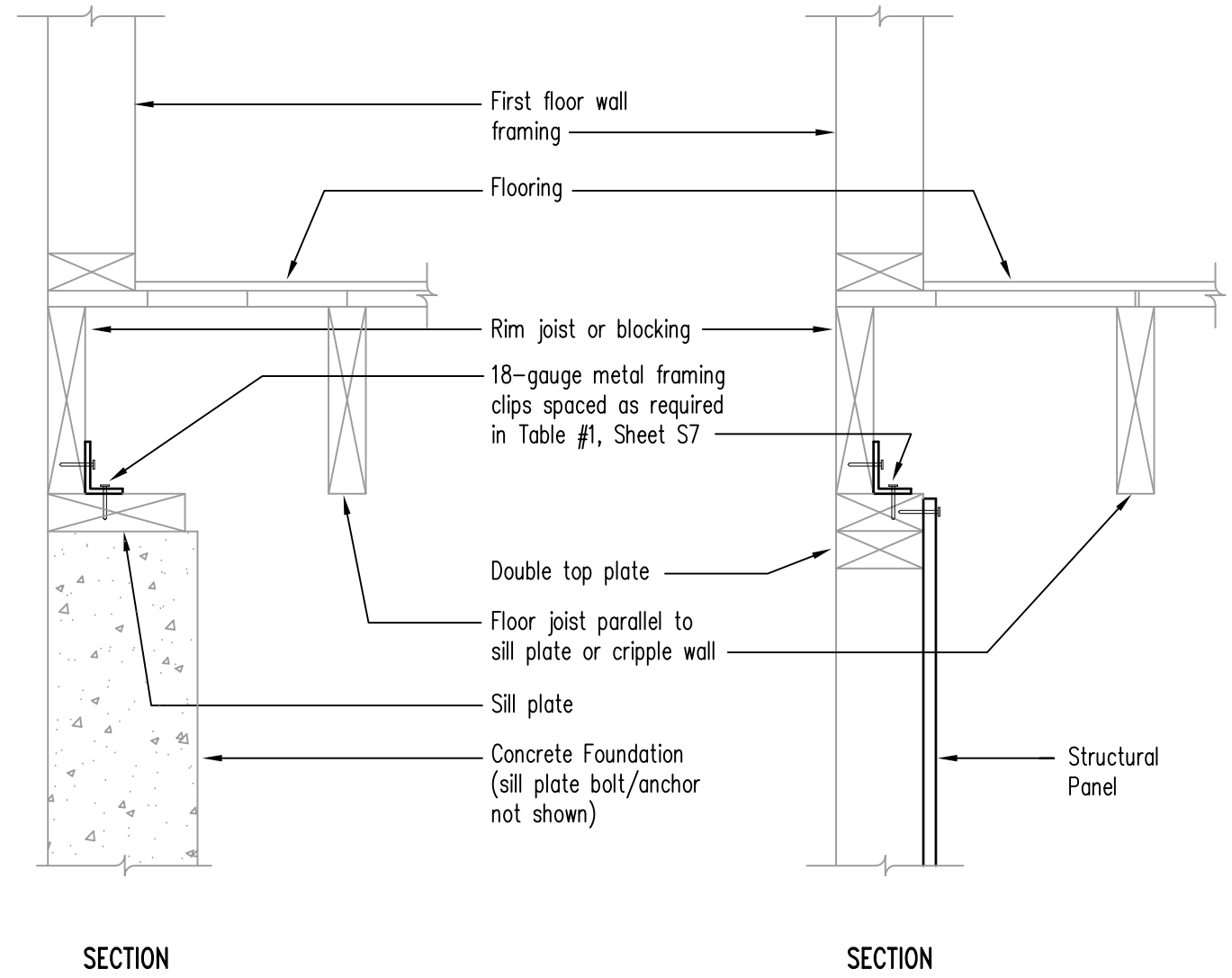
- (1) Letters in table heading refer to Section III, General Notes, Typical.
- (2) 1/2" diameter chemical or mechanical anchors with square plate washers 3/16" x 2" x 2" minimum.
- (3) Provide 1/2" CDX plywood nailed to studs with 8d common nails @ 3" o.c. edges and 12" o.c. in the field.
- (4) (2) 2x4 studs or (1) 4x4 are required at all panel edges, seams, and holdown locations. Double studs to be face nailed together using 10d common nails @ 3" o.c. staggered.
- (5) Minimum height / length of a panel is 2' - 0".
- (6) Holdown requires double studs as per note #4 and these studs must also receive panel edge nailing. Holdown capacity to resist tension / uplift force needs to meet or exceed 3,000lbs.  
Provide 5/8" diameter chemical anchor embed 12" into existing concrete foundation and maintain 1 3/4" edge distance minimum (edge of concrete to edge of bolt). Note that holdowns are only required for panels < 2:1 aspect ratio
- (7) Framing clips from rim joist / blocking to the top plate, clips can be closer than 12" o.c. to meet required amount.
- (8) Exterior walls with Portland cement plaster or roofs using clay and concrete tile weighing more than 6 psf.
- (9) If blocking is used between the joists in place of a continuous Rim Joist, one framing clip must be installed at each block minimum. Clips can be spaced closer to meet spacing requirements over the panel bracing length.



