

**STATE OF OREGON**  
**Department of Consumer and Business Services**  
**Building Codes Division**

**TRI-COUNTY BUILDING INDUSTRY SERVICE BOARD**

**Regular Meeting and Board Workshop Minutes**

**May 8, 2002**

**MEMBERS PRESENT:** Terry Dieter, Intel Corporation, Chair  
Judy Bauman, Link Corporation (arrived at 9:15)  
Sue Blatner, Super Bath Showroom  
Jim Chapman, Legend Homes Corporation  
Michael Cliburn, Clackamas County  
Jim Ferris, Red's Electrical Inc. (arrived at 9:25)  
Jeffery Grunewald, Tualatin Valley Fire & Rescue  
Ray Kerridge, City of Portland  
John Lape, John Lape Architects  
John Leeper, Washington County  
Ronald Murray, Plumbers & Steamfitters  
Forrest Soth, City of Beaverton  
Rob Yorke, Yorke & Curtis Inc.

**MEMBERS ABSENT:** None

**STAFF PRESENT:** Joanie Stevens-Schwenger, Board Secretary  
Cindy Smith, Tri-County Board Coordinator/Recorder  
Sherry Burley, Building Codes Division

**GUESTS PRESENT:** John Wheeler, City of HappyValley  
Eric Schmidt, City of Gresham  
Clint Hilman, City of Gresham  
John Coles, City of Portland  
Dennis Carney, City of Forest Grove  
Kevin Brice, Washington County  
David Davies, City of West Linn

**I. BOARD BUSINESS**

**A. Call to Order**

Chairman Terry Dieter called the Tri-County Building Industry Service Board to order at 8:40a.m. The meeting was held at NECA, 601 NE Everett Portland, Oregon.

**B. Roll Call**

Judy Bauman arrived at 9:15am.  
Jim Ferris arrived at 9:25am.

**C. Approval of Agenda and Order of Business**

Terry Dieter **RULED** the agenda approved as submitted.

**D. Approval of the April 10, 2002 Minutes**

Terry Dieter **RULED** the minutes approved as submitted.

**E. Next Regularly Scheduled Meeting**

June 12, 2002  
NECA  
601 NE Everett  
Portland, Oregon 97232

**II. PUBLIC COMMENT**

None.

**III. STAFF REPORTS**

None.

**IV. COMMUNICATIONS**

None.

**V. UNFINISHED BUSINESS**

None.

**VI. NEW BUSINESS**

Chairman Terry Dieter recapped the purpose of this workshop: to discuss the delivery of building department services in the future. Joanie Stevens-Schwenger prepared a guideline for the meeting (Exhibit A)

The Board discussed the ground rules for the meeting and established the following:

1) open and honest discussion is encouraged, 2) the discussion shall include members of the public attending the meeting, 3) one speaker at a time, no side conversations, and 4) focus on the subject at hand.

**The Future Building Environment:** Participants noted that factors playing key roles in the future included technology, the extent of government regulations, and the need for flexibility to help business keep tight time frames.

Ray Kerridge suggested that the Board try to define the building industry environment that will exist in the future, and then brainstorm the best organizational structure to accommodate industry. He suggested that technology, especially electronic-technology, and the types of building codes, performance or prescriptive, will shape the future building environment. John Lape noted that multiple bureau situations complicate at the permitting process and suggested that streamlining processes will make it easier for business to function, and requirements, such as land use can bog the system and hold up permits.

Mike Cliburn suggested the need of flexibility and portability in staffing, plan review, office location, portability in permitting and planning. Board members also discussed the probability of increased federal directives to include environmental concerns, safety concerns, EPA restrictions, and free trade agreements. Mr. Soth advised the committee to recognize redevelopment, the Urban Growth Boundary, and the affects of current and future land availability. Board members also discussed need for more timely and consistent code interpretation, code applications, and interoperable software applications.

**Future factors:** Members concluded that government regulations, the development of new building products, and new technology will greatly influence building during the next 15-20 years. Guest John Coles, with the City of Portland, discussed Portland's future e-business model, which includes electronic plan reviews, mobile computing, document depository, all documents maintained on line for quick review. Inspectors will transmit and receive all information for inspections from the field. The city is planning to test this model with fifteen inspectors over the next year. Board members also discussed and recognized the hurdles to jump with the community members who do not want to deal with electronic record keeping, filing etc. and suggested that these changes take place incrementally so that such individuals are not excluded from the process.

**Business Environment:** Participants noted that the key elements to expect in the building environment of the future included the consolidation of business (fewer businesses doing more work with the "little guys" out of the competition), the need for a consistent national or international code so that building requirements are predictable for multi-state or multi-national companies, the level of government regulation, new and emerging building methods, from design/build to "green buildings," and the role of technology. Members also discussed future business factors, such as more long distance work, travel restrictions and expense, and e-technology advancing as a solution. Jim Chapman predicted that there would be fewer single family projects, especially in the Tri-

County region due to the Urban Growth Boundary and noted that already large companies are purchasing local firms. The group recognized that commercial development does not recognize local boundaries and any future building department structure should recognize this. Members also discussed international development and new technology that will allow local businesses to be administered from central locations. The Board also noted the need for more consistent national/international codes and agreed that the major issues that any building department structure must address are service, cost and compliance.

**Incremental solutions-What can we do to accommodate business during the next five years?** Meeting participants brainstormed a number of ideas that could expedite the processing of permits including one-stop permitting and plan review, application for a permit at any jurisdiction, permitting process facilitation through IGAs, convening all jurisdictional IT staff to see if they could make recommendations to use electronic technology to expedite the building process, and using IGAs to facilitate other permitting and staffing solutions. Mr. Cliburn said that the region would benefit from consistent information management.

**Future models:** Participants brainstormed a number of building department configurations that include the following:

- Leave “as is.”
- One “Oregon” state-run building department.
- Industry and building departments sharing resources; public-private partnerships
- Regional departments.
- Privatize the “whole lot.”
- IGAs among jurisdictions.
- County model.
- Service district model (run by a board).
- National department.
- Multi-state department.

The board concluded the brainstorming session by recommending that members convene again in September to brainstorm the pros and cons of each of the future models.

## VII. ANNOUNCEMENTS

**A.** A PSA campaign sponsored by DCBS, CCB, NECA and PMCA is scheduled to begin airing on KGW beginning May 19. The 30-second spots feature the Public Outreach Committee’s “Permits Protect” concept and logo.

**B. Processes and Forms Committee**  
May 23, 2002 1:30-4:30  
Tri-County Service Center

First floor conference room  
123 NE 3<sup>rd</sup>  
Portland, Oregon

**C. Electrical Code Forum**  
May 9, 2002 4-7 p.m.  
Oregon State Office Building  
800 NE Oregon Street  
Portland, Oregon

**D. Mechanical Code Forum**  
May 30, 2002 4-7 p.m.  
Multnomah County Board Room  
501 SE Hawthorne Blvd  
Portland, Oregon

## **VIII. ADJOURNMENT**

Chairman Dieter adjourned the meeting at 12 noon.

Cindy Smith  
Board Coordinator/Recorder

### *Exhibits:*

- A. Discussion Road Map
- B. Tri-county Statute