



WASHINGTON ASSOCIATION OF BUILDING OFFICIALS

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

MINUTES – 2024 Fall Business Meeting

Vancouver, Washington

October 17-18, 2024

Call to Order

The Fall Business Meeting of the voting representatives was called to order by President Ray Cockerham on October 17, 2024 at 8:00 a.m.

Roll Call

The following executive board officers were present:

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

The following executive board directors were present:

Brian Smith	-	Certification & Registration
Micah Chappell	-	Technical Code Development
Tim Woodard	-	Government Relations
Quyen Thai	-	Emergency Management
Kurt Aldworth	-	Past President
C. Ray Allshouse	-	Past President

The following executive board directors were absent:

Andie Lorenz	-	Finance
Ryan Mumma	-	Education
Stacy Criswell	-	Outreach Services
James Tumelson	-	Accreditation
Trace Justice	-	Past President

The following management personnel were present:

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

Introductions

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

Agenda

The President presented the proposed Agenda for the October 17-18, 2024, Fall Business Meeting.

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

Minutes

The President presented the proposed Minutes for the WABO Summer Business Meeting held on July 18-19, 2024.

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

President's Report

President Ray Cockerham thanked the first timers in attendance and appreciated the outreach efforts made by the membership.

Executive Board Report

President Cockerham reported that the Executive Board donated to Permit Tech Nation to support their annual effort at the ICC Annual Conference for teaming up with a local area Habitat for Humanity on renovation work and cleaning. Ray provided an update on the Western Pacific League of Building Officials (WPLBO) Candidates Forum and the recommendations that were made to the ICC Nomination Committee. Ray informed the membership that a bylaw proposal to develop a study group on the board makeup will be presented at the ICC Annual Meeting. WABO's stance is to maintain a member organization. Ray reported on the liaison efforts that have been made with the WA State Permit Tech Association meeting and the upcoming BIAW meeting.

First Vice President

No report.

Second Vice President

Angela Haupt thanked Simpson Strong-Tie and West Coast Code Consultants for hosting the Wednesday night social and thanked 4Leaf in advance for the Thursday night social. Angela encouraged members to stay Friday morning for the professional development being presented by Ed Chin from Simpson Strong-Tie on Mass Timber.

Election of Board of Director Nominations

Andy Higgins announced that this is the last quarterly business meeting before our Annual Business Meeting (ABM) being held in Leavenworth. Andy reminded members that anyone can run against incumbents and situations could change where a position could open before the next meeting. You must be one of two voting representatives for your jurisdiction and obtain management approval for involvement. The nomination for leadership application was provided in the meeting packet. For more information on serving and time commitments please contact Andy. Andy also encouraged members to make their voices heard for the WABO Annual

Awards. WABO has 4 award categories and the applications can be submitted online or with the enclosed form included in the meeting packet.

Executive Director

Tara Jenkins announced the meeting logistics to the membership. Tara reminded members of the Committee Volunteer page on the WABO website as a great resource to review all WABO committees and encouraged members or staff members to get involved. Further, she informed members of outreach tools for WAsafe and that the Emergency Management Committee created informative business cards that can be distributed to staff members interested in signing up as a building safety responder. Tara announced the Plumbing, Design & Installation course being available for registration and that it is completely online and a great CEU option. Tara informed the membership that the WABO Bookstore website switched platforms due to a webhost gateway issue, so there will now be a new look.

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

Meeting reconvened at 1:05 p.m.

GUEST REPORTS:

International Code Council

Bryan Imai encouraged members to participate in the ICC survey that has been e-mailed out. Bryan informed members that FEMA has pulled their booth at the ICC Annual meeting due to hurricane response efforts.

ICC Region II

Tela Gardner reported that there was no October meeting since it will be held in-person in Long Beach, CA on Sunday October 20, 2024. Tela reported Region II is selling raffle tickets for a guided Montana trip for their fundraising event this year.

ICC Local Chapters

SWW Chapter

Wesley Baumgardner provided an update on the seminars that were held prior to the WABO Fall 2024 Business Meeting. Wesley informed the membership that the next chapter meeting will be held on November 20 and encouraged members to attend. The SWW Chapter of ICC will begin working on their spring seminars.

Western WA Chapter

Quyen Thai reported that the chapter has a new President, Gabriel Behrend, from the City of Seattle. Quyen reported that members at the last meeting asked for legislation and IWUIC updates and will be inviting Marian Daca and Micah Chappell to speak at future meetings. The Western WA Chapter covers Seattle to Tacoma and Quyen encouraged members from those areas to attend meetings.

WSAPT

Tela Gardner reported on the recently held Fall conference in Chelan and their election results. She reported that ½ of the attendees were first-timers. Tela also reported on Ray Cockerham and Stacy Criswell's attendance at their Fall Conference. WSAPT's Spring conference will be held April 14-15, 2025 in Leavenworth and the Fall Conference in Chelan will be September 22-23, 2025, noting that scholarship are available. Tela informed that WSAPT memberships are individual memberships and if you are a member of WSAPT then you are a member of PTN.