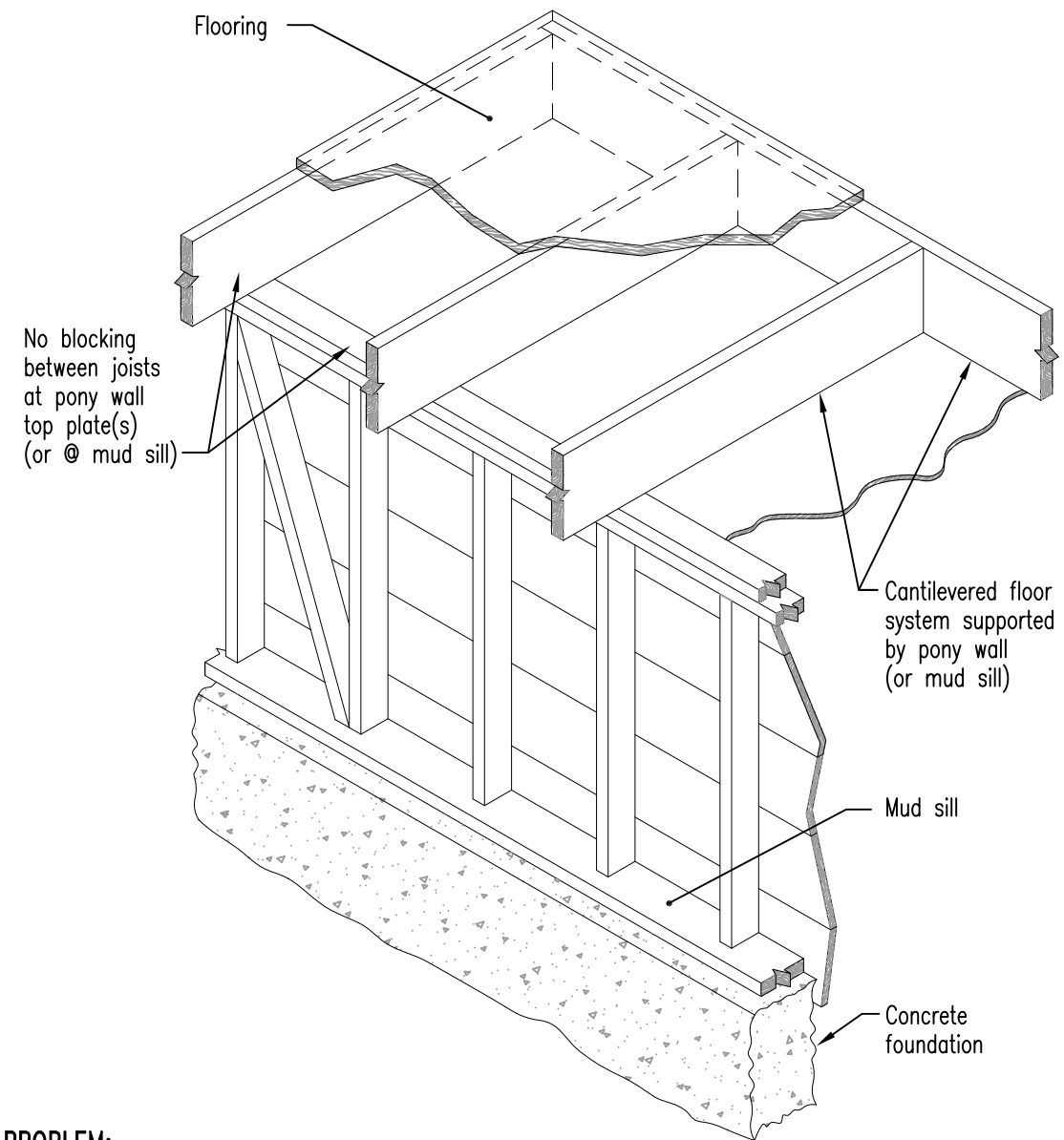
(2f) HOLDOWN HARDWARE for L/H < 2:1, but not < 1:1  
(pg 2 of 2)



