



Thurston County Board of Commissioners Work Session Summary

Date of Work Session:	May 3, 2018
Time:	10:00 a.m.
Office/Department:	Community Planning & Economic Development
Subject:	Title 26
Staff Contact/Author:	Name/Title: Kraig Chalem / Compliance Unit Supervisor Phone: x4034
Attendees:	Commissioners Present: Bud Blake, Gary Edwards County Manager: Ramiro Chavez; Asst. County Manager: Robin Campbell Other Staff: Josh Cummings, Mike Kain, Kraig Chalem, Robert Manns, and Gary Richardson.
Discussion Points:	<p>Staff Presentation: The work session intended to review potential amendments to Title 26, we a focus on Table 26-1. Table 26-1 has been modified and shows Class-1 Civil Penalties that are aligned with the 2015 International Building Code (IBC) enforcement requirements, which was adopted by the State of Washington; and further amended by Thurston County. Table 26-1, is a quick reference guide meant to improve accessibility for all citizens, and now includes violations of state energy codes.</p> <p>Comments/Discussion: Bud Blake - Respecting property owners with limited resources, Commissioner Blake asked for clarification about retrofitting. His concern is that citizens might think 'if they change out one window, they may be caused to replace all windows in order to meet standards'. For this and other reasons, Commissioner Blake feels the IBC should be left off the table. Staff responded by noting the Table is offered as reference for convenience, and could be left out of Title altogether, but the requirement will persist regardless. Commissioner Blake feels the state should take lead on this and other requirements, but considered further, the table should remain as is for public consideration and feedback.</p> <p>Gary Edwards – Asked for examples of how/when the energy code might rise to the level of enforcement. Staff responded by noting that hot water heaters, manufactured to minimum energy efficiency standards must be inspected to ensure compliance. Commissioner Edwards noted investments of esthetic authenticity. Staff pointed out that each application has unique circumstances that affect application of adopted codes, but the proposed changes are interpreted from State enabling legislation. Like #4 [Table 26-1], "more than 500 cubic yards" is a limit set by the State's Environmental Policy Act (SEPA), and not reflected in the table increasing access to information presented and administered uniformly. Commissioner Edwards hopes that these amendments will assist staff in the process of cleaning up properties with long standing environmental impacts.</p>
Results/Board Direction:	The Board thanked staff, and approved scheduling a public hearing so that citizens may review and comment on the table and scope of proposed Title 26 amendments.

