

WACE CODE WORD

Washington Association of Code Enforcement Newsletter

November 2018

2018 Fall Conference Recap

The Annual WACE Fall Conference held at Icicle Inn in Leavenworth, WA September 19-21st, can be considered a great success if the survey/ comments left by WACE members are any indication. WACE members commented that the conference was both entertaining and educational thanks to the guest speakers including Kelvin Beene, who is the AACE President and a Nationally Certified Training Instructor as well as Michael Hepburn and Jill Hendrix from the King County Prosecutors office, and Briahn Murray from Gordon Thomas Honeywell –Government Affairs.

Search and Seizure

King County Prosecutors lead an insightful session on search and seizure reminding everyone that the fourth amendment applies to Code Enforcement Officers as much as it does to Law Enforcement. While we may not be searching and seizing in the sense that LEO do, we do have to be aware of the Constitutionality of our actions when we are on private property to seek out violations. The session was very well led and brought up a lot of interesting points about the expectation of privacy.

Questions that came up for future conversations included the use of drones to survey a property for code violations and the potential privacy breach. How many of us are relying on this type of high technology to look for violations? From the participating audience it did not appear that most of our jurisdictions are to there yet but when we get to that point– the ever changing interpretation of privacy awaits.

“No person shall be disturbed in his private affairs, or his home invaded, without authority of law”

WA Constitution
Article 1 S 7

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Leavenworth, WA



Conference 2018 Highlights

The 30th Annual Conference was already fully booked before the deadline even hit and it was a success from the beginning to end.

WACE got down to the core basics with sessions on right of entry, the abatement process, working with the EPA and dealing with Zombie houses under the new law.

WACE also examined the role Code Enforcement plays in society and gave an overview of the rental house inspection program, verbal judo (see side bar) and a session on developing your inspector skills.

And of course no well rounded conference would be complete with some input on situational awareness and Officer Safety in addition to keeping that professional attitude you work so hard to develop.

The WACE conference touched on many levels of maintaining the professionalism of the job and is helping all of us to keep that bar high in the world of Code Enforcement.

Meet the New Board Members

WACE is happy to welcome new board members to the fold.

Rosanna Johnson, is enforcing code in Pasco and is our Officer of the Month in the Spotlight.

Kristina Blake, is the new Airway Heights Code Enforcement/Community Engagement Officer and has taken on the role of trying to put out the monthly newsletter for WACE.

And WACE is happy to welcome back for a second term John Fairbanks, from Wenatchee and **Luis Garcia**, from Spokane.





OFFICER IN THE SPOTLIGHT

In addition to being a newly elected WACE Board Member, Rosanna Johnson is also a Code Enforcement Officer in Pasco. I asked Rosanna to share something about herself and this is her story:

"I was born and raised in a small logging town in Idaho, of about 3,000 people. I do not recall ever hearing the phrase "You need a permit for that" or even the words "building codes." Even though my best friend's dad was the City Planner! Needless to say I didn't know that the job of Code Enforcement Official existed.

When I moved to Los Angeles with my husband in 2007 I got a job at a property management company just before the housing market crash. During my time managing apartments money became tight for my clients and I became very familiar with "the city" and building codes. After a while I understood the reasons for codes and was happy to see the city inspectors at my buildings. It meant I could finally get my clients to spend money on necessary repairs. After 6 years of daily traffic & being on call 24/7 my family and I moved back the Northwest. I was hired as a Code Enforcement Officer with Pasco and decided I was much happier telling people what needed to be done than having to be the one managing the repairs. Some days the volume of communication needed for this job is exhausting and other days it is exciting because of the people I get to interact with. I get told a lot "I sure wouldn't want to have your job!" Before I had the job I didn't want it either! However, I take pride in holding this position knowing this is a way to educate and assist the community I live in. When I am not at work I enjoy exploring the outdoors with my family, gardening and cooking (because we all loooove food)."

Thank you Rosanna for sharing your story and welcome to the WACE Board!