3a FLOOR JOIST PERPENDICULAR TO SILL PLATE OR PONY WALL



3b FLOOR JOIST PARALLEL TO SILL PLATE OR PONY WALL

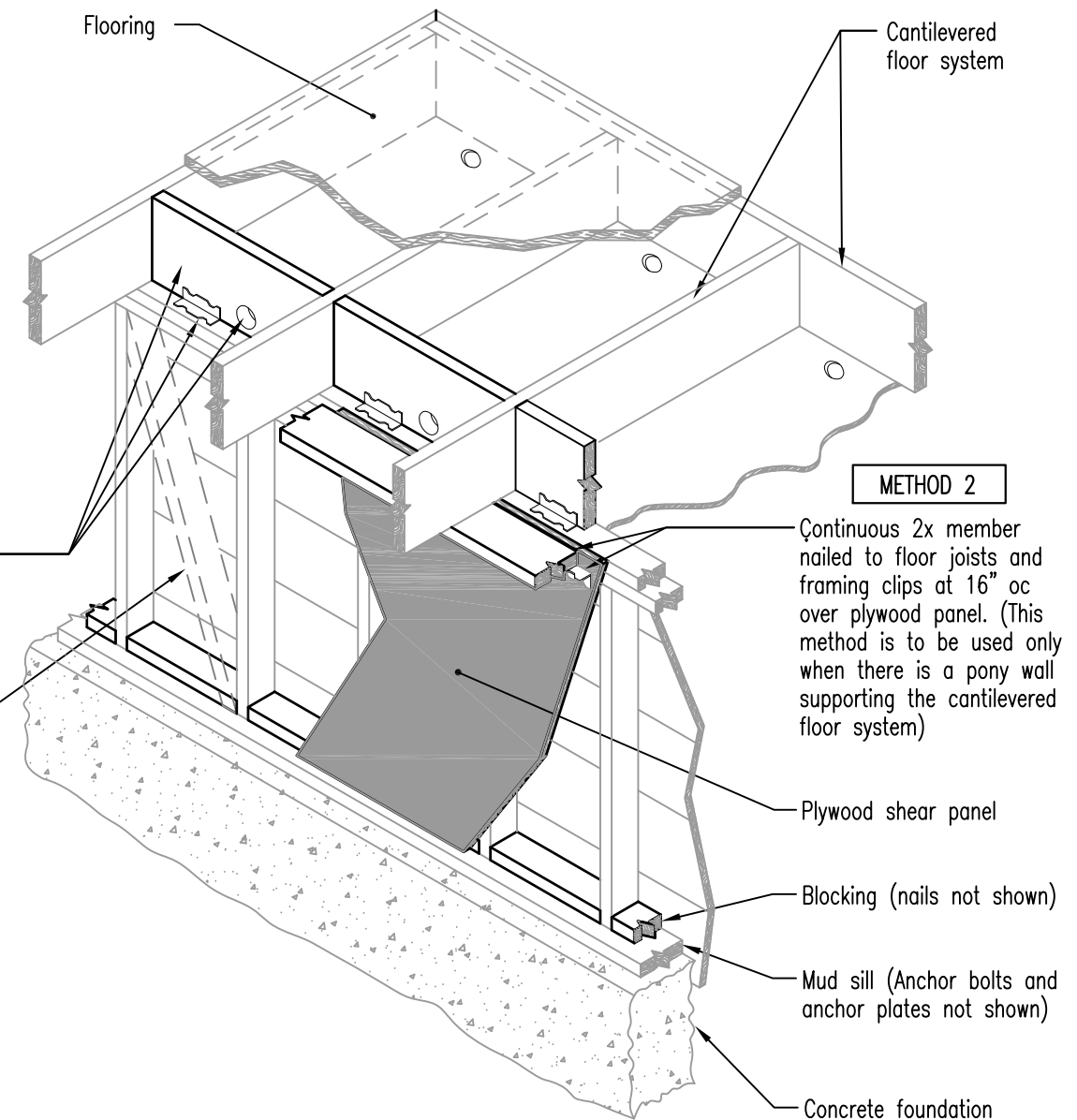
**PROBLEM:**

Lack of blocking above pony wall at cantilevered floor results in no framing elements on which to install framing clips.

