

Qualifications for

Building Department Supplemental Services

Teton County



Shums Coda Associates

Building & Fire Plan
Review & Inspections

Building Department
Augmentation

Professional
Education

Fire Protection
Engineering

Elevator
Inspection

Civil
Engineering

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Cover Letter 1

Overview 2 – 3

Key Personnel..... 4 – 5

Approach..... 6 – 10

Fee Schedule 11

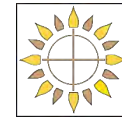
Experience 12 – 13

References..... 14

Appendix: Resumes i – xxx

June 30, 2025

Teton County
Building Department
150 Courthouse Dr.,
Driggs, Idaho 83422



SHUMS CODA
ASSOCIATES

RE: County Building Department Supplemental Services through Public Private Partnerships

Shums Coda Associates, Inc (SCA) appreciates the opportunity to present this proposal to provide plan review and inspection services to Teton County. We are confident that SCA is the firm with the personnel, experience, and approach that will be needed to successfully provide these services to the County.

SCA is a building and life-safety consulting firm that was established in 2006 on the principle of assisting our municipal partners with staff augmentation and developmental services related to construction review, permitting, inspections, and documentation procedures. Our firm continually receives exceptional reviews from our jurisdictional clients, as well as design professionals, developers, and contractors related to all sizes of projects and varying complexities. Positive interactions related to our work product is centered in our efforts to be customer service oriented and practical in our approach to achieve code minimums. We strive to be a contributing partner, functioning as an extension of the County's staff to provide service excellence to the community of Teton County.

We are constantly improving our staffing levels and efficiencies to match the complexity of each jurisdiction's needs. Our goal is always to find means to provide a positive outcome to Teton County's Building Department needs, and we believe our past experience in similar services will show that SCA is the firm that can meet those needs. The following proposal will highlight key features and distinguishing points of the SCA team that will assist in this undertaking.

We intend to provide primary services from our closest regional offices (Denver and Salt Lake City), with additional support staff being provided from our corporate headquarters and other regional offices. Correspondence or communication regarding the proposal should be directed to Christine Godinez, Chief Operating Officer, via email: christine.godinez@shumscoda.com, via phone (925) 400-8760 (direct), (925) 463-0651 (main), and (925) 463-0691 (fax), or via mail: 5776 Stoneridge Mall Road, Suite 150, Pleasanton, CA 94588. Additionally, technical or proposal specific clarifications that might be needed can be answered by David Basinger, Chief Executive Officer (925) 413-5626 (cell). These corporate officers are authorized to make these representations on behalf of SCA.

If SCA is fortunate enough to be awarded this contract, we will perform the services and adhere to the requirements described in this RFQ. Our team looks forward to answering any additional questions you may have about our firm after reviewing our proposal.

Sincerely,

David Basinger, Architect
CEO/ Principal
david.basinger@shumscoda.com
(925) 413-5626 (Cell)

Christine Godinez
COO/ Corporate Secretary
christine.godinez@shumscoda.com
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Regional Offices

Folsom, CA | Irvine, CA | Las Vegas, NV | Salt Lake City, UT | St. George, UT | Goodyear, AZ | Denver, CO

Firm Background

SCA was established nineteen years ago (2006) with the philosophy of providing customizable building life-safety services through highly qualified and experienced staff working exclusively with jurisdictions. SCA reviews and inspects all facets of design construction related to code minimums and local amendments including architectural, structural, fire life-safety systems accessibility, energy, mechanical, electrical, and plumbing (although we recognize that plumbing review and inspections are typically through the State of Idaho). We also provide permit technician services that can be provided virtually if needed. By selecting SCA, you will have access to our entire code knowledgeable team, with a proven track record of providing outstanding building services to communities throughout the nation. We utilize our code expertise to work efficiently in achieving consistent on-time delivery of our services and provide a means for cost-effectiveness through the utilization of focused staffing. SCA is committed and ready to provide you with the same care and standard of technical excellence that has been the hallmark of our work since our inception.

SCA has nearly 100 experienced staff members, able to provide complete, accurate, and on-time plan review and inspection services that Teton County desires. We continue to be comprised of professionals that include licensed architects, civil and structural engineers, and professionally certified personnel through ICC, and other credentialing agencies, that have a wealth of practical application of code through experiences within design and/or construction-related fields. The SCA team has well over a combined century of experience providing building and life-safety services to, and for, governmental agencies. While most of our staff started their careers within the design or construction fields over the years each has shifted into municipal roles working directly for jurisdictions. From this expansive development knowledge base, **SCA understands the importance of providing an experienced team of licensed professionals and certified employees that can translate construction-based life experiences into practical and exceptional building and life-safety customer services for our clients.**

SCA provides these services to communities throughout the nation from our eight offices located in five states. SCA's Corporate Headquarters are in Pleasanton, California, with Regional Offices in California (Folsom & Irvine), Arizona (Goodyear), Nevada (Las Vegas), Utah (St. George & Salt Lake City) and Colorado (Denver). Between all our locations, SCA's staff are available to assist with plan review and inspection services (as needed). As we are in the nineteenth year of business in providing code services to our municipal partners, we continue to see the value in adapting our work product to be customized to the needs of each jurisdiction and understand the need currently in Teton County will be expediting plan review and inspections.

It should be noted that SCA expanded our staffing levels and code expertise with the acquisition of the former Colorado Code Consulting (CCC) in 2020. This improved our educational service lines to provide expanded technical code training throughout the United States, as well as a more defined involvement with national building code development. With the additional team members, it also increased our abilities to handle more complex projects through larger staffing numbers and greater code knowledge/resources. From our national technical training offerings in Idaho and similar contracts in Kootenai County, and the City of Hailey, or even jurisdictions we assist in Montana, we understand the significant code issues that arise in the State of Idaho. We believe this past experience and overall superior code knowledge and understanding will be valuable in reducing turnaround times in Teton County. However, we also want to stress that even as SCA has expanded our staff and services, we have maintained a flat organizational structure in terms of management to foster a family-oriented business services model. This intentional structure eliminates excess management layers in favor of direct coordination and communication with our municipal clients. The result allows our team's regional managers and project leads to work independently to their strengths and provide personal contact with Teton County's management/staff. This in turn allows direct communication to quickly adjust our services as needed to create a highly customized service product from the entire SCA team. We have found that this drives our services to be the best fit for individual clients or specific project needs. SCA is excited to demonstrate how these continued adaptations in our service capabilities and our willingness to communicate directly will be a benefit to Teton County's community needs.

SCA's growth over the year can be attributed to our sound client relationships and demonstrated value in providing customized contract services to municipalities of all sizes. We have enjoyed successful partnerships with numerous jurisdictions throughout Idaho, California, Arizona, Colorado, Minnesota, Montana, Nevada, New Mexico, Tennessee, Texas, Utah, Washington, and Wyoming. And as we have evolved our client base, SCA is now a sought-after code consulting firm to provide code assistance in projects as diverse as the communities we serve. We are proud of the superior level of assistance we provide to our clients, and we are confident in our overall company structure to commit to the services outlined in the RFQ – responsiveness to the community, maintaining on-time or expedited delivery of services, local staff members when needed, and always providing superior code knowledge with our work product.

Code Knowledge

As stated, SCA works throughout the United States, enforcing various versions of the model building codes, and/or local ordinances. These assignments have us enforcing and reviewing code requirements for projects that are as assorted as the jurisdictions themselves. We spend time researching and understanding the development of new code language, and even provide technical code training, which often assists all our clients in developing performance-based approaches to achieve code minimums.

Our staff is required to have current ICC certifications, professional licenses, and continuing education hours to maintain our understanding of the ever-changing code requirements and State or local amendments. SCA believes that an understanding of how buildings are designed and constructed is also an important element to providing effective code comments that are based on the realities of practical construction. Depending on the code section, we have seen there can be a great deal of interpretation applied to how requirements are enforced, so SCA staff continues to find value in learning the history and intent of code language to assist with accurately applying it to our reviews and inspections (with the caveat that final determinations clearly come from the local municipal client staff/management). Constantly improving SCA team knowledge related to code items allows us to expedite project timelines, as we are current and proficient with new or difficult to understand code sections, and their proper applications. Our belief is that code should be understood by our staff to a level where they can explain to our clients how and why it applies to their specific project, while often being able to provide alternative construction solutions. We accept that we cannot strive to be the best unless we stay current with the regulations we are required to enforce.

SCA takes this commitment to code content further as we continue to expand our involvement in various code training and education offerings. SCA's Education Director Steve Thomas oversees a team of code educators providing technical classes throughout the United States. In addition, SCA educators serve as chairpersons, or board members on national code education committees such as: Southern Nevada ICC EduCode; Colorado Chapter ICC; Arizona Building Officials, Arizona Fire Marshals, Utah Chapter of Building Officials, and Sacramento Valley Association of Building Official ICC. We utilize this code expertise to internally train our own staff and are in the process of establishing a program to educate and train the next generation of plans examiners, building and fire inspectors. As training is often needed in the building community, it is also a service we can provide directly to Teton County (if requested). Our staff will come from a higher degree of code knowledge than provided by other similar firms in this industry.

Code expertise is therefore the strength of our services and SCA is always willing to share this knowledge with any jurisdictional, design/construction professional, or homeowner. In the end, we are striving to build relationships with our clients so they can take advantage of our expertise to successfully manage every issue or project. Our success is based on putting into action services that enhance the value of and highlight the unique personality of each individual client or project. Being able to discuss and communicate code minimums, as well as standard means to be code compliant, is the expected customer service provided by SCA staff.

Key Personnel

SCA will provide experienced plans examiners, plan check engineers, and inspectors through our Corporate Headquarters. David Basinger, our CEO/Principal will utilize our staff to service this contract but may also provide more plan review staff and inspectors through our regional office locations, as deemed necessary by the assigned workload.

We identify the following key personnel that will provide primary points of contact:

- ❖ **David Basinger, Architect and Principal/CEO** – will be the point of contact for technical code issues and provide immediate adjustments in SCA plan review staffing levels when requested by the County as well as acting as lead plans examiner for larger and more complicated projects. Mr. Basinger is a licensed architect and has served in multiple jurisdictions as Acting Building Official, Acting Deputy Building Official and/or Plan Check Manager, so he is able to supervise our staff and maintain balance with jurisdictional desires related to the levels of service provided, particularly as it revolves around plan review needs. As the owner of SCA, Mr. Basinger will ensure that all services we intend to provide under this contract will be honored and supported by our entire team of professionals.
- ❖ **Terry Knox, CBO, Inspection Service Manager** – will be the point of contact and primary liaison between Teton County and SCA inspection personnel. Mr. Knox has the authority to adjust our current team assignments to provide full or part-time staffing assistance in the areas for need within the County (adjusting staff availability as needed). Mr. Knox has served as a Building Inspector and Building Official over his 40 years within the industry and has managed hundreds of inspectors and inspection projects during this time. He has also worked closely with Building, Police, Fire and Health Services on many code enforcement assignments while a CBO in Grass Valley and recently as Acting CBO for Vallejo, where his extensive construction experience has assisted in reaching resolution to many unusual violations and unsafe conditions.
- ❖ **Christine Godinez, COO** – serves as the SCA point of contact for items related to invoicing, certificates of insurance, and managing our plan review tracking software. She has been instrumental in developing a customized database, processes, and procedures that allow through our website and team of plans coordinators, the ability of SCA to provide clear and direct information related to plan review status, as well as provide another layer of plan submittal completeness assessments at each review cycle.
- ❖ **Stephanie Stuckemeyer, Operations Manager** – supervises our on-boarding process with new clients to ensure that we have all processes and procedures documented and understood prior to beginning reviews. She also oversees our internal plans coordinators team to ensure that each plan received by SCA is logged into our database to allow for tracking of each review cycle and maintains turnarounds and delivery of completed reviews. Stephanie's team will assess each project review at the time of submittal and ensure that appropriate SCA plan review staff are assigned to complete the plan review.
- ❖ **Jeff Hedman Structural Plan Check Engineer** – is an Idaho licensed Engineer that has extensive experience as a design engineer, working on both civil and structural engineering projects for over twenty years. He is adept at both residential and commercial engineering construction techniques and is able to bring a practical construction approach to minimum code compliance from his design background.

