

Eastern Oregon Building Officials Association

Annual Business Meeting Minutes
October 20, 2023
55 NE 2nd Ave, Ontario, Oregon 97914

In Attendance:

Dawn Kitzmiller, Baker City/County
Kevin Roth, City of Umatilla
Marcy Sirwardena, City of Ontario
Eddie Alvarez, City of Ontario
Brett Thomas, Harney County
Joe Fisher, City of LaGrande
Bud Hill, City of LaGrande
Suzan Hobbs, Wallowa County
Heaven Doherty, City of Pendleton
Alana Cox, State of Oregon
Brady Hickman, State of Oregon

Glenn McIntire, Morrow/Gilliam County
Jose Fernandez, City of Boardman
Riley J. Hill, Ontario/ HPAC Member
Jack E. Applegate, ICC Board/ NWCP
Ted Zuk, Jackson County/ OBOA/ R-2
Katherine Denight, State of Oregon -
(Umatilla/ Sherman/ Wheeler County)
Kylee V. Ruby, Wasco County
Adele Schaffeld, Malheur County
Jim Sayers, Oregon City/ ICC

Call to Order:

Meeting began at 9:15am, MST.

Approval of Meeting Minutes:

No previous meeting minutes to approve.

Guest Speaker:

Senator Findley presented on his support of EOBO.

New Business:

EOBO proposed by-laws were distributed prior to meeting. By-laws were approved by all with no objections.

Joe Fisher motioned that Adele Schaffeld be nominated for EOBO President. Motion was seconded by all.

Adele Schaffeld motioned that Joe Fisher be nominated for EOBO Vice President. Motion was seconded by Jack Applegate.

Joe Fisher motioned that Kylee Ruby be nominated for EOBO Secretary/Treasurer. Motion was seconded by Jack Applegate.

Jim Sayers performed swearing in of EOBO Board.

Proposed \$25/person dues presented by Adele Schaffeld. Jack Applegate made a motion to accept the \$25. After much discussion on prices and the possibility of other Chapters raising their dues, the room came to the consensus that \$50/person would make EOBO more sustainable. It was also suggested to look at restructuring the dues to be jurisdictionally-based on population in the future. Jack Applegate motioned to accept the \$50/person dues for 2024. Motion was seconded by Dawn Kitzmiller.

Jack Applegate will be donating \$500 to EOBO.

Adele Schaffeld advised that membership details would be sent out in November or December. EOBO still needs to register with the Secretary of State and set up a bank account.

EOBO extends a HUGE thank you to OPTA for setting up the meeting registration. Congratulations to OPTA on receiving the 2023 International Code Council W. Scott Kopp Leadership Award!

Discussion to resolve that EOBO applies to become an ICC Chapter. EOBO will get a free day of education from ICC; we can earn points for community outreach; President can get a free trip to ICC ABM; someone can qualify for the ICC week of education Leadership Academy. Jack Applegate & Jim Sayers both agreed that the ICC benefits greatly outweigh the cost of membership. They also suggested applying to be part of ICC Region 2. Jack Applegate motioned that EOBO apply for ICC Chapter status; Joe Fisher seconded.

Joe Fisher then motioned that EOBO apply to ICC Region 2. Motion was seconded by Kylee Ruby.

Adele Schaffeld advised group that she will be submitting to EOBO/OPTA for reimbursement for supplying lunch.

Group was reminded that EOBO needs to submit for non-profit status. Very important!

OBOA committees need members. Please sign up and help if you can.

Jim Sayers suggested breaking into Chapter status gradually. Do not take on a bunch of new tasks like creating committees or doing too much outreach all at once. Pick 1 or 2 things to take on at a time, and get to where EOBO does them well – then expand.

Ted Zuk and Joe Fisher presented ICC Region 2 update:

- New board members have been elected. One of the biggest benefits of being a Region 2 member is the support. Region 2 has Zoom calls every 2nd Wednesday of the month. Contact Joe or Ted if you want to get on the call list. They also stressed how important attending the ICC ABM is, and how important it is to be on different boards and committees. Diversity is key. Please also attend the WABO meeting in Walla-Walla next week if you can.