The Art of Verbal Judo

Kelvin Beene lead an entertaining session on the art of communication. The goals of verbal judo include listening, being heard, stopping verbal attacks and the all important knowing what to say and what NOT to say.

Kelvin used props and character role playing with the attentive audience to demonstrate the successful manner in which to employ verbal judo and retain your professionalism in the heat of a verbal attack. He also showed the audience how some mannerism such as finger pointing, violating the rule of personal space, eye rolling, sighing and speaking loudly can trigger the "jerk" reaction in the person you are trying to communicate with to resolve a problem.

Kelvin ended his successful presentation by reminding the audience that in addition what we do, what we say can create the success or failure of our interaction. For example, "Come here!" or "Because I said so" or "Because those are the rules" and "Calm down" lead the top ways to annoy and insure a complete communication failure with the other party.

Overall the audience found the forum entertaining, engaging and most of all something easy to integrate into the real world job of communication which is a major component of any job that deals with working with the public.



Who Won What-

Ken Lee, City of Mt Vernon, won the Pasco basket.

Janet Lunceford, City of Bremerton, won the Yakima County basket.

Deborah Logan, City of Spokane, won the Montana basket.

Michael Padgett, Mountlake Terrace, won the City of Covington basket.

Shaun Beebe, of Ocean Shores PD, won basket from unknown agencies.

Derek Gain, Pierce County, won Port Angeles basket.

Bryan Schertz, City of Spokane, won Bremerton, Kitsap County basket.

Betty Crus, City of Bellevue, won Kennewick's basket.

LaDonna Whalen, King County, won Tukwila's basket.

Mary Parson, City of Woodland, won Mercer Island's basket.

Mike Thies, of Edmonds, won a basket from an unknown agency.

Melanie Boehm, University Place, won the City of Benton's basket.

Kristina Blake, Airway Heights, won Kirkland's basket.

Tim Bennett, Walla Walla, won Kenmore's basket.

Rob Shuey, City of Renton, won a basket from City of Port Townsend.

Andrew Gosnell, Clallam County Health & Human Services, won a basket from Ocean Shores.

Kim Doughty, Pierce County, won a basket from Seattle.

Victoria Forte, Sultan, won a basket from Spokane.

Drawing winners for conference fees/ lodging:

- Frank Hewey, Klickitat County, won free fall Hotel Lodging fee
- Lisa Beauchamp, City of Bellevue, won fall registration fee
- Eileen Hinkley, City of Everett, won Spring Conference fees



Job Leads:

Snohomish County Code Enforcement Officer
\$64,050 to \$77,924

City of Vancouver Code Enforcement Officer
\$57,552 to \$73,584

Federal Way Code Enforcement Officer \$5147-
\$6519 month

Everett Code Enforcement Supervisor \$6208 to
\$8073 month

If you know of any upcoming openings, please pass them on to your fellow Code Enforcement Officers through the Code Word Newsletter.

Comings and Goings...

Robert Miller, the former Kent Code Enforcement Officer, has retired. Good luck in your retirement Robert.

If you, or anyone you know is getting ready to retire, let us know for the Code Word.

NEW WACE MEMBERS

Addy Planner, Yakima County (SEPT)

Janna Jackson, Yakima County (SEPT)

Ross Rutledge, Tumwater (AUG)

Patrick Long ,Tumwater (AUG)

Please let the Code Word know about any new members so we can welcome them to the group.





Lindsey Aspelund of Clallam County ASKS:

We were curious what the closure rates were for other counties/cities? For example, we're at 100% closure for junk vehicle assistance cases (where we're asked for help to inspect junk vehicles and provide junk vehicle affidavits), but for enforcement cases we're at an average of 65% closure when totaling all 2015-2018 cases.



Claudia Vizcarra is the Encampment Cleanup Coordinator for the City of Bellingham and is looking for contact information for staff, in other jurisdictions throughout the state, that deal with homeless issues.