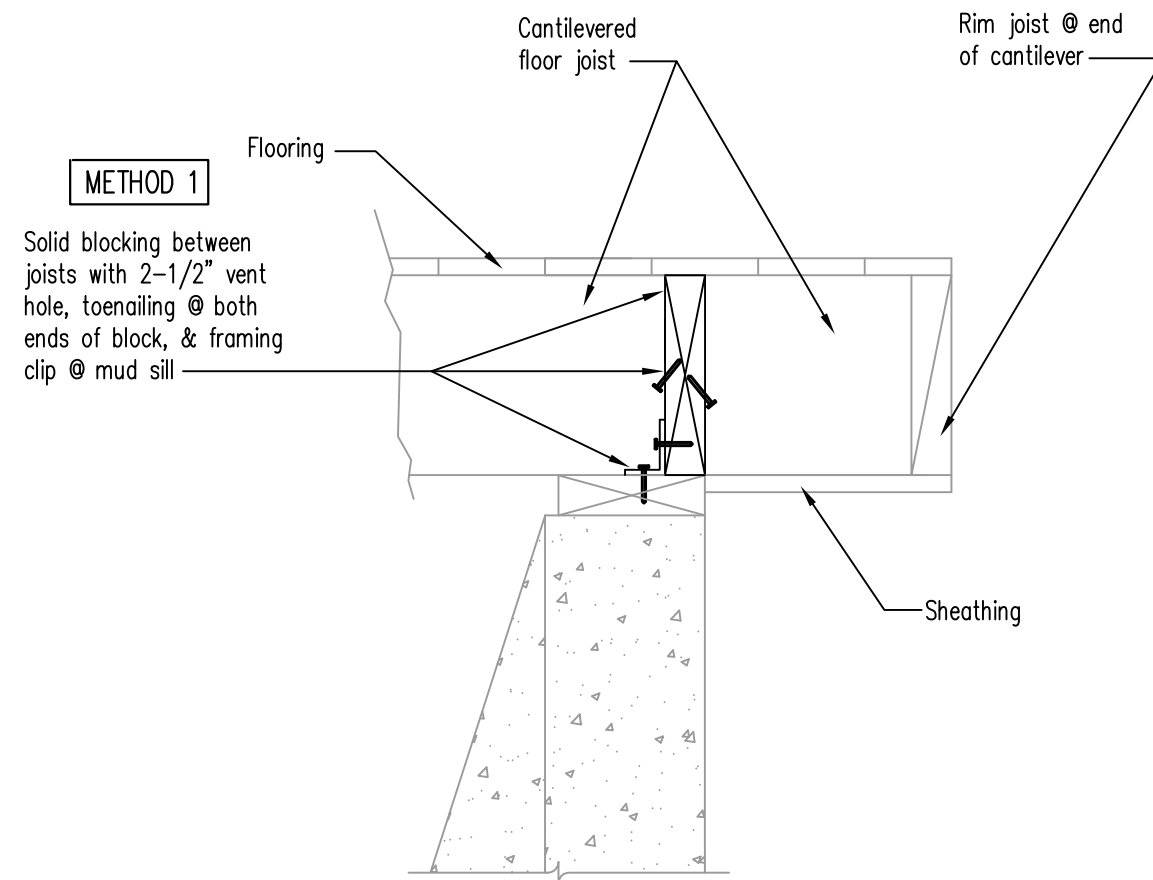
**METHOD 1**

Solid blocking between joists with 2 1/2" vent hole and framing clips. (This method can be used when the cantilevered floor system is supported by either the mud sill or a pony wall)

Remove diagonal bracing if bracing interrupts shear panels at face of studs or if it obstructs drilling for anchor bolts.