The following personnel will service this contract as outlined in the scope of services included in the RFQ (Resumes can be found in the Appendix):

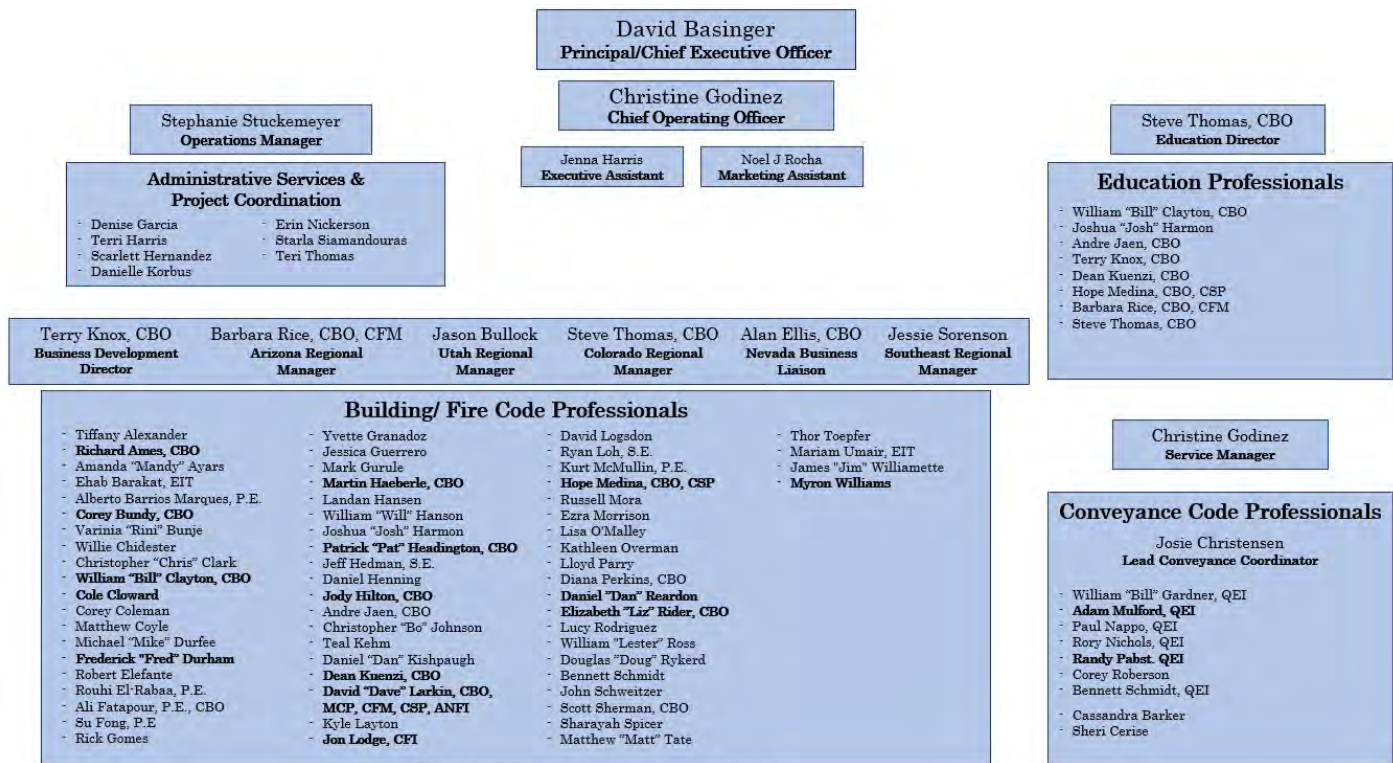
We propose the following plan review staff: David Basinger (architect, manager/owner and plans examiner), Jeff Hedman (Idaho licensed engineer), Kurt McMullin, Rouhi El-Rabaa (senior plan check engineers and CASp), Ryan Loh (structural engineer and advanced system reviews), Su Fong and Ehab Barakat (experienced engineers that also review non-structural systems), Alberto Barrios Marquez (MEP Plans Examiner), David Logsdon (specializes in electrical), Dean Kuenzi (specializes in electrical, code educator), Myron Willaims

(specializes in mechanical and plumbing), Barbara Rice (specializes in fire and building, code educator), Hope Medina and Andre Jaen (specializes in energy and Cal Green/sustainability reviews, and code educators), Steve Thomas (complete non-structural code reviews and code educator). All our plan review staff can provide complete plan reviews individually and often will review entire projects that are smaller in size or scale.

Since inspection personnel must work well with County staff to be effective, SCA will provide resumes before any inspector is sent to the County as they will need to be interviewed and/or accepted by the County staff prior to their commencement of inspections on behalf of the jurisdiction, as we want our staff to be appropriately qualified for and clear of the County's expectations.

Organizational Chart

We provide our organizational chart below to show the strength of our team. Our preference is to utilize local staff to provide the code services but have expanded our electronic capacity to be able to bring in additional team members from any of our offices. This allows our entire plan review staff (even when remote) to be available to assist with larger volumes or more complicated review projects. SCA also utilizes Facetime/Zoom/Teams meetings between our inspectors allowing us to collaborate on the best code solutions for complex construction issues. We can provide multiple experts in each building system or field services with our internal methods of communication between SCA offices. This means that we will provide an even greater degree of expertise available for unusual systems related to engineering principles, grading, stormwater drainage, zoning, structural, mechanical, plumbing, electrical, fire, energy, as well as accessibility reviews. With entirely electronic systems, we now can distribute plan reviews (in whole or in portions) to any of our staff and provide a final list of code comments that are cohesive and complete, from any combination of our regional office locations. This allows SCA to provide more staff to solve workflow issues within jurisdictions. We provide the following organizational chart to show the depth of our team but would reference the specific team members listed in previous pages as our key staff dedicated to this undertaking.



Bolded names are Plans Examiners and Inspectors

Shums Coda Associates (SCA) offers the following building life-safety services:



Plan Reviews & Inspections



Permit Technicians



Civil Engineering



Fire Protection Engineering



Conveyance Plan Review & Inspections



Building Department Staff Augmentation



Professional Education & Certification



Energy/ Sustainability

SCA will provide Building Department Supplemental Services in accordance with the Scope of Services identified in Teton County's Request for Qualifications (RFQ) document. We will be able to improve plan review turnaround times, as our standard reviews are ten (10) business days for initial reviews, and five (5) business days for most projects – which appear to be faster than Teton's current turnarounds. We do occasionally request slightly longer turnarounds for larger or more complex project reviews, but typically no more than fifteen (15) business days for the initial review and ten (10) business days for rechecks. However, we also have the ability to expedite these reviews on a case-by-case basis, depending on the complexity of the project and the availability of necessary SCA review staff. Expedited reviews have at times been completed in a single day but are usually closer to half the standard review times.

SCA's goal is to provide Teton County with exceptional building and life-safety customer service by providing an experienced team and fostering open communication with the County and applicants to deliver complete, accurate, and on-time services. SCA will maintain regular communication with Teton County's staff to ensure that we are meeting the County's expectations. We therefore provide multiple ways for the County (or the applicants) to contact our managers or staff (office and cell phones, texts, emails, and video conferencing), as we prefer to provide as many opportunities as possible to communicate and resolve issues quickly. Likewise, we recognize that sometimes we will need to alert the County staff to issues we have discovered in our reviews or inspections, or to obtain direction on how to proceed with unusual code concerns – so only through communicating with the County, will a clear and consistent message be delivered in a timely manner.

SCA values every client and is committed to customizing our services to meet the needs specific to Teton County. We are constantly adapting and seeking ways to provide excellent service to customers in the face of increased local expectations. This is why partnering with SCA is the ideal solution to these issues faced by the County. We will provide expert staff to meet Teton County's desired service levels, on an as-needed basis, allowing flexibility to manage your Building Department in the most beneficial manner. We will look to see that projects are successfully completed and a reflection of the County's codes, ordinances procedures, policies, and directives. A key in those efforts is the ability of having all construction reviewed in a cooperative partnership between Building and Planning, Public Works, Environmental, Police, Fire, and other departments and divisions within the County – in addition to serving the community needs with responsiveness and professionalism. We will listen to the County's management and take our lead from their direction, hopefully building a relationship as a valued team member to the entire community. At the end of each day, it is important for us to stress that Teton County is not just a client, as we will strive to earn your trust by finding the best way to achieve organizational goals and showing the County what sets us apart from other firms that provide similar services.

The following reflects our proposed process of providing the scope of services requested. We follow these processes with each project, but our philosophy is to still meet the County's needs regarding our services. As such, we maintain the ability to adjust our process to accommodate Teton County.



Plan Review Services

SCA can perform plan reviews that cover one or more of the following disciplines:

- Building: architectural (fire/life safety), structural, mechanical, electrical, plumbing, accessibility, green building, energy conservation, and geotechnical in conformance with the currently adopted Jurisdiction Building Codes, or International Building Codes (all as modified or amended by the jurisdiction).
- Public Works/Engineering: grading, drainage, geotechnical, on-site\right-of-way improvements, construction management and inspection for public infrastructure projects, and FEMA Flood Insurance Program.
- Fire: fire/life safety requirements of the IBC/IFC, site reviews for hydrants and apparatus access, fire suppression, fire alarm, NFPA standards as they pertain to construction, equipment, fire protection systems, smoke control reports and hazardous materials to the currently adopted International Fire and Building Codes (all as modified or amended by the jurisdiction).

Plan Review Implementation

To begin a successful delivery of our services to Teton County, we intend to establish strong communication lines between our permit technician/administrative staff, to ensure that electronic plans are properly received and complete to allow us to begin our reviews. SCA staff have a system in place that verifies that all electronic files are received (correcting any corrupted files). Our team will usually reach out to the County's staff within 24 hours, with any discrepancy in submittal documents, or even transmittals related to each review.

Internally, our Plan Check Manager meets with the Plans Coordinators to assess and understand each project received, as well as putting it into a larger database schedule that we maintain internally for all jurisdictional projects. It is at this point that our Manager and Coordinator will begin the process of assigning each project a unique SCA job number for tracking purposes, which the County staff or applicants can access at any time during our review cycles. Then each project will be assigned to a SCA plan review team member, based on experience, expertise, and complexity of the project along with the current availability of each team member. Our plan review staff is well versed and able to review all code requirements. Most smaller projects can be reviewed by a single plan examiner/engineer and for large projects, our plans coordinators will confer with our plan review manager to divide project portions into smaller systems reviews – which ensures that the project stays on schedule with multiple persons assigned to handle larger lifts. The plans coordination team will continue to check-in and update schedules during each cycle of review, and make sure that each plan review member remains on schedule or re-assigning (when needed) some work to ensure turnaround times are met.