If you would like to connect with Claudia for the purpose of networking on this subject, please email her directly at: cvizcarra@cob.org



A

**bandoned and foreclosed
homes under the new law—
Is it working yet?**

Briahna Murray presented information on House Bill 2057 - Zombie Houses which has since been passed into law. Pre-HB2057 when the complaints rolled in about an abandoned home it was a tough call for code compliance to even find a responsible party to claim ownership much less get anything done to bring a house into compliance.

Case law further complicated an already complex process by preventing the banks from accessing property mid foreclosure and the foreclosure

process itself can take months or even years to complete. In the meantime the deteriorating properties sat and became even more of a nuisance.

Under the new law, compliance failures can now be addressed even mid-foreclosure. The question is of course—are the banks any more responsive to Code Compliance than they were before the law went into effect?

What are you seeing in your jurisdiction? Let the Code Word know by emailing kblake@cawh.org



OCTOBER 22-26 HAS BEEN DECLARED

CODE OFFICER APPRECIATION WEEK

As many of you know, the AACE and WACE coordinated to declare the week of October 22-26th, Code Officer Appreciation Week and WACE members were encouraged to print out the declaration and present it to their City Officials for recognition. The WACE members who were recognized by their cities include:

Chris Barack let us know that the City of Auburn recognized the hard work of Code Compliance on October 1st, signing the declaration.

John Fairbanks (below on left), our Code Enforcement Officer in

Wenatchee also let us know that the city honored him and signed the declaration on October 11.

Lauri Dunning, Code Enforcement Officer in Tukwila, let us know that the mayor signed the declaration on October 22nd.

Tammy Engel, the Pacific County Code Enforcement Officer advised WACE that the Mayor signed the proclamation on October 9th.

WACE wants to thank all of the Code Enforcement Officers and Departments that acted on this proclamation. Self promotion of ourselves and the hard job we do is an important step in establishing a professional image.



Self promotion is one of the issues discussed at the conference and how important it is to be acknowledge for your hard work. Don't be afraid to self-promote. While most of us may have grown up in the era where you were not supposed to brag about yourself— self promotion is the best way to let the community and your city or county know exactly what you are doing to improve the livability of your jurisdiction.

If you missed out on sending this proclamation to your City Council or Mayor this year, plan on doing it next October. As you can see we had a lot of success from our first endeavor and we expect even greater results next year!



If you have information, story ideas or what to comment on the Code Word, please contact

Kristina Blake at kblake@cawh.

Our goal is to provide a monthly newsletter to better connect WACE members.

American Association of Code Enforcement Proclamation

WHEREAS: Code Enforcement Officers provide for the safety, health and welfare of citizens living in communities throughout the United States through the enforcement of building, zoning, housing, environmental, property maintenance and other codes and ordinances; and

WHEREAS: Code Enforcement Officers are dedicated, well-trained and highly responsible individuals who take their jobs seriously, are proud of their department and local government and are committed to promoting life safety and improving neighborhood aesthetics in the course of their daily jobs; and

WHEREAS: The American Association of Code Enforcement, acting on behalf of its more than 1,300 members, requests that October be set aside to honor and recognize our Code Enforcement Officers as an opportunity to highlight the contributions these individuals have made to the quality of our communities, to celebrate American accomplishments in making collective decisions concerning our cities and regions that bring quality and meaning to our lives and to recognize the participation and dedication of Code Enforcement Officers who have contributed their time and expertise to the improvement of communities throughout the United States; and

WHEREAS: We recognize the many valuable contributions made by the Code Enforcement Officers throughout our country and extend our heartfelt thanks for their continued commitment to public service.

NOW THEREFORE, I, Kelvin Beene, President of the Board of Directors of the American Association of Code Enforcement, do hereby proclaim the month of October 2018, as:

National Code Compliance Month



AACE

AMERICAN ASSOCIATION OF CODE ENFORCEMENT

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City to be affixed this 30th day of September, 2018

Kelvin Beene, President, AACE Board of Directors