**SOLUTION:**

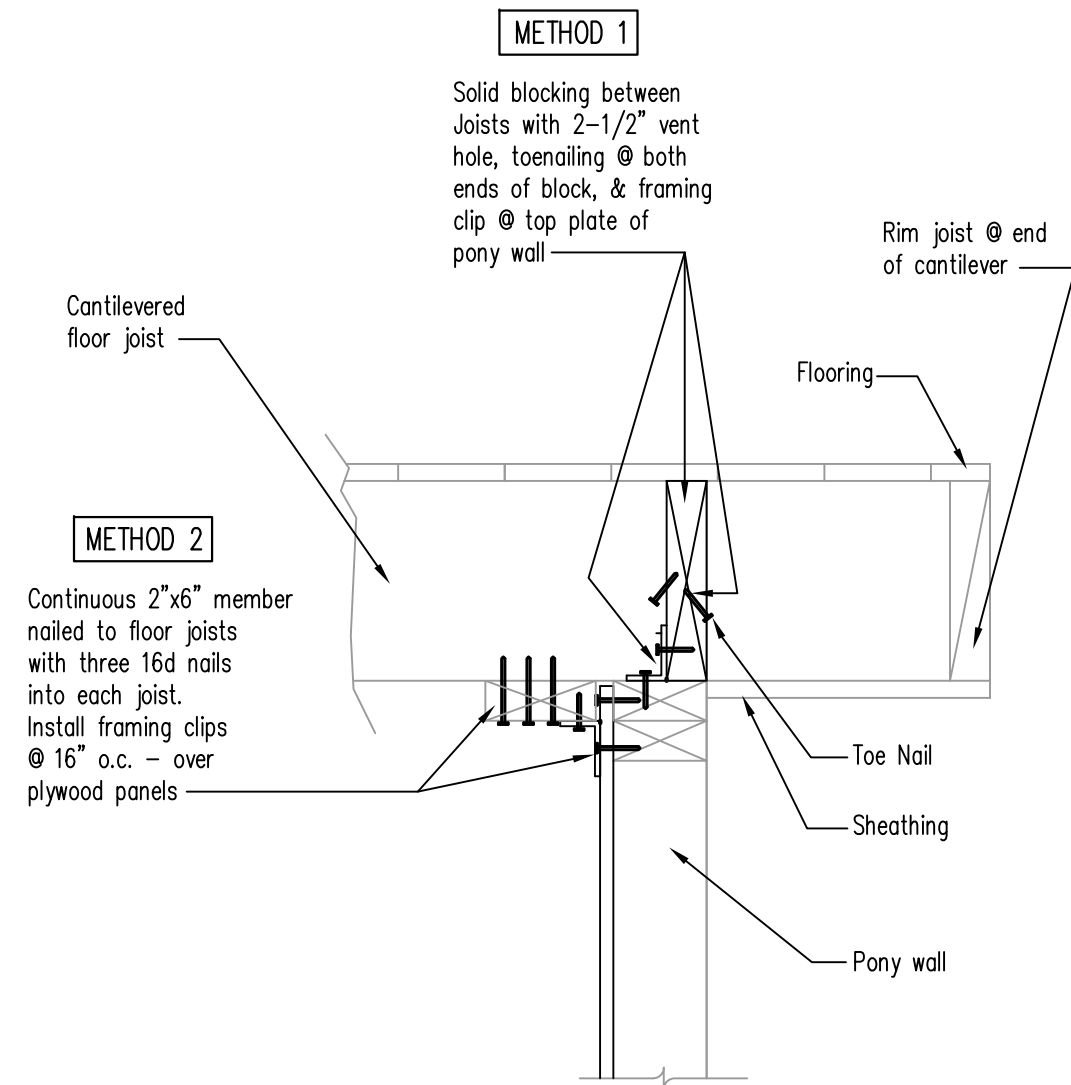
Framing modifications are necessary to provide the required nailing surfaces for the framing clips and to ensure connections that complete the load path between the pony wall and the floor system (See details on sheet S-16 )



SIDE VIEW

3c CANTILEVER ABOVE SILL PLATE

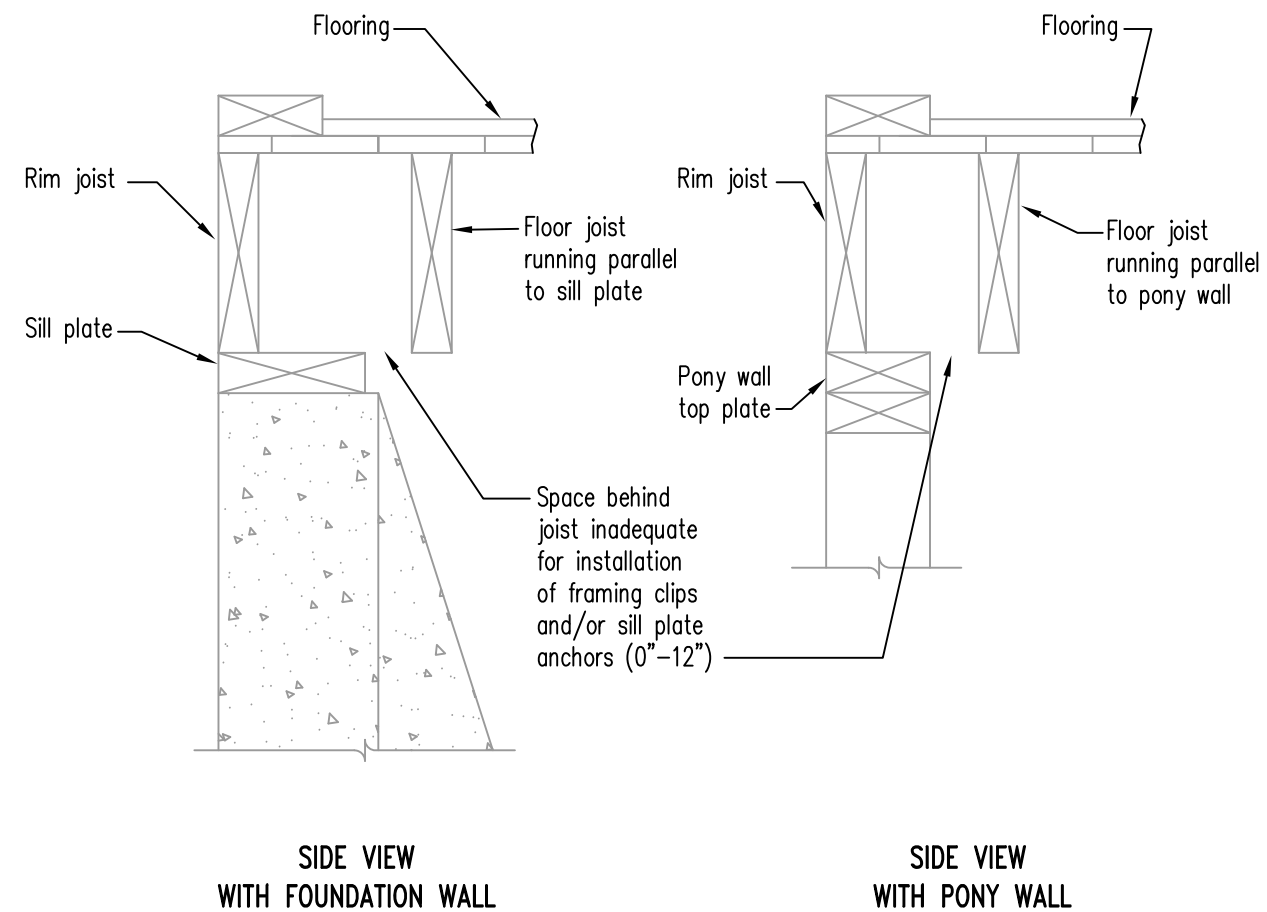
REPAIR DETAIL FOR CANTILEVERED FLOOR WITH NO BLOCKING  
ABOVE SILL PLATE  
(Install solid blocking between joists – "METHOD 1")