WPLBO

Ray Cockerham provided an overview of the makeup of the Western Pacific League of Building Officials for the first timers. The group is made up of WA, CA, Southern NV, and OR. The candidate's forum is also attended by ICC Region I and Region II members. Ray provided an overview of the process of the candidate's forum and provided the group with the names of the candidates that WABO submitted to the nominations committee for endorsement.

OBOA

Ray Cockerham stated that OBOA and WABO meetings have been overlapping and he will connect with OBOA members at the ICC Annual Business Meeting.

WABO/ SEAW

No report.

State Agencies

No report.

State Building Code Council

Dustin Curb provided a quick overview of the SBCC meeting that will be held on October 18, 2025. Dustin highlighted the letter going to Representative Duerr regarding the IWUIC. Dustin informed the membership that the SBCC will be updating language to align with legislative language an proposals will be referred to as petitions. He also reminded members that 2024 code will have a code implementation date of November 1, 2026.

MyBuildingPermit.com (MBP)

Kurt Aldworth provided an overview of MBP's services and highlighted the tipsheets, checklists, & training that is available on the website. Kurt reported on SB5290 dealing with the exploration of statewide electronic permitting and that the final report is due soon. Kurt reported that MBP is going to provide a backend system which they are working on resources to help develop that system. MBP is also considering a front end dashboard face lift as well.

NW Housing Association

Lance Clark informed members that the NW Housing Association will be celebrating their 50th anniversary in 2025. Lance reported that they will be rebranding back to WA State Manufactured Housing Association. Ben Roche provided an update on the options that the manufactured housing community has for ADU's due to lack of available land. Ben provided updates on the Hud standards and the multiplex options that can help the housing shortage.

The NW Housing Association will be corresponding with Planning Association of Washington (PAW) to help get the message out to the planners.

Liaison Reports

WSAFM

Ray Cockerham reported that we will be meeting with the Fire Marshals with our Government Relations Committee before session.

A117.7

Richard Williams reported that he, along with Jennifer Gilliland, represent WABO on the multiyear standards project to produce the A117.7. Ballots are due November 5, 2024 and the committee will coordinate public comment at the same time. The updated A117.7 is almost complete and the committee is developing an appendix for scoping.

SEAC

Quyen Thai reported that he sits on the Sustainable Energy Action Committee and at the last committee meeting they are reporting there is confusion on heat alarms vs heat protection systems.

Meeting recessed for code forum at 2:15 p.m.

Friday, October 18, 2024 at 8:05 a.m. – Meeting reconvened

President Ray Cockerham reconvened meeting at 8:05 a.m.

Motion and Action Items

None

STANDING COMMITTEE REPORTS:

Certification & Registration Committee

Tara Jenkins reported that the C & R Committee has contracted with Evergreen Technology Consulting to develop the written exam questions for the WSEC Plans Examiner Certification Program. Written exam questions have an ETA back to the WABO office by December 31, 2024 for subcommittee review. The residential written exam questions have been received from WSU and will be reviewed by the subcommittee. Forward progression of the program is occurring but was delayed slightly due to state litigation on the Energy Code.

Technical Code Development Committee

Micah Chappell encouraged members to visit the Code Development page on the WABO website to attend meetings. TCD has scholarships available to attend the ICC Committee Action and Public Comment Hearings. Micah asked members to review the national code proposals which the TCD Committee will be looking at 30-40 proposals.

Government Relations Committee

No Report.

Finance Committee

Angela Haupt provided the membership with an overview of WABO's 2024/2025 first quarter financials.

Education Committee

Tara Jenkins informed the members that the 2025 Annual Education Institute schedule has been finalized and instructors' agreements are being secured.

Outreach Services Committee

Ray Cockerham thanked the first timers for attending and encouraged them to continue to attend.

Emergency Management Committee

Quyen Thai announced that WAsafe needs more volunteers and encourages those with ATC 20/45 training to sign up as an emergency responder. Quyen reported there will be training in Seattle in October and in Kennewick in March of next year. FEMA is looking for volunteers for the hurricane efforts and had a small volunteer radius, WAsafe is working with them to extend the volunteer radius to 3K miles. Quyen announced that Spokane is the next jurisdiction to volunteer for the Unreinforced Masonry Study (URM).

Accreditation Committee

Ray Cockerham announced that he is an instructor for the Accreditation program and informed the members that the experience has been very rewarding. Ray encouraged any members who have considered teaching to apply for a COAP teaching spot when available and to follow up with James Tumelson.

Announcements

None.

Unfinished Business

Tim Woodard brought up the 2025 draft legislative positions for the membership's continued review from the government relations committee meeting.

MOTION: It was moved and seconded that the 2025 Legislative Positions be approved as presented.

The motion carried.

New Business

None

Meeting adjourned at 8:30 a.m.