We prefer (if approved by Teton County) to expedite or clarify plan review items by contacting the designers and communicating directly, using the most advantageous media available, to resolve issues. In today's development climate a brief phone call, or a thirty-minute online meeting can save weeks of back-and-forth delays to obtain minimum code compliance and approvals. We understand that there can be limitations in the designer's technology or jurisdictional inter-department review process, which sometimes prohibit these methods from being implemented completely with every project. But with any approach being implemented we can resolve code issues with SCA understanding (and intentionally) by routing all communication/comment letters (first or concurrently) through the County, as directed by your staff. All reviewed and approved documents shall be returned to the County after the plan review process is completed, and input into the tracking software as directed by Teton County's staff. We will look to Teton County's staff and take your lead on how to effectively streamline communication, because at the end of the day our goal is to build a relationship as a cohesive team.

When review cycles are completed, our managers will review final products to ensure that comments are formatted properly, and clear regarding code concerns. Then our Project Coordinators will register the completed cycle and will input all reviewed and approved documents into the tracking software as directed by Teton County's staff. Then as directed by the County, our Project Coordinators will send all submittal, and resubmittal reports directly to the County's staff for distribution to the applicant(s). We can also directly/simultaneously

provide the architect and/or the engineer with the same electronic list of items needing correction when directed to do so by the County.

Through our database and team of plans coordinators, SCA can provide clear and direct information to the County's staff (or the applicants) related to plan review status, as well as provide another layer of plan submittal completeness assessments at each review cycle. When questions arise, our project coordinators will direct all inquiries to the appropriate plan review staff to respond and resolve issues. This ensures that every item related to a plan review list can be responded to and resolved with the staff person that created the comment initially. We are committed to returning calls and emails promptly and with a professional approach associated with these services.

Plan Reviews and Approvals

Our standard plan review reports result in lists of comments which refer to specific details, drawing or location in the building, and reference applicable code sections for each item cited. Our comment lists should be self-explanatory, but our review team will remain available during working hours (and often off-hours) by phone and/or video conferencing to share and discuss the code concerns with the County's staff and/or the applicants to provide any additional clarification/discussion needed of the applicable building code section, ordinances, or regulation. We will provide a similar list at each cycle of the review process, but typically strive to resolve reviews in two cycles, with perhaps a quick third review of the remaining comment (or two). When a review remains extensive at a third (or longer) review cycle, SCA staff will reach out to Teton County's staff to discuss the overall items of concern and look for directions on any alternative methods to keep the project review moving in a positive direction. With these difficult reviews, SCA is not opposed to online video conferences to share and discuss the code concerns with the County's staff and the applicant – hopefully to assist in receiving a more complete resubmittal with the next review.

Further, we can activate our team early in the process (usually prior to construction documents being submitted to the County), to provide general code reviews with design development plans, assisting with sensitive project design teams understanding larger code concerns early in the process and hopefully allowing corrections that will reduce plan review cycles in the future. SCA prefers to review larger projects in this manner, but only under the clear direction of the County, and with the understanding that we are not designing the project but merely representing Teton County's code concerns.

Once the final plan review is completed and ready for approval, SCA will stamp (physically or electronically) the plans and the supporting documents and return them to the County, along with our letter of completion. It should be noted that our approval stamp can be modified to suit the desired information needed by Teton County.

Technology

We have seen our paper plan reviews nearly disappear in favor of electronic plan reviews. Electronic plan reviews have been a strength for our team, having reviewed thousands of electronic projects. SCA can review all plans electronically and provide review letters in multiple formats. This has been a service provided to our clients prior to the COVID-19 pandemic and continues today. SCA maintains equipment for our plan review staff (i.e., dual, and larger monitors, electronic codes, added graphic cards and memory) to allow plans to be properly reviewed in an efficient manner.

SCA is knowledgeable of different databases and networks and is also proficient in many versions of electronic plan review applications, and other web-based tools. We typically utilize the Bluebeam product for our reviews but can provide our review comments on any of the other comparable platforms and are able to embed the comments into the electronic plan sheets. We can also redline revisions, and mark-up plans for minor items, to ensure approval of the plans instead of an additional review cycle being performed. SCA would look to the County to provide guidance on the preferred method of electronic comments to be received. SCA staff are

knowledgeable and have experience working with a variety of different software for Electronic Plan Review, Permit Tracking, and Building Inspections. SCA currently uses the following software:



Plan Review Turnaround Schedule

As stated previously, in general SCA's plan review turnaround timeframe is ten (10) business days for initial reviews and five (5) business days for rechecks and revisions; **however, it is important to note that SCA will work with Teton County to come to an agreed upon timeframe.** Timeframes for large-size projects will be confirmed with County staff prior to proceeding with the review.

Expedited plan reviews will have a separate negotiated turnaround timeframe for each project. When expedited plan reviews are requested, we will perform the plan review as quickly as SCA staff schedules will allow. An expedited review is typically completed in half of the standard turnaround time, but SCA has (at times) been able to review in shorter periods. These types of review schedules are typically determined based on the complexity of the project and the availability of SCA staff to complete the review.

Inspection Services

SCA provides building, fire, and public works inspection services as directed by the jurisdiction. These services include:

- Perform new construction and occupancy inspections for compliance to the applicable Building, Mechanical, Electrical, Plumbing, Energy, Green and Fire codes as amended by the jurisdiction.
- Review of all approved plans, specifications, and documents.
- Review and respond to all inspection requests and reports.
- Attend mandatory meetings, including safety training and project management.

Our inspectors are qualified, certified, and licensed to conduct many different types of inspections. SCA will provide qualified inspectors as needed to the County, within one business day, if requested by noon on the previous business day. Our staff will work with your staff to ensure that all types of buildings are inspected as requested by the County. The scope of inspection services to be provided will be defined uniquely for each project or as determined mutually by SCA and Teton County. The inspector(s) provided to the County will report directly to the Chief Building Official or another person designated by the County for all project-related work. Any inspector sent to the County will need to be interviewed and/or accepted by the Building Department staff prior to their commencement of inspections on behalf of the jurisdiction, as we want our staff to be appropriately qualified for and clear of Teton County's expectations.

An inspection report will be provided for each inspection outlining what inspection was conducted, the result and any conditions or corrections needed. SCA's inspection reports will reference code sections that are applicable for each comment. We will provide a similar list for each inspection cycle. It is standard practice for our inspectors to input results into the jurisdiction's inspection/ permitting software at the end of each inspection day and/ or leave a distribution copy at the jobsite for the contractor/applicant. SCA can certainly provide either or some hybrid version as needed for Teton County. We will also provide stop work orders, when necessary, but our philosophy is always to communicate paths of resolution of code concerns, instead of stop work orders – as our role is also to keep the project on time and under budget. We believe in being service oriented and not building police.

Our correction lists should be self-explanatory, but our inspection team will remain available during working hours (and often off-hours) to provide any additional clarification/discussion needed of the applicable building code

section, ordinances, or regulations. Our inspectors provide their cell phone numbers to the contractors and homeowners if a question arises in the field, as we believe it is important that the lines of communication are kept open. We will work with the contractors and homeowners to bring a building into compliance with the applicable code whenever we can. It is our philosophy that inspections are educational opportunities to explain the purpose of the code and why certain things are required by the code. We will spend additional time explaining the purpose of a code requirement whenever necessary as we see ourselves as code educators as much as code administrators. Our goal is to get to yes and comply with the intent of the code.

When inspections are slow or are consistently not ready, SCA staff will reach out to the County's staff to discuss the overall items of concern and look for directions on any alternative methods to keep construction on track. Our inspection staff is also able to attend any necessary meetings to assist in having consistent inspection progress with each jobsite. This will require SCA staff to be available to participate in and attend inspection staff meetings and training events sponsored by the County (as needed and directed). We want to do whatever we can to ensure safe buildings while helping to get projects completed on time and under budget. We pride ourselves on being problem solvers and not problem makers.

When the final inspection is completed, we will notify the County that a certificate of occupancy can be issued for new buildings or addition/tenant improvements and will file the electronic report with Teton County, to close out the permit. SCA would look to the County to provide guidance on the preferred method of how this will be completed.

Quality Control

One of the keys to SCA's success as a company is the commitment to quality control of our services. SCA starts with the employment of qualified and knowledgeable personnel, the use of templates to match local interpretations, continuing education, and internal peer reviews. These controls raise the quality level of our plan checks and inspections by being focused on significant code issues but also providing a consistent product for our clients. With our services remaining constantly of the highest quality, it provides our clients and their communities with a high level of confidence that their plans will be reviewed and inspected with equal consideration and the thoroughness required for construction safety.

Technical Support

As with any of our clients, SCA will provide technical support for Teton County's service needs. We often have personnel in attendance at pre-submittal and in-progress plan review meetings, or pre-construction and on-site inspection meetings. SCA understands the value of operating quickly and efficiently, as is expected to complete a successful project in this marketplace. Teton County's projects are unique in size and complexity but demand a team that is attentive to details to reach critical construction deadlines. Personnel working on such projects will be available via phone or email to immediately address concerns or provide additional clarification of code concerns to applicants or Teton County staff. Commitment to providing additional technical support when needed often keeps projects on deadlines and under budget.

Internal Database

SCA maintains an internal database for all jurisdictional projects that we have created specifically to track each assignment/status. All projects are assigned a unique SCA job number for tracking purposes, which the County staff or applicants can access at any time during our review cycles. It also ensures that we can manage our review team's workloads and re-assign when needed to ensure that project deliverables remain on (or ahead) of scheduled turnarounds. Further, this allows our administrative staff to direct all review questions or inquiries to the specific review team member that created the comment initially. This ensures that our team can assist in providing further code clarification to each applicant to resolve issues directly, often through Zoom/Teams or other virtual meeting software.



Building Plan Check Fees

Fees for comprehensive plan reviews, performed at SCA offices, will be equal to sixty-five percent (65%) of the plan review fees as calculated per the jurisdiction. The fee covers all services associated with the typical plan review, first, second and quick third reviews to approve projects.

The following may be charged at an hourly rate: extensive plan reviews (longer third reviews or more), smaller projects with extensive reviews with redlines to approve or standard submittals (i.e., PV systems, etc.) can be invoiced hourly or at a flat/fixed fee (to be determined), pre-application, pre-construction, or additional meeting attendance that is necessary for unusual or complex projects, and plan review staff required to provide support in County's offices.

Fees for expedited reviews will be negotiated directly with Teton County's Building Official prior to beginning the review and will be a fixed fee based on the determined complexity of the project, availability of SCA staff and requested expedited turnaround schedule. It will be possible that an expedited review can be completed with no additional charge in some instances.

Hourly Rates

We provide ranges for some positions to reflect options related to number of certificates and level of experience provided.

Job Title	Hourly Rate
Plans Examiner	\$135
Plan Review Engineer/Architect	\$145
Fire Plan Review	\$140
Fire Inspector**+	\$175 - \$190
Senior Inspector**+	\$115 - \$135
Inspector II**+	\$105 - \$115
Inspector I**+	\$95 - \$105
Inspector in Training	\$65 - \$95
Permit Technician	\$70 - \$90
Clerical Support	\$60 - \$70
In-House Code Training (virtual)	\$150

Overtime will not be charged for any plan review services, but SCA does reserve the right to negotiate additional fees for major re-designs or consistently incomplete responses to initial plan review comments (as agreed upon mutually with the jurisdiction). Overtime for inspection and other services will be charged at 150% of the standard hourly rates (as agreed upon mutually with the jurisdiction).

**** Hours for inspections more than 8 hours (per day) will be billed as overtime at the rate shown above. When overtime is requested, on days when the inspector has not already carried out inspections on the site (i.e., weekends, holidays, etc.), overtime inspection services will be provided in 4-hour minimum segments.**

These rates do not include mileage costs as part of the rates, as we invoice mileage for inspections at the current IRS rate + 10%. However, we are willing to negotiate these fees further if selected for the project services, as we pride ourselves on being able to customize our services to meet Teton County's budgetary needs. Further, these rates are subject to an annual increase to account for cost-of-living adjustments (typically 3% - 5%) and will be revised at the beginning of each fiscal year of the contract.

+ SCA inspectors coming from our Salt Lake City or Denver Regional Office to Teton County to perform inspections will invoice for travel time at the hourly inspection rate and current IRS mileage rate. In the event the inspection is needed for consecutive multiple days travel expenses (i.e., lodging and meals) will be invoiced at cost + 5%. However, we would anticipate utilizing virtual inspections for less significant items when possible to reduce all travel time inspection costs.

Project Experience

To highlight the type of projects we have reviewed, inspected, and provided permitting staff for, we provide the following examples of work completed for our municipal clients under contract services. These are Capital Improvement Projects or larger commercial structures, but we are equally adept at reviewing residential and commercial tenant improvements. For example, in a six-month period (while completing larger plan review projects), we performed nearly 1,000 mostly residential plan reviews for Ventura, CA; over 300 small reviews for Centennial, CO; and over 1,000 plan review and inspections for Hurricane, UT. Our staff is large enough to accommodate whatever plan review or inspection needs that might evolve during this contract.

Google / NASA Bayview Project

Daniel Griffith | Project Manager

Phone: (650) 404 – 7178 | daniel@cobaltbuilt.com

Google/NASA-Bay View, Mountain View, CA

A five-year project to assist NASA with over 4,000,000-sq. ft. of site/infrastructure improvements, office, restaurants, assembly spaces, events center, parking, and residential guest hotel project for a new Google complex located at NASA-Ames Research Facility. As a federal agency, NASA has a Building Department that does not process permits as done at a typical jurisdiction but rather operates as construction management for improvements at the base. The Google site is a land-lease/joint-venture with Ames Research that involved a complex design on previously incorporated City of Mountain View property where SCA served in the governmental role of plan review and inspection services. The design was extremely innovative in its approach and utilized advanced engineering systems (non-dynamic linear design), as well as being in a flood plain, having underground vapor mitigation system, deep geothermal heat system, large-scale integrated photo-voltaic roof system, recycled and black water systems, water tank installation, and several alternative materials and method requests. SCA was initially brought in to review the primary building of the campus that comprise three separate structures over a common basement level, while other consulting firms were utilized to review site/civil improvements and future housing/garage structure. However, SCA was so much more successful and responsive to both the owner/design schedule and NASA's code concerns, we were quickly promoted to complete the entire project reviews, as well as continual inspections. In fact, SCA's involvement was so well received in this capacity that we are now providing reviews for the historic hanger 1 renovation and re-use, as well as a base infrastructure (such as roadways and bridges). These reviews are exclusively performed electronically, with document control through our administrative staff until approval and release for printing by the design team and subsequently submitted to the base. Initially NASA had never undertaken such a large and dynamic process, and they didn't understand how to streamline and maintain design/construction schedules. However, SCA worked with their management team, as well as Google/Whiting Turner and the designers, to guide the process into a jurisdictional model that is modified to accommodate the aggressive construction schedule. We provided preliminary code review of design development plans for the project, complete plan review and oversight of structural peer reviews, as well as continuing inspection team for on-going phased permitting and construction. **Key SCA personnel: David Basinger, Project Manager; Ryan Loh, Structural Plan Check Engineer; David Logsdon, Electrical Plan Review; Matt Coyle, Project Inspector**



San Antonio Center Phases I & II

Nena Bizjak | Chief Building Official

Direct: (650) 903-6477 | nena.bizjak@mountainview.gov

City of Mountain View, CA

SCA completed the building plan review and inspections of this major redevelopment of an existing retail center. The first phase of this review that has been completed is four and five story apartments on top of podium and basement parking garages with wrap around retail and residential construction. These projects are a mix of type V-A, III-B and I-A construction and represent the initial revitalization of over 15 acres at the existing retail center. The second phase (and more recently completed portion) was a continued redevelopment of six additional city blocks that included construction of a new hotel, mid-rise office buildings, retail, theatre buildings, and associated below and above grade parking structures. Our review included on-site civil reviews, as well as the addition of final art and parks to the site. **Key SCA personnel: David Basinger, Non-structural Plan Review; Ryan Loh, Structural Plan Check Engineer; Kurt McMullin, Structural Plan Check Engineer**



Lucid Electric Vehicle Facility

Tyler Jennings | Chief Building Official

Office: (520) 421-8630 | Tyler_Jennings@casagrandeaz.gov

City of Casa Grande, AZ

Plan review of phases I and II of a new electric car manufacturing facility, and CUP, for Lucid Motors. The phase I project was comprised of a 192,784-sq. ft. Body in White structure, and an attached 564,906-sq. ft. Paint/General Assembly structure. These two buildings were attached to one another via a raised conveyor bridge element and had a separate CUP for the site. The entire project was reviewed as “at-risk” phased submittals, and SCA Building, and Fire attended weekly meetings to discuss code concerns and proposed AMMR’s, as part of the overall review schedule. The project included Group F-1, H-2, H-3, B, A-3, and A-3 occupancy uses, and was two stories with additional large mezzanines or platforms of equipment. All turnarounds were met or exceeded with this expedited review process that allowed the vehicle manufacturing to begin months ahead of original proposed day one start-up of activities. We then reviewed both building and fire aspects of the phase II expansion that brought the overall construction area to over 3 million square feet. SCA was instrumental in directing the design team to categorize the entire facility as a special industrial occupancy, which eliminated a host of code issues related to separation, allowable area, and height limitations, and ultimately made the overall review much smoother. We continue to provide review of in-process revisions and have been tabbed to begin phase III of the project review (an additional 3 million square feet) sometime in 2025. **Key SCA personnel: David Basinger, Project Manager; Gil Rossmiller, Non-structural Plan Review; Kurt McMullin, Su Fong and Mariam Umair, Structural Plan Check Engineers; David Logsdon, Electrical Plan Review; Jason Van Ausdal and Myron William, Mechanical and Plumbing Plan Review**



More projects can be provided upon request.

References

To highlight project experience with other public municipalities, we have provided similar services to, SCA provides the following public sector contract examples from some of our current municipal clients to demonstrate our capabilities to fulfill the Scope of Services within the RFQ.

City of Mountain View, CA

Nena Bizjak | Chief Building Official

Direct:(650) 903-6477 | Office:(650) 903-6313 | nena.bizjak@mountainview.gov

2006 – Present | Building Plan Review, Inspection, Permit Technician, and Building Official Services (at times – Housing Inspectors, Planners and Community Development Directors) Services

SCA (with lead contact, David Basinger, Principal/CEO), has provided all facets of Community Development services to the City of Mountain View since 1994 (under the contract of another consulting firm), or through SCA contract that began in 2006 (the past 19 years). During these numerous years of continual service, we have provided in-house and remote/electronic plan reviews, on-site inspections, and provided various permit technicians, administrative staff, planners, housing inspectors and even a brief period where we assisted with an interim CDD. On two separate occasions, Mountain View has asked Mr. Basinger to serve as Acting Building Official (for roughly two, one-year stints), and he recently completed another term as the Acting Deputy Building Official. Although the city is roughly 83,000 in population, there is a great diversity in the types of construction projects that continue to be built in the jurisdiction. SCA staff has been responsible for review, inspections and permitting of the large-scale commercial and multi-family developments, as well as smaller projects in the historic downtown Castro Street district (the heart of the city). We have assisted with Code adoptions, recently adopted Reach Codes (for full electrification of new construction), difficult code enforcement cases (taken to court for final judgement), and long-term pre-submittal meetings or planning reviews to create conditions of approval. Our greatest achievement is that numerous members we have placed within the City of Mountain View have been offered and accepted long-term positions with the jurisdiction – showing that we have a strong working relationship with the overall city, as well as understanding the type of good “fit” in our staff that can ultimately be hired directly by Mountain View.

Wasatch County, UT

Quinn Davis | Building Department Head

Direct: (435) 671-1009 | Office:(435) 657-3200 | qdavis@wasatch.utah.gov

2019 – Present | Building and Fire Plan Review and Inspection Services

SCA provides Fire Code plan review for new construction, WUI, as well as staff augmentation for plan review and inspections. The county is currently experiencing some significant growth as SCA is reviewing multiple high-rise hotel/resort structures, gondola structure for a top of the mountain ski resort, and inspection multiple large-scale residential homes. Wasatch County demands that all work maintain an extremely aggressive turnaround schedule, so SCA is often in pre-submittal code review meetings, code resolution meetings for plan reviews and construction meetings when necessary.

City of Centennial, CO

Joseph Montoya | Building Official

Office:(303) 754-3385 | jmontoya@centennialco.gov

2021– Present | Building Plan Review and Inspection Services

SCA assisted in moving the department from a contract building department (from a firm that provided similar services) to an in-house department. We have provided plan review and inspection services on an as needed basis for two years now. We also assisted in finding permanent employees for the city and transitioned to the SCA software system for permit progress tracking.

More references can be provided upon request.



SHUMS CODA
ASSOCIATES

David Basinger, Architect CEO/ Principal

Education

Bachelor of Architecture (with an emphasis on urban redevelopment), California Polytechnic State University at San Luis Obispo

Licenses & Certifications

Registered Architect

California, License No. C25605
Arizona, Registration No. 57859
Nevada, License No. 7116
Utah, License No. 10180242-0301
Colorado, License No. 406323
Hawaii, License No. 17696
Washington, License No. 12600

ICC # 875874

ICC Building Plans Examiner

NCARB Certified, No. 77371

Memberships

American Institute of Architects
American Society of Civil Engineers
National Fire Protection Association
Arizona Building Officials
Central Arizona Chapter ICC
Grand Canyon Chapter ICC
Southern Arizona Chapter ICC
California Building Officials
Sacramento Valley Association of Building Officials
East Bay Chapter ICC
Napa-Solano Chapter ICC
Peninsula Chapter ICC
Oakland Buildings Alliance
Colorado Municipal League
Colorado Chapter ICC
Southern Nevada ICC
Utah Chapter ICC
Beehive Chapter ICC
Bonneville Chapter ICC

PROFESSIONAL SUMMARY

David Basinger is a licensed Architect in multiple States and is the original founder of Shums Coda Associates in 2006. David has over 30 years of professional experience associated with architectural design and as a building code and life-safety plans examiner.

PROFESSIONAL EXPERIENCE

CEO/ Principal ----- 2006 - Present

Shums Coda Associates, Pleasanton, CA

Manages plan review, inspections and permitting services for numerous complex commercial, industrial, educational, medical, hazardous and a variety of multi-family residential construction projects. David has served as an Acting Building Official or provided in-house plan review services for numerous jurisdictions in California, such as Mountain View, Fremont, Santa Clara, Sunnyvale, Menlo Park, Dublin, and Danville.

Arizona Regional Office Manager ----- 2004 - 2006

Linhart Petersen Powers Associates, Phoenix, AZ

Promoted to establish and serve as Arizona Regional Manager of the three separate company offices in Arizona: Phoenix, Tucson, and Window Rock. Provided assistance with large-scale plan review and inspection services, jurisdiction counter reviews and assistance, and special projects supervisor. Influential in taking the Arizona effort from a single client to over two dozen clients in a two-year period, managing eleven employees and three business lines.

Senior Plans Examiner/Senior Associate ----- 1991 - 2004

Linhart Petersen Powers Associates, Phoenix, AZ

Provided plan reviews, and jurisdictional in-house/counter reviews and technical assistance for projects in California, Arizona, Nevada, Washington, and Idaho. Managed several large-scale developments as a project supervisor and often provided code consultations for complex mixed-use/redevelopment or historical submittals. Served as primary manager for the jurisdictions of Mountain View, Danville and Dublin, California. Projects reviewed include campus designs for Microsoft, Veritas, Google, Alza Pharmaceuticals and other high-tech or bio-tech related businesses, as well as several mid-rise or high-rise multi-family complexes.

Architect ----- 1989 - 1991

Linhart Engineering, Livermore, CA

Completed architectural and structural engineering design for residential, commercial, and light industrial structures in the San Francisco Bay Area. Duties included design, drafting, structural calculations, building surveys, jobsite visits and structural reviews. Also performed field assessments of URM structures and equipment anchorage calculations for pumps, racks, and tanks.



SHUMS CODA
ASSOCIATES

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SHUMS CODA
ASSOCIATES

Jeff Hedman, S.E. Plan Check Engineer

Education

B.S, Civil Engineering, University of Utah, 2004
Associate Degree, General Studies, Dixie State University, 2000

Licenses & Certifications

Professional Civil Engineer, State of Arizona, License # 52174
Professional Civil Engineer, State of California, License # C90991
Professional Engineer, State of Colorado, License # PE.0052265
Professional Engineer, State of Nevada, License # 24589
Professional Structural Engineer, State of Utah, License # 5338635-2203

Additional Professional Engineer licenses:

State of Connecticut, State of Florida, State of Georgia, State of Idaho, State of Indiana, State of Iowa, State of Kansas, State of Kentucky, State of Louisiana, State of Maine, State of Maryland, State of Massachusetts, State of Michigan, State of Minnesota, State of Mississippi, State of Missouri, State of Nebraska, State of New Jersey, State of New Mexico, State of New York, State of North Carolina, State of North Dakota, State of Ohio, State of Oklahoma, State of Oregon, State of Pennsylvania, State of South Carolina, State of Tennessee, State of Texas, State of Virginia, State of Washington, Washington DC, State of Wisconsin

PROFESSIONAL SUMMARY

Jeff Hedman has extensive experience as a design engineer, working on both civil and structural engineering projects for over twenty years. He is adept at both residential and commercial engineering construction techniques, and is able to bring a practical construction approach to minimum code compliance. He currently supports all SCA's structural project work out of the Las Vegas area, with additional large-scaled project reviews in Arizona and Utah.

PROFESSIONAL EXPERIENCE

Plan Check Engineer ----- 2021 – Present Shums Coda Associates

- Reviews complex plans for building construction.
- Review plans, calculations, and specifications for compliance with the most current adopted codes and ordinances.
- Preparation of Plans Comments Letter according to industry and SCA standards.
- Meet and confer with the clients as needed to clarify plan check comments.
- Travel to jurisdictions on an as-needed basis to support clients.

Structural Engineer ----- 2016 - Present Hedman Engineering

Owner of single person firm designing aluminum louvered awnings for the manufacturer/supplier of the aluminum building materials. Projects range in size from a few hundred square feet to a few thousand square feet for both residential and commercial applications. Responsible to make sure that structural engineering documents meet current codes in 20 different states. I previously left Pope Engineering, Inc. to work solely for Hedman Engineering and will offer the same structural engineering services as was performed previously with Pope Engineering.

Structural Engineer ----- 1999-2018 L.R Pope Engineering

Senior Structural Engineer and Office Manager. Responsible for completing projects on time and ensuring the design is done accurately and that the projects conform to the applicable building codes. Meet with clients to resolve issues in the field that arise during the construction process.



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SHUMS CODA
ASSOCIATES

Kurt McMullin, P.E. Senior Plan Check Engineer

Education

Ph.D., Civil Engineering, University of California, Berkeley
M.S., Civil Engineering, University of California, Berkeley
B.S., Agricultural Engineering, Iowa State University

Licenses & Certifications

Professional Civil Engineer, State of California, License # C47595

Publications

Books (5)
Patents (1)
Peer-Reviewed Journals (9)
Online Webinar (1)
National/International Conference Papers (32)
External Funded Grants & Awards (11)

Awards (Partial List)

College of Engineering Researcher of the Year (2008)
National Science Foundation Research Grant - \$1.3M (2006)
College of Engineering Teacher of the Year (2006)
National Science Foundation Research Grant - \$8.4M (2003)
College of Engineering Award: Research on College Teaching and Learning Institute for Teaching and Learning (2000)
CUREe-Caltech Research Grant - \$87K (1999)
Graduate Student Instructor Award, U.C. Berkeley (1995)

PROFESSIONAL SUMMARY

Kurt McMullin is an experienced design engineer and college professor, that oversees our staff of plan review engineers. He has reviewed every type of structural system and building type, as it relates to the four building materials (wood, steel, concrete, and masonry). Mr. McMullin's wealth of theoretical engineering application and practical design experience allows for our structural reviews to be focused and on-point for only critical structural issues.

PROFESSIONAL EXPERIENCE

Plan Check Engineer ----- November 2015 – Present

Shums Coda Associates

- Reviews complex plans for building construction.
- Review plans, calculations, and specifications for compliance with the most current adopted codes and ordinances.
- Preparation of Plans Comments Letter according to industry and SCA standards.
- Meet and confer with the clients as needed to clarify plan check comments.
- Travel to jurisdictions on an as-needed basis to support clients.

Professor ----- 2008 – Present

San Jose State University, San Jose, CA

Teaches the following courses:

Engineering Graphics, AutoCAD and Programming (Lower division required), Statics (Lower division required), Mechanics of Materials (Upper division required), Mechanics of Material Laboratory (Upper division required), Structural Analysis Laboratory (Upper division required), Design of Steel Structures (Upper division elective), Design of Timber Structure (Upper division elective), Earthquake Resistant Design (Upper division elective), Advanced Seismic Resistant Design (Graduate elective), Advanced Steel Design (Graduate elective), Structural Engineering Seminar (Graduate elective), Special Problems (Graduate elective), Master's Thesis (Graduate elective)

Consultant ----- 1991 – Present

- Evaluation of building designs for conformance with U.S. and California building codes.
- Evaluation of various engineering structural systems for performance goals.
- Forensic engineering for legal proceedings.
- Analytical evaluation of complex structural systems.



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SHUMS CODA
ASSOCIATES

Rouhi El-Rabaa, P.E., CASp Senior Plan Check Engineer

Education

Bachelor's in Civil Engineering,
California State University, Los
Angeles

Licenses & Certifications

Professional Civil Engineer, State of
California, License # 92565
Certified Access Specialist (CASp),
Cert # CASp-973
ICC # 8868081
ICC Building Plans Examiner

PROFESSIONAL SUMMARY

Rouhi El-Rabaa is a skilled professional with private consultancy and municipality experience. He is an expert in identifying architectural, structural, accessibility, MEP, and energy compliance issues early in the plan review process. Rouhi is an experienced structural plan review engineer but also reviews non-structural systems. Rouhi will provide all types of plan reviews for our core team but will be the primary contact point for any CASp/accessibility issue that may arise with plan reviews.

PROFESSIONAL EXPERIENCE

Plan Check Engineer ----- December 2021 – Present Shums Coda Associates

- Review plans, calculations, and specifications for compliance with the most current adopted codes and ordinances.
- Preparation of Plans Comments Letter according to industry and SCA standards.
- Meet and confer with the clients as needed to clarify plan check comments.
- Travel to jurisdictions on an as-needed basis to support clients.

Supervising Plan Check Engineer ----- Dec. 2018 – Dec. 2021 Willdan Engineering, San Bernardino, CA

- Conduct full scope plan reviews for various disciplines, including architectural, structural, fire-resistive, accessibility, energy, MEP, and green.
- Electronic review (Bluebeam, ePlansoft, Adobe) and paper plan review.
- Highly experienced reviewing the following types of buildings; single-family and multi-family residential, hotels, mixed-use, medical clinics, industrial, commercial, assembly, factory-built, and miscellaneous structures such as conveyors and platforms.
- Technical structural calculation review for regular and irregular buildings, podium structures, tilt-up construction, steel buildings, modular buildings, components, and freestanding structures.
- Train staff to recognize proper non-structural and structural design methodologies in plan review.
- Prepare correction letters issued to applicants as hardcopy or electronic.
- Design coordination meetings with design professionals and permit applicants.

Plans Examiner ----- December 2017 – December 2018 City of Redlands, Redlands, CA

Graduate Structural Engineer ----- Feb. 2015 – Nov. 2017 Arcadis Design & Consultancy, Doha, Qatar

Student Worker ----- 2005 – 2011 L.A. County DPW, Alhambra, CA



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SHUMS CODA
ASSOCIATES

Ryan Loh, S.E. Plan Check Engineer

Education

M.S. in Civil Engineering, San Jose State University
B.S. in Civil Engineering, Oklahoma State University

Licenses & Certifications

Professional Structural Engineer,
State of California, License # 5192
Professional Civil Engineer, State of
California, License # 5491

PROFESSIONAL SUMMARY

Ryan Loh is an accomplished structural engineer that has 30 years of experience in design and plan reviews. Ryan reviews the more complicated structural systems and complex building types; however, Ryan can also review non-structural systems. .

PROFESSIONAL EXPERIENCE

Plan Check Engineer ----- 2017 - Present Shums Coda Associates

- Reviews complex plans for building construction.
- Review plans, calculations, and specifications for compliance with the most current adopted codes and ordinances.
- Preparation of Plans Comments Letter according to industry and SCA standards.
- Meet and confer with the clients as needed to clarify plan check comments.
- Travel to jurisdictions on an as-needed basis to support clients.

***Additional past work history can be provided if requested.**

PROJECT EXPERIENCE

Office Building Projects -----

Mountain View Research Center, Mountain View
San Rafael Business Park, San Rafael, CA
Novellus Tualatin, Tualatin, OR
Police City Service Center, Menlo Park, CA

Multi Units Projects -----

Opportunity Center of mid-peninsula, Palo Alto
Holiday Express Inn, Watsonville
Sleep Inn, San Jose, CA

Retail Projects -----

McKevitt Volvo, San Leandro, CA
McKevitt Lincoln and Volvo, Margate, FL
Mitsubishi Dealership, Victorville, CA
Fountains Building M, Roseville, CA
The Plant, Building 2, 3, 4, 6, 7, 8 9 and 10, San Jose, CA
Nut Tree Outlet, Buildings 2, 3 and 4, Vacaville, CA
Creek Bridge Village, Building R1 and R3

Church Projects -----

Golden State Baptist Church, Santa Clara, CA
Foothill Community Church, San Jose, CA
Twin Palms Church, San Jose, CA



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SHUMS CODA
ASSOCIATES

Su Fong, P.E. Plan Check Engineer

Education

M.S. Civil Engineering, San Jose
State University
B.S. Architectural Engineering,
California Polytechnic State
University

Licenses & Certifications

Civil Engineer, State of California,
License # 89055
Professional Engineer, State of
Colorado, License # PE. 0060863
Civil Engineer, State of Nevada,
License # 030674
Professional Engineer, State of
Utah, License # 12972852-2202
ICC # 8391877
ICC Building Plans Examiner

Memberships

Union Local 21 South Bay Chapter
—Secretary/ Treasurer of AEA
Board

PROFESSIONAL SUMMARY

Su Fong has almost 10 years of design engineering experience, jurisdictional plan review experience and private consulting plan review service. Su has demonstrated the ability to review and coordinate large-scale building code plan reviews, with multiple phases and complex engineering systems. She provides excellent communication of code concerns and works with applicant/designers to facilitate quick solutions, with a goal to keep projects on schedule. Su is equally adept at non-structural reviews, as well as structural concerns.

PROFESSIONAL EXPERIENCE

Plan Check Engineer ----- October 2021 – Present

Shums Coda Associates

- Review plans, calculations, and specifications for compliance with the most current adopted codes and ordinances.
- Preparation of Plans Comments Letter according to industry and SCA standards.
- Meet and confer with the clients as needed to clarify plan check comments.
- Travel to jurisdictions on an as-needed basis to support clients.

Associate Engineer ----- June 2015 – September 2021

City of San Jose, CA

- Examine construction documents for new mixed-use buildings, commercial tenant improvements, industrial improvements, multi-family dwellings, and single-family dwellings for compliance with local building codes and ordinances.
- Facilitate meetings and correspondence between applicants and associated Development Services departments to advance the permitting process.
- Advise owners, architects, engineers, contractors, and developers of code requirements through the design process and construction phase.
- Inform the Public of local zoning, M/P/E, energy conservation, and fire protection regulations relating to building codes in order to mitigate critical design oversights.
- Collaborate with building inspectors, M/P/E inspectors, code enforcement inspectors, planning, public works, and fire engineers to streamline the permit process and resolve field issues.
- Manage project timelines based on target dates, resource assessment, and situational diagnosis by balancing priority, organized multitasking, and anticipating conflicts.
- Ensure life safety through code enforcement while maintaining professional customer service.

Design Engineer ----- September 2013 – June 2015

Applied Engineering, Milpitas, CA



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SHUMS CODA
ASSOCIATES

Ehab Barakat

Plan Check Engineer

Education

B.S. in Civil and Environmental
Engineering, Wayne State
University, Detroit, MI

Licenses & Certifications

Licensed EIT
ICC # 9626572
ICC Residential Plans Examiner
ICC Residential Building Inspector
ICC Electrical Plans Examiner
ICC Commercial Electrical Inspector

PROFESSIONAL SUMMARY

Ehab Barakat has nearly five years working for jurisdictions as a plan checker, providing full reviews for residential, multi-family residential and commercial/industrial projects. Ehab will be taking his PE exam in March and looks to complete his CASp certification in the summer.

PROFESSIONAL EXPERIENCE

Plan Check Engineer ----- December 2024 - Present

Shums Coda Associates

- Reviews complex plans for building construction.
- Review plans, calculations, and specifications for compliance with the most current adopted codes and ordinances.
- Preparation of Plans Comments Letter according to industry and SCA standards.
- Meet and confer with the clients as needed to clarify plan check comments
- Travel to jurisdictions on an as-needed basis to support clients.

Senior Plans Examiner ----- March 2022 – December 2024

Willdan

- Articulate nuanced interpretations of complex building codes and serving as a reliable point of reference for project teams and clients alike.
- Use knowledge of building codes to help the team and clients understand what will work best in real-world construction.
- Review structural, electrical, plumbing, mechanical, green building, and energy requirements for compliance with adopted building codes for both residential and commercial projects.

Plans Examiner ----- September 2021 – February 2022

Bureau Veritas (Part-Time)

- Prepare correction letters to document deviations in submittals and provide applicants with recommendations to meet minimum code requirements.
- Respond to questions from architects, engineers, and owners regarding codes and other issues with projects.

Plans Examiner ----- September 2020 – February 2022

City of Glendora

Plan Examiner Engineer ----- March 2020 – August 2020

RADCO

Bridge Design Engineer ----- May 2019 – December 2019

MDOT



SHUMS CODA
ASSOCIATES

Shums – (Noun): 1. Sun; 2. Light; 3. Brilliance; 4. Knowledge

Coda – (Noun): 1. Final section of a musical piece – a final section that adds dramatic energy to the work as a whole, usually through intensified rhythmic activity; 2. Extra text – an additional section at the end of a text, for example, a literary work or speech that gives additional information.



SHUMS CODA
ASSOCIATES

Alberto Barrios Marquez, P.E. MEP Plans Examiner

Education

Bachelors of Science in Mechanical/
Electrical Engineering, University
of Guadalajara, GDL., Jalisco,
México

Licenses & Certifications

Professional Engineer, State of
Colorado, License # PE.0041140
Master Electrician, State of
Colorado, License # ME.0026505
ICC Building Plans Examiner
ICC Mechanical Plans Examiner
ICC Plumbing Plans Examiner
LEED AP BD+C, U.S. Green Building
Council
Certified Spanish
Translator/Interpreter

PROFESSIONAL SUMMARY

Alberto Barrios Marquez has been in the industry for 25 years, 22 of which have been as a Plans Examiner. Alberto is an electrical plans examiner that can also do various nonstructural reviews. He is certified as a master electrician with the State of Colorado.

PROFESSIONAL EXPERIENCE

MEP Plans Examiner ----- December 2020 - Present

Shums Coda Associates, CO

- Review plans, calculations, and specifications for compliance with the most current adopted codes and ordinances.
- Preparation of Plans Comments Letter according to industry and SCA standards.
- Meet and confer with the clients as needed to clarify plan check comments.
- Travel to jurisdictions on an as-needed basis to support clients.

Mechanical, Electrical, & Plumbing ----- 2006 – December 2020 Code Consultant

Colorado Code Consulting LLC, Denver, CO

*Acquired by Shums Coda Associates in December 2020

Plans Examiner III ----- 2002 – 2007 City of Aurora, Aurora, CO

Project Engineer ----- 2000 – 2002 Belfay Engineering, Denver, CO

Foreman/Master Electrician ----- 1999 – 2000 Quality Electric, Denver, CO

Production Supervisor ----- 1998 – 1999 IBM of México – Guadalajara, JAL., México



SHUMS CODA
ASSOCIATES

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SHUMS CODA
ASSOCIATES

David Logsdon Plans Examiner

Education

Associated Builders and Contractors-
Electrical 4-year Program

Licenses & Certifications

ICC # 5317382

ICC Residential Electrical Inspector
ICC Electrical Plans Examiner
ICC Commercial Electrical Inspector
ICC Electrical Inspector, Certification
Safety and Health Practitioner, State
of Nevada Division of Industrial
Relations

Master Electrician, State of
Maryland, License # 2270
(Inactive)

PROFESSIONAL SUMMARY

David Logsdon is a complete plans examiner, but he is extremely knowledgeable in electrical reviews of medium and high voltage systems. Prior to his long career with Clark County, NV, where he served as Building Plan Review Manager; David was the project manager for the expansion of terminal 3 at the Harry Reed Airport/McClaren Field.

PROFESSIONAL EXPERIENCE

Plans Examiner ----- April 2021 – Present Shums Coda Associates

- Review plans, calculations, and specifications for compliance with the most current adopted codes and ordinances.
- Preparation of Plans Comments Letter according to industry and SCA standards.
- Meet and confer with the clients as needed to clarify plan check comments.
- Travel to jurisdictions on an as-needed basis to support clients.

Manager Plans Examination ----- August 2019 – August 2020 Department of Building & Fire Prevention, Clark County Government

Manage all aspects of the plan review process. I organize, administer, coordinate reviews, and evaluate the work of plan examination and associated staff through subordinate supervision. Coordinate and oversee projects that are reviewed by a contracted consultant, plan check employees, verify service provided and authorize request for payment. Participate in new employee interview process, attend staff meetings, and confer with and represent the department with developers, engineers, architects, contractors, and property owners to give information regarding codes, regulations, and procedures.

Assistant Manager ----- October 2017 – August 2019 Department of Building & Fire Prevention, Clark County Government

Managed the Plumbing Mechanical, Electrical, and Residential Plan Examiner staff. In addition to these duties, I manage the hired consultant staff and their work assignments. These duties include:

- Assigns daily work schedules to Plans Examiners and consultant staff.
- Provide technical assistance consistent code interpretation to staff and the public.
- Assist customers with the resolution of complex or difficult situations to ensure that the plans will comply with codes and regulatory requirements.
- Attend meetings with developers, engineers, architects, contractors, and property owners to give information regarding codes, regulations, and procedures.
- Participate in the new employee recruitment process.
- Prepare and administer Employee Performance Reports.

***Additional past work history can be provided if requested.**



SHUMS CODA
ASSOCIATES

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SHUMS CODA
ASSOCIATES

Dean Kuenzi, CBO

Plans Examiner/ Building Inspector/ Instructor

Education

B.S., Colorado State University –
Global, Present
A.S. - Energy Systems Photovoltaics,
Diablo Valley College

Licenses & Certifications

ICC # 8173711

ICC Commercial Electrical Inspector
ICC Combination Inspector
ICC Commercial Energy Plans
Examiner
ICC Residential Plans Examiner
ICC Commercial Building Inspector
ICC Accessibility Inspector/Plans
Examiner
ICC Fire Plans Examiner
ICC Residential Mechanical Inspector
ICC Master Code Professional
ICC Certified Building Official
ICC Building Plans Examiner
ICC Fuel Gas Inspector
ICC Residential Electrical Inspector
ICC Commercial Plumbing Inspector
ICC Residential Plumbing Inspector
ICC Residential Building Inspector
ICC Commercial Mechanical
Inspector
ICC Plumbing Plans Examiner
ICC Residential Energy
Inspector/Plans Examiner
ICC Building Inspector
ICC Mechanical Inspector
ICC Electrical Inspector
ICC Plumbing Inspector
ICC Building Code Specialist
ICC Plumbing Code Specialist
ICC Residential Combination
Inspector
ICC Commercial Combination
Inspector
NABCEP Entry Level Certification
(Photovoltaic)
Post-Disaster Safety Assessment
Program (SAP)

PROFESSIONAL SUMMARY

Dean Kuenzi has been in the industry for 23 years. Dean can provide complete plan reviews and specializes in electrical systems, as he teaches courses on the electrical codes, as well as having extensive experience with construction and inspection of these building systems. Dean leads much of our large PV solar array reviews.

PROFESSIONAL EXPERIENCE

Plans Examiner ----- **October 2020 – Present**

Shums Coda Associates

- Review plans, calculations, and specifications for compliance with the most current adopted codes and ordinances.
- Preparation of Plans Comments Letter according to industry and SCA standards.
- Meet and confer with the clients as needed to clarify plan check comments.
- Travel to jurisdictions on an as-needed basis to support clients.

Building Inspector ----- **October 2020 – Present**

Shums Coda Associates

- Enforce codes to the extent of stopping work or occupancy of a building, when necessary, until requirements are satisfied.
- Read and interpret building codes, plans, and specifications.
- Detect hazards and violations and recommend corrective measures during field inspections.
- Follow through to ensure that final inspections for all departments are completed in a timely manner.
- Operate a computer to access and use permits and inspection records.
- Establish and maintain effective working relationships with the jurisdiction building department and the general public.

Instructor ----- **October 2020 – Present**

Shums Coda Associates

Operations Supervisor ----- **January 2019 – Present**

Building Inspector III ----- **February 2016 – January 2019**

El Dorado County, Placerville, CA

Building Inspector ----- **May 2014 – February 2016**

Town of Danville, Danville, CA

***Additional past work history can be provided if requested.**



SHUMS CODA
ASSOCIATES

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SHUMS CODA
ASSOCIATES

Myron Williams

Plans Examiner/ Building Inspector

Education

General Education Courses, Utah
Valley State College
National Electrical Code
Davis Area Technology Center,
Kaysville, Utah

Licenses & Certifications

Combination Inspector, State of
Utah, License # 4958496-5601
ICC # 5044251
ICC Mechanical Inspector
ICC Accessibility Inspector/Plans
Examiner
ICC Plumbing Inspector
ICC Mechanical Plans Examiner
ICC Residential Energy
Inspector/Plans Examiner
ICC Electrical Inspector
ICC Building Plans Examiner
ICC Combination Inspector
ICC Building Inspector
ICC Commercial Combination
Inspector

Memberships

Utah Chapter of ICC, Bonneville
Chapter

PROFESSIONAL SUMMARY

Myron will serve as our plan review team leader on mechanical and plumbing systems, as Myron has extensive experience with construction and inspection of these building systems. Myron has an extensive career in complex plan review projects and coordinating team comments to provide a focus on critical code issues. Myron has reviewed prison expansions, hospital construction, large office campus construction and several large-scale multi-family housing projects.

Mr. Williams has been in the industry for over 25 years. He has been the acting Building Official for Centerville City for 10 years and does inspections & plan reviews for multiple jurisdictions.

PROFESSIONAL EXPERIENCE

Building Inspector ----- February 2021 – Present

Shums Coda Associates, UT

- Enforce codes to the extent of stopping work or occupancy of a building, when necessary, until requirements are satisfied.
- Read and interpret building codes, plans, and specifications.
- Detect hazards and violations and recommend corrective measures during field inspections.
- Follow through to ensure that final inspections for all departments are completed in a timely manner.
- Operate a computer to access and use permit and inspection records.
- Establish and maintain effective working relationships with the jurisdictions building department and the general public.

Plans Examiner ----- February 2021 – Present

Shums Coda Associates, UT

- Review plans, calculations, and specifications for compliance with the most current adopted codes and ordinances.
- Preparation of Plans Comments Letter according to industry and SCA standards.
- Meet and confer with the clients as needed to clarify plan check comments.
- Travel to jurisdictions on an as-needed basis to support clients.

Building Official/ Plans Examiner/ ----- 20 Years

Building Inspection/ Project Manager Examiner

Sunrise Engineering

***Additional past work history can be provided if requested.**



SHUMS CODA
ASSOCIATES

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SHUMS CODA
ASSOCIATES

Barbara Rice, CBO, CFM, EFO

Fire Service Manager

Education

M.S. in Public Administration/
Emergency Management,
Columbia Southern University
B.S. in Fire Science, National Fire
Academy Executive Fire Officer
Program, Columbia Southern
University
Fire Service Leadership, EMT, Haz
Ops for First Responder, Yavapai
Community College:
Fire Science Classes, Portland
Community College
A.A., Skyline College, San Bruno, CA.

Licenses & Certifications (Partial List)

ICC # 0863852
ICC Safety Assessment Program
(Disaster Mitigation)
ICC Certified Fire Marshal
ICC Building Plans Examiner
ICC /AAE Property Maintenance
and Housing Inspector
ICC Fire Inspector II
ICC Permit Technician
ICC Fire Plans Examiner
ICC Certified Building Official
ICC Zoning Inspector
ICC Permit Specialist
ICC Fire Code Specialist
IFSAC
Fire Inspector I
Fire Inspector II
Plans Examiner
Fire Investigator
IAAI-CFI
Certified Fire Investigator
Safety Assessment Program, (Disaster
Mitigation)
Arizona State Fire Training Committee
Fire Instructor I
Fire Instructor II
State of Colorado – Division of Fire
Prevention and Control
Fire Inspector III – Plans Examiner
Fire Inspector I

PROFESSIONAL SUMMARY

Barbara Rice has 24 years in municipal and local government as a building official, plans examiner, fire marshal, inspector, permit technician, code enforcement and fire investigator. Barbara can provide complete plan reviews and specializes in fire systems, as Barbara teaches courses on fire codes, as well as having extensive experience with construction and inspection of these building systems.

PROFESSIONAL EXPERIENCE

Fire Service Line Manager ----- January 2022 – Present

Shums Coda Associates

Responsible for all fire plan review, inspection, and evaluation reports on behalf of our jurisdictional clients and various fire districts throughout Arizona, Utah, Montana, Nevada, California, and Colorado.

Arizona Regional Manager ----- January 2022 – Present

Shums Coda Associates

Responsible for business services and client relations in Arizona. Serves as local point of contact and project manager for plan review, inspection, staff augmentation and other services provided.

Adjunct Faculty ----- February 2008 – Present

Pima Community College, Tucson, AZ & Yavapai Community College, Clarkdale, AZ

- Teach fire code, investigation, prevention, and public education courses for Fire Science program.
- Develop curriculum for new courses and material.

Building Safety Manager/ ----- Sept. 2020 – Jan. 2022

Building Official/ Fire Marshal

Town of Sahuarita, AZ

Community Development Director/Fire Marshal -- Feb. 2020 – Sep. 2020

Town of Florence

Plans Examiner/ Fire Marshal ----- April 2012 – Feb. 2020

City of Casa Grande, Casa Grande

Fire Marshal ----- May 2007 – March 2012

Camp Verde Fire District

Reserve ----- Sep. 2006 – May 2009

Verde Valley Fire District, Cottonwood, AZ

Building Safety Manager ----- Sep. 2006 – March 2007

City of Glendale, AZ

Fire Marshal ----- March 2005 – Sep 2006

City of Cottonwood Fire Department

Deputy Fire Marshal ----- July 2001 – Feb. 2003

City of Albany Fire Department, Life Safety Division

*Additional past work history can be provided if requested.



SHUMS CODA
ASSOCIATES

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SHUMS CODA
ASSOCIATES

Hope Medina, CBO, CSP Instructor/ Plans Examiner/ Building Inspector

Licenses & Certifications

ICC Certified Sustainability Professional
ICC Residential Energy Inspector/Plans Examiner
ICC Green Building - Residential Examiner
ICC IgCC Plans Examiner
ICC IgCC Commercial Inspector
ICC Certified Building Official
ICC Residential Mechanical Inspector
ICC Residential Building Inspector
ICC Building Plans Examiner
ICC Accessibility Inspector/Plans Examiner
ICC Commercial Building Inspector
ICC Residential Plumbing Inspector
ICC Residential Plans Examiner
ICC Permit Technician
ICC Mechanical Plans Examiner
ICC Building Inspector
ICC Residential Combination Inspector
ICC Management Module
ICC Legal
ICC Building Codes and Standards
ICC Building Code Specialist
ICC Permit Specialist
ICC Residential Electrical Inspector
On Site Plan Review and Inspections, Train the Trainer, DOE Building Energy Codes Safety Assessment Program Building Inspector, State of California

Publications

ICC - 2021 Green Construction Code Essentials

Memberships (Partial list)

International Code Council & Committees
Colorado Chapter of ICC & Committees
National Green Building Standard
Colorado Energy Code Compliance Collaboration Committee

PROFESSIONAL SUMMARY

Hope Medina has been in the industry for 15 years. She started her career as a permit technician and worked her way up to an inspector and plans examiner. Hope can provide complete plan reviews and specializes in energy and sustainability systems, as Hope teaches extensive classes in energy and sustainability codes. Her focus has been on the energy and sustainability codes, standards, and practices and has been a part of the "Green Team" for over 10 years. This has led to her receiving the ICC designation of Certified Sustainability Professional.

COURSE INSTRUCTOR

- Department of Energy
- International Code Council - Conference Education
- American Institute of Architects- Colorado
- Colorado Chapter of ICC - Education Institute & Chapter Meeting Training
- Colorado State, Ft Collins
- Construction Specification Institute- Pikes Peak Chapter
- Colorado Jurisdictions
- Oregon Building Officials Association
- Midwest Energy Efficiency Alliance
- Southern Nevada Chapter ICC EduCode

PROFESSIONAL EXPERIENCE

Instructor ----- December 2020 – Present

Shums Coda Associates

- Prepare customized slides, handouts, and supporting documents according to the topic of training.
- Answer questions from participants in the training.

Plans Examiner ----- December 2020 – Present

Shums Coda Associates

- Review plans, calculations, and specifications for compliance with the most current adopted codes and ordinances.
- Preparation of Plans Comments Letter according to industry and SCA standards.
- Meet and confer with the clients as needed to clarify comments.
- Travel to jurisdictions on an as-needed basis to support clients.

Building Inspector ----- December 2020 – Present

Shums Coda Associates

Energy/Green Code Consultant ----- 2012 – December 2020

Colorado Code Consulting, CO

*Acquired by Shums Coda Associates in December 2020

*Additional past work history can be provided if requested.



SHUMS CODA
ASSOCIATES

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SHUMS CODA
ASSOCIATES

Andre Jaen, CBO, MCP

Plans Examiner/ Building Inspector/ Instructor

Education

Bachelor of Arts: Political Science,
University of Colorado Boulder

Licenses & Certifications

ICC Commercial Building Inspector
ICC Property Maintenance and
Housing Inspector
ICC Green Building - Residential
Examiner
ICC Commercial Plumbing Inspector
ICC Residential Energy
Inspector/Plans Examiner
ICC Commercial Mechanical
Inspector
ICC Commercial Energy Inspector
ICC Accessibility Inspector/Plans
Examiner
ICC Residential Mechanical
Inspector
ICC Residential Plans Examiner
ICC Residential Plumbing Inspector
ICC Commercial Electrical Inspector
ICC Combination Inspector
ICC Master Code Professional
ICC Commercial Energy Plans
Examiner
ICC Residential Fire Sprinkler
Inspector/Plans Examiner
ICC Certified Building Official
ICC Residential Building Inspector
ICC Residential Electrical Inspector
ICC Building Plans Examiner
ICC Building Inspector
ICC Mechanical Inspector
ICC Electrical Inspector
ICC Plumbing Inspector
ICC Building Code Specialist
ICC Energy Code Specialist
ICC Residential Combination
Inspector
ICC Commercial Combination
Inspector
ICC Certified Sustainability
Professional
CalOES Disaster Assessment
Certification

PROFESSIONAL SUMMARY

Andre Jaen has been in the building safety industry for thirteen years, including eight years of supervisory experience. Andre is a educator and exceptional communicator with experience in day-to-day operations for building code compliance as well as related policy, code adoption, and implementation. Andre regularly trains and educates building plan reviewers, permit technicians and inspectors on department policies, code requirements, customer service and building plan review. Performed educational seminars for contractors, Home Builders Association, local architects and engineers.

PROFESSIONAL EXPERIENCE

Instructor ----- June 2024 – Present

Shums Coda Associates

- Prepare customized slides, handouts, and supporting documents according to the topic of training.
- Answer questions from participants of the training.

Plans Examiner ----- June 2024 – Present

Shums Coda Associates

- Review plans, calculations, and specifications for compliance with the most current adopted codes and ordinances.
- Preparation of Plans Comments Letter according to industry and SCA standards.
- Meet and confer with the clients as needed to clarify comments.
- Travel to jurisdictions on an as-needed basis to support clients.

Building Inspector ----- June 2024 – Present

Shums Coda Associates

- Enforce codes to the extent of stopping work or occupancy of a building, when necessary, until requirements are satisfied.
- Read and interpret building codes, plans, and specifications.
- Detect hazards and violations and recommend corrective measures during field inspections.
- Follow through to ensure that final inspections for all departments are completed in a timely manner.
- Operate a computer to access and use permit and inspection records.
- Establish and maintain effective working relationships with the jurisdiction building department and the general public.

Manager of Operations ----- October 2023 – June 2024

Jefferson County, Colorado

Building Permit Supervisor ----- August 2015 – October 2023

Jefferson County — Golden, CO

Building Inspector ----- May 2012 – August 2015

Jefferson County — Golden, CO

Building Inspector ----- July 2011 – May 2012

City of Lakewood — Lakewood, CO



SHUMS CODA
ASSOCIATES

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SHUMS CODA
ASSOCIATES

Stephen "Steve" Thomas, CBO

Education Director/ Colorado Regional Manager

Education

B.S. in Business Administration,
University of Phoenix
Course Work in Civil Engineering
Technology, University of Phoenix
Community College of Denver at
Red Rocks Lakewood, CO

Licenses & Certifications

ICC # 829160

ICC Building Plans Examiner
ICC Building Code Specialist
ICC Plumbing Inspector
ICC / AACE Property Maintenance
and Housing Inspector
ICC Building Inspector
ICC Building Code Official
ICC Accessibility Inspector/Plans
Examiner
ICC Housing Code Official
ICC Mechanical Inspector
ICC Residential Plans Examiner
ICC Certified Building Official

Publications

Building Code Basics, 2009 IBC
Building Code Basics, 2012 IBC
Building Code Essentials, 2015 IBC
Building Code Essential, 2018 IBC
2006 IBC Transition from the 1997
UBC One- and Two-Family
Dwelling Provisions
Applying the Codes to Cannabis
Facilities

Memberships

International Code Council
Codes and Standards Council
Code Technology Committee
National Fire Protection Association
Colorado Chapter ICC
Code Changes Committee
Colorado Municipal League
Utah Chapter ICC
Arizona Building Officials
American Institute of Architects
(AIA) Provider

PROFESSIONAL SUMMARY

Steve Thomas has over 40 years in the Building and Safety Industry. From Inspector, Plans Examiner, and a Building Official he has done it all. Through his experiences, he created Colorado Code Consulting and was the president of the company between 1999 and 2020. He joined SCA in 2020 and continues to provide building code services to our clients, including complete plan reviews, and course instructor for a variety of courses.

COURSE INSTRUCTOR

Steve is a successful course instructor for many courses including:

- International Code Council – Instructor
- Colorado Chapter ICC Educational Institute – Instructor
- Southern Nevada Chapter ICC EduCode – Instructor
- Washington Association of Building Officials – Instructor
- Arizona Building Officials – Instructor
- Oregon Building Officials Association – Instructor
- Utah Chapter ICC – Instructor
- AIA Colorado – Instructor
- Johnson County Contractor Licensing Department, Overland Park, KS – Instructor
- Community College of Denver, Lakewood Colorado – Instructor (Class: Intro. to Building Codes)

PROFESSIONAL EXPERIENCE

Education Director ----- **December 2020 - Present**
Shums Coda Associates

Colorado Regional Manager ----- **December 2020 - Present**
Shums Coda Associates

Responsible for business services and client relations in Colorado. Serves as local point of contact and project manager for plan review, inspection, staff augmentation and other services provided.

President and Owner ----- **1999 – December 2020**
Colorado Code Consulting, Denver, CO
***Acquired by Shums Coda Associates in December 2020**

Building Official/ Community Development Director ----- **1981 – 1999**
City of Glendale, Glendale, CO

Building Official/ Building Inspector/ Plans Examiner ----- **1978 – 1981**
The Building Department, Inc., Denver, CO

Quality Control Testing Technician ----- **1977 – 1978**
Materials Testing, Inc., Denver, CO



SHUMS CODA
ASSOCIATES

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Table Resume

The following represents additional SCA employees available (as needed) and their licenses & certifications:

Team Member/ Job Title	Certification / License / Affiliations
Richard Ames, CBO, MCP Plans Examiner Building Inspector ICC # 864651	Education <ul style="list-style-type: none"> • B.L.A., Cal State Hayward/East Bay College of San Mateo Licenses & Certifications <ul style="list-style-type: none"> • ICC Accessibility Inspector/Plans Examiner • ICC Building Code Official • ICC Plumbing Inspector UPC • ICC Certified Building Official • ICC Mechanical Inspector UMC • ICC Plumbing Inspector • ICC Mechanical Inspector • ICC Combination Inspector • ICC Building Inspector • ICC Combination Inspector - Legacy • ICC Building Plans Examiner • ICC Electrical Inspector • ICC Residential Plans Examiner • ICC Building Code Specialist • ICC Commercial Combination Inspector • ICC Fire Plans Examiner • ICC Commercial Energy Plans Examiner • ICC Residential Energy Inspector/Plans Examiner • ICC Master Code Professional
Amanda “Mandy” Ayars Fire Building Inspector ICC # 8139637	Licenses & Certifications <ul style="list-style-type: none"> • ICC Fire Inspector I • ICC Fire Inspector II • Fire Inspector I, Arizona State Fire Training • Fire Inspector II, Arizona State Fire Training • Fire & Life Safety Educator I, Arizona State Fire Training • Fire & Life Safety Educator II, Arizona State Fire Training • Fire & Life Safety Plans Review, Arizona State Fire Training • Fire/ Arson Investigation IV, International Association of Arson Investigators • Fire Inspector I, State of Colorado – Division of Fire Prevention and Control • Fire Inspector II, State of Colorado – Division of Fire Prevention and Control
Craig Aznoe, F.P.E. Fire Protection Engineer	Education <ul style="list-style-type: none"> • B.S, Electrical Engineering, Montana State University Licenses & Certifications <ul style="list-style-type: none"> • Fire Protection Engineer, State of California, License # 1832
Jason Bullock Utah Regional Manager Plans Examiner Building Inspector ICC # 1028199	Education <ul style="list-style-type: none"> • B.S., Business Administration, University of Phoenix Licenses & Certifications <ul style="list-style-type: none"> • Combination Inspector, State of Utah, License # 290441-5601 • ICC Building Plans Examiner • ICC Combination Inspector • ICC Electrical Inspector • ICC Building Inspector • ICC Plumbing Inspector • ICC Mechanical Inspector • ICC Commercial Combination Inspector

Team Member/ Job Title	Certification / License / Affiliations
Corey Bundy, MCP Plans Examiner Building Inspector ICC # 888051	Licenses & Certifications <ul style="list-style-type: none"> • Combination Inspector, State of Utah, License # 311918-5601 • ICC Building Inspector • ICC Combination Inspector • ICC Mechanical Inspector UMC • ICC Fire Inspector I • ICC Accessibility Inspector/Plans Examiner • ICC Combination Inspector - Legacy • ICC Commercial Energy Inspector • ICC Residential Energy Inspector/Plans Examiner • ICC Mechanical Inspector • ICC Plumbing Inspector • ICC Electrical Inspector • ICC Fire Plans Examiner • ICC Building Plans Examiner • ICC Building Code Specialist • ICC / AACE Property Maintenance and Housing Inspector • ICC Zoning Inspector • ICC Permit Technician • ICC Permit Specialist • ICC Fire Inspector II • ICC Fire Code Specialist • ICC Master Code Professional • ICC Commercial Combination Inspector • Utah Seismic Safety, Commission Safety Assessment Program Certification
Varinia “Rini” Bunje, Building Inspector ICC # 5240660	Licenses & Certifications <ul style="list-style-type: none"> • ICC Building Inspector
Willie Chidester, MCP Plans Examiner ICC # 8054617	Licenses & Certifications <ul style="list-style-type: none"> • ICC Residential Mechanical Inspector • ICC Residential Plans Examiner • ICC Residential Electrical Inspector • ICC Commercial Electrical Inspector • ICC Commercial Building Inspector • ICC Structural Masonry Special Inspector • ICC Building Plans Examiner • ICC Commercial Combination Inspector • ICC Commercial Plumbing Inspector • ICC Residential Building Inspector • ICC Residential Plumbing Inspector • ICC Commercial Mechanical Inspector • ICC Mechanical Plans Examiner • ICC Plumbing Plans Examiner • ICC Building Inspector • ICC Mechanical Inspector • ICC Electrical Inspector • ICC Plumbing Inspector • ICC Residential Combination Inspector • ICC Combination Inspector • ICC Electrical Plans Examiner • ICC Combination Plans Examiner • ICC Fire Plans Examiner • ICC Accessibility Inspector/Plans Examiner • ICC Residential Energy Inspector/Plans Examiner • ICC Master Code Professional

Team Member/ Job Title	Certification / License / Affiliations
Christopher “Chris” Clark Fire Plans Examiner Fire Building Inspector ICC # 8787194	Education <ul style="list-style-type: none"> • Post-Masters Certification in Business Administration, Northcentral University, Prescott Valley, AZ • Masters of Human Relations, University of Oklahoma, Norman, OK • B.S. in Fire Management, Southern Illinois University, Carbondale, IL • A.S. in Fire Science and Military Instruction of History/Technology, Community College of the Air Force, Maxwell, GA, Licenses & Certifications <ul style="list-style-type: none"> • ICC Fire Plans Examiner • ICC Building Plans Examiner • ICC Fire Inspector I • ICC Fire Inspector II • Fire Inspector III, IFSAC Certified • Fire Officer III, IFSAC and Pro Board Certified • Fire Instructor III, IFSAC and Pro Board Certified
William “Bill” Clayton, CBO Plans Examiner Building Inspector Instructor Code Consultant ICC # 881785	Education <ul style="list-style-type: none"> • General Studies and Agriculture, Clackamas Community College, Oregon City, OR • General Studies, Physical Education & Music, Mt. Hood Community College, Gresham, OR • FEMA Courses: IS 00100.b, IS 00200.b, IS 00700.a, IS 00800.b Licenses & Certifications <ul style="list-style-type: none"> • ICC / AACE Property Maintenance and Housing Inspector • ICC Plumbing Inspector UPC • ICC Building Code Official • ICC Accessibility Inspector/Plans Examiner • ICC Housing Code Official • ICC Residential Energy Inspector/Plans Examiner • ICC Mechanical Inspector • ICC Building Code Specialist • ICC Building Plans Examiner • ICC Residential Fire Sprinkler Inspector/Plans Examiner • ICC Plumbing Inspector • ICC Certified Building Official • ICC Building Inspector • ICC Mechanical Inspector UMC

Team Member/ Job Title	Certification / License / Affiliations
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Team Member/ Job Title	Certification / License / Affiliations
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Team Member/ Job Title	Certification / License / Affiliations
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Team Member/ Job Title	Certification / License / Affiliations
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Team Member/ Job Title	Certification / License / Affiliations
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