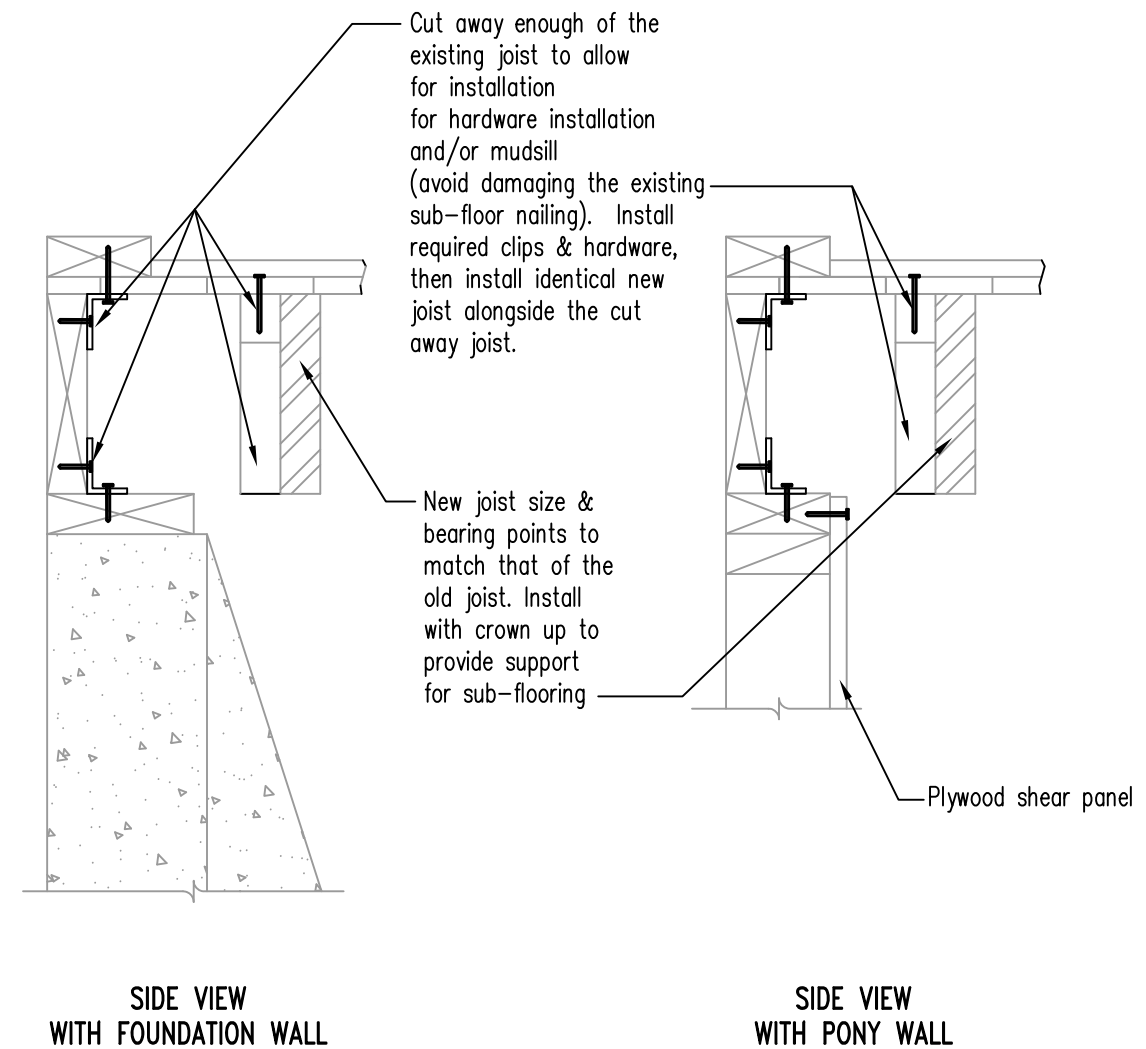
SIDE VIEW

3d CANTILEVER ABOVE PONY WALL

REPAIR DETAIL FOR CANTILEVERED FLOOR WITH NO BLOCKING  
ABOVE PONY WALL  
(Install solid blocking between joists – "METHOD 1"  
OR install continuous 2x member – "METHOD 2")

**Problem:**

Inadequate space between rim joist & floor joist results in no room to install framing clips and/or anchors