Brady Hickman was introduced as the new Assistant Building Official for the State of Oregon. BCD has reformed the setup of their BO's, to make them more accessible.

Alana Cox presented the BCD update:

- BCD is 50 years old!
- Forming EOBO will really help our side of the state have a voice and be recognized.
- Housing is the biggest issue in Oregon right now, and is on top of the Governor's priority list. She wants to double the housing output. There is talk of updating and expanding the Ready-Build Plans to include a simple SFD, and creating an online public library for public plan access. One thought is to try and streamline Planning timelines when using the Ready-Build SFD plans, as Planning is often the longest wait during construction phasing.
- There is a lot of back and forth about single stairwells in taller apartment buildings. BCD may create a "Local Adoption" Appendix that requires Fire Department sign-offs in order for Planning/Building Departments to approve this design.

- Lots of talk about accessibility and visitability in new SFD's. Some Planning Departments already require it in new subdivisions. The first step will probably require installing adaptability features like grab-bar backing at time of initial construction. The hope is for BCD and DLCD to be able to work more closely together to promote development.
- The group brought up the topic of the ratios of Journeyman Plumbers and Electricians to their Apprentices as being a hurdle to getting qualified people in the workforce, and hopefully into Codes later. Requiring PB licenses for sewer installations is also creating issues and holding up projects.
- Energy is still a hot topic. Solar- and EV-Ready requirements are not working. Electricians do not want to use a different person's conduit when the solar or EV is installed after initial construction. This adds cost to development. There are concerns about getting rid of the structural permit requirement for residential rooftop solar. We still need to verify that the roof structure is adequate to support the extra weight. There is LOTS of Federal grant money for energy improvements. BCD can help EOBO apply for this, and so can Stella with ICC. The 2023 ORSC requirements will actually qualify homeowners for Federal money.
- One hurdle is getting a blower door test to qualify. Some jurisdictions are having their Inspectors get certified so they can do the test when they inspect the home.
- HB 3409 is concerning. This was a bill from Governor Brown that codifies her executive order on embodied carbon. Codes need to be predictable – embodied carbon requirements are not. The reality is that these requirements will limit the products that consumers can use, and drive up costs even more. This was changed from a mandate to a study, however, and a new BCD position was created to write reports on the study.
- Natural gas ban is not working.
- Code change videos will be out by the end of the year. Contact Alana Cox to get help getting Contractors CEU's for their CCB licenses.

Adele Schaffeld summarized the legislative update from OBOA ABM in August. OBOA tracked 69 bills and lobbied on 9.

OBOA has an education week at the end of October. It would be nice to have a full calendar on their website that includes lists of different Chapter events.

Mark Heizer with BCD has a monthly Energy Code training we can sign up for.

Jim Sayers & Jack Applegate presented the ICC Update:

- ICC and IAS continue to grow globally. New committee and liaison assignments are out. Jim is a global IAS liaison and an ICC liaison for Oregon and Washington, as well as an alternate for California.
- Current ICC CEO is retiring at end of 2023. His theme for this year is "Embracing a Changing World." A Sustainability Membership Council has been created; lodging needs to be more resilient.
- There have been improvements to PRONTO testing.
- We need to make sure we get our Permit Techs involved in associations and trainings so that they can keep growing in the Code world. Mentor younger generations who show an interest in our field. At least 60% of Code Officials will retire in the next 5 years!
- Would like the Governor to allow Inspectors ability to inspect outside of their certifications with Building Official approvals (like we did during COVID).

There is a new white paper on BCD website regarding licensing.

ORSAP will be the ones training us on post-disaster damage assessment.

BCD has been working on Residential and Commercial plan review guides to help people better understand what they need to show on plans. These will be available soon.

Old Business:

No old business to attend to.

Meeting adjourned at 2:11pm.