

DIMENSIONS

MASTER BUILDERS PIERCE COUNTY

2023 PRESIDENT'S GALA RECAP

PAGE 16



SPRING 2024

MASTER  BUILDERS
ASSOCIATION OF PIERCE COUNTY



SAFETY HAS ITS REWARDS



REWARD # 15

BELONG TO THE WORKERS' COMP SAFETY PROGRAM TRUSTED BY MORE WASHINGTON BUSINESSES.

Get ready to join the crowd. By joining in on Reward #15: participation in the state's largest, longest-operating Retro (Retrospective Rating) safety incentive program. There are a number of reasons businesses choose ROI. Let's start with the numbers themselves. With an average savings of 38%, ROI consistently delivers better L&I refunds. In fact, ROI has returned over \$500M in refunds to participating members since 1982. No wonder ROI is Washington State's largest workers' comp safety program.

Get Started at ROI.com

PERIMETER FOUNDATION VENTS

*Continuous Venting of
the Crawl Space*



**SCAN
← ME**

Joto-Vent System®

Joto-Vent.com | 425-256-2210 | info@jotovent.com



NORTHWEST
CUSTOM APPAREL

Your local source for
Logoed Workwear



**Veteran
Owned**

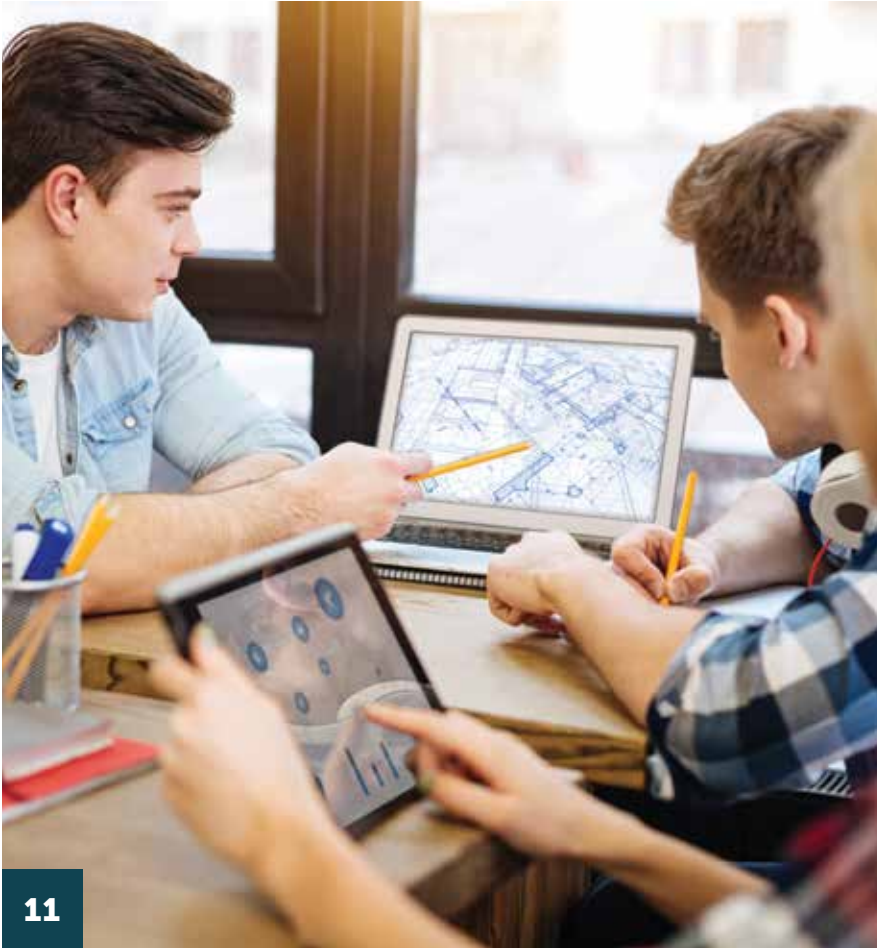
Logo wear for Employers who Care!



nwcustomapparel.com **1-800-851-3671** Milton, WA Since 1977

TABLE OF CONTENTS

SPRING 2024



11

Careers in construction offer a path to success for those with the vision to turn blueprints into reality.