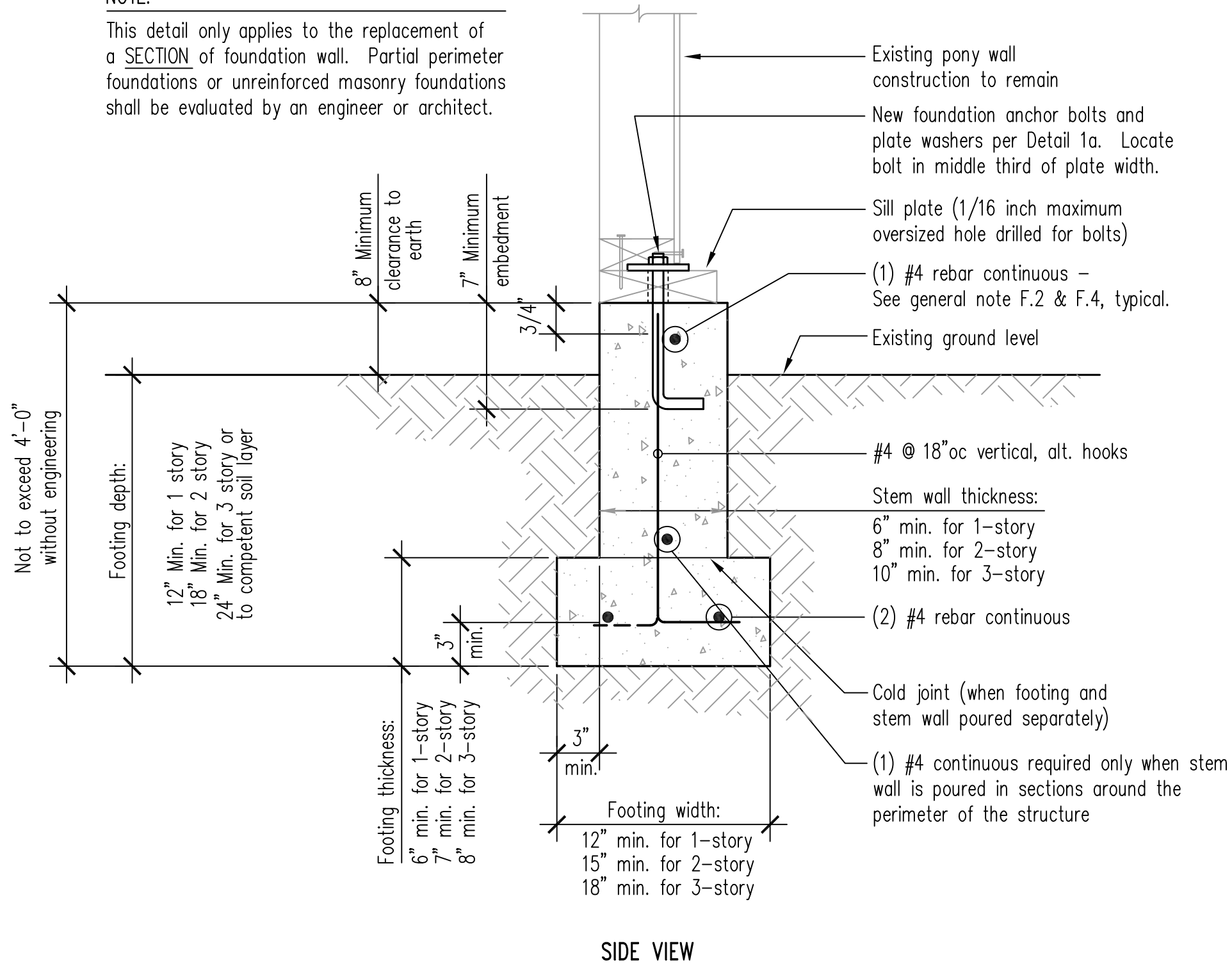
3e INADEQUATE CLEARANCE

**Solution:**

Framing modifications are necessary to allow access to the rim joist and the mud sill (or the top of the pony wall) to permit the installation of the required framing clips and/or mud sill anchors. **Alternate solutions may be approved on a case by case basis.**

NOTE:

This detail only applies to the replacement of a SECTION of foundation wall. Partial perimeter foundations or unreinforced masonry foundations shall be evaluated by an engineer or architect.



REFERENCE: IBC 2006, FIGURE A3-1

F

CONCRETE FOUNDATION – SECTION REPLACEMENT

## ELECTRICAL BOARD REPORT

Prepared by John Brickey, Electrical Board Representative for WABO and Cities with electrical jurisdiction.

The Spring Electrical Board meeting will be on April 25, 2019 at Spokane, WA. I will be absent from the WABO Spring meeting while in attendance at the Electrical Board meeting and respectfully submit the following report.

Highlights from the October 25, 2018 and January 24, 2019 Electrical Board meetings:

Steve Thornton, Chief Electrical Inspector for the State, invited city electrical inspectors to participate in inspector training on January 9, 2019 that qualifies for continuing education necessary to maintain electrical certification. This has been an annual invitation from the Chief for several years and is offered at no cost to city jurisdictions. It is very beneficial to the cities with electrical jurisdiction and their inspectors, and I suggest that WABO may want to consider some form of recognition and appreciation for the benefit received by WABO member jurisdictions with electrical programs.

Nineteen stakeholder meetings were announced for 2019 and posted on the Labor and Industries Electrical Section website at <http://www.ElectricalProgram.Lni.wa.gov/>. All but six of these meetings have been held with the remainder to be held in April and May. These meetings are held annually and are a great opportunity to interact with the Chief Electrical inspector and his staff regarding local cooperation and coordination with building/electrical department plan review and inspection staff.

The L&I Technical Advisory Committee met on December 5, 2018 in Tacoma to make recommendation on WAC Rule Revisions. Thank you to city jurisdiction participants Tim Hingtgen of Bellevue and John Hosea of Kirkland. The following items of interest were address (not an all-inclusive list):

- Rules regarding how appeals will be handled for cities choosing to enforce electrical worker certification and trainee supervision laws as now allowed since the enactment of ESHB 1952. Jurisdictions considering assumption of licensing compliance for L&I should consider the financial impacts and lack of control over the appeal process that will become effective on July 1, 2019 before committing to this new responsibility.
- A new definition was added for “new building” to include setting of a manufactured home – the result is clarification that property owners or leaseholders cannot install wiring for a mobile or manufacture home and then offer that home for rent, sale or lease without an electrical contractor licensing and electrical worker certification.
- On-site sewage disposal system alarms will be required to be supplied by an electrical circuit independent of the pump circuit.
- Cable, raceway and receptacle markings required for emergency electrical systems subject to NEC Article 700 must be orange in color.

- An added exemption from electrical permit requirement now includes low-voltage circuits for landscape lighting and antennas for wireless animal containment fences.
- Civil penalties for persons violating electrical contracting/licensing laws within the State's jurisdiction, and within cities jurisdiction (cited by state personnel), will increase from \$500 to \$1,000 for first offenses, from \$1,500 to \$2,000 for the second offense and from \$6,000 to \$10,000 for each offence after the third offense.
- There are also numerous rule changes relating to electrical apprenticeship, like-in-kind replacement of electrical devices, and qualifications for electrical licensing and certification.
- The effective date for rule changes will be July 1, 2019.

To review all proposed amendments to WAC 296-46B please visit the Labor & Industries Electrical Division website at <http://www.ElectricalProgram.Lni.wa.gov/> under the Rule Development section.

Appeals to electrical violations and administrative law judge decisions continue to average 2-3 per Electrical Board meeting.

The state electrical fund balance on December 31, 2018 was \$11,660,991 which is about 5.5 times the average monthly operating expenditures.

L&I customer service data reported to the Electrical Board is as follows:

- 36,434 state electrical permits were sold in the last quarter of 2018
- 94% of all state electrical permits were purchased and processed online
- 63% of homeowners purchased state electrical permits online
- 84% of inspection requests were performed within 24 hours of request
- 95% of inspection requests were performed within 48 hours of request
- 2,036 focused citations and warnings for licensing, certification, no permit, failing to supervise trainees violations were issued in the 4<sup>th</sup> quarter of 2018

Report submitted April 23, 2019