15



16

FEATURED

- 09** Emerging Professionals Council and Contract Furnishings Mart Donated over 230 tools
- 11** Celebrate Career and Technical Education Month
- 12** Potential Negative Impacts of Washington's Wildland-Urban Interface (WUI) Code on Homebuilders
- 14** Master Builders Pierce County Launches Professional Women in Building Council
- 15** Tree Coverage
- 16** 2023 President's Gala Recap
- 19** Master Builder's First Lead. Inspire. Train. Event Kicks Off January
- 20** The Push to Ban Natural Gas in Washington State: Balancing Environmental Goals and Home Construction
- 22** Building Opportunities for Learning the Trades

DEPARTMENT

- 06** A Message from the President
- 07** Upcoming Events
- 08** A Message from the Executive Officer
- 10** Staff Directory

WELCOME NEW MEMBERS



Dephiance Design Build LLC

Philip Stuen
phil@dephiancedb.com

Emerald NW Construction LLC

Vadim Shkarin
vadim.emeraldnw@yahoo.com

LockBerg Legacy Renovations, LLC

Chris Lockhart
ChrisLockhart81@gmail.com

Miller's Lite Excavation, LLC

Morgan Olan
millersliteexcavation@gmail.com

MJS Investors

Andrew Rockwell
andrewr@mjsinvestors.com

ML Designs Architecture

Malcolm LeBlanc
malcolm@mldesignsarch.com

Ottum Enterprises, LLC

Wayne Ottum
wayne@ottumenterprises.com

Prime Electrical Services LLC

Oleg Primachenko
oleg.p@primeelectricalco.com

Rayco Construction LLC

Jacob Ray
raycoventuresllc@gmail.com

Sam the Concrete Man

Randle Kuhn

Secoma Fence, Inc.

Nathan Hagberg
sales@secomafence.com

Second Story Carpentry, Inc.

Scott Heller
admin@secondstorycarpentry.com

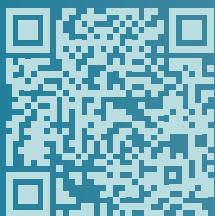
Superior Fence and Rail of Tacoma

Eric Pasini
eric.pasini@superiorfenceandrail.com

DIMENSIONS

MASTER BUILDERS PIERCE COUNTY

*Scan the QR Code to gain mobile access
to this issue or any previous issue of
Dimensions and read at any time.*





Evan Mann
2024 President

What an exciting time to be a member of the Master Builders Association of Pierce County!

I am honored to be able to serve as the president of the association for this upcoming year and look forward to building on the many years of success made possible by the members and staff.

When I first attended the Legislative Strategy Committee meetings, I was impressed with how engaged the association was in advocating for reasonable housing solutions, from pushing back on onerous impact fees to pressing for shorter and more practical review timelines. I found that the association did not just talk about solutions but worked hard to implement those solutions. In those meetings, I also found that I was able to make connections with other builders and associates that helped my career tremendously. Some of my best mentors, colleagues and friends have been found through participation in the association. These discoveries led me to believe that the association has two primary functions. The first is to advocate for builders and housing

A Message from **THE PRESIDENT**

Engagement Matters

solutions at large. The second is to provide networking opportunities for associates and builders in a way that is beneficial for all members.

Advocacy for the homebuilding industry is the critical function of the Master Builders Association of Pierce County. We often hear that “everyone needs a place to call home.” Unfortunately, that sentiment frequently gets lost in the bureaucracy and permitting apparatus of local and state jurisdictions. Many policymakers will assert that housing is imperative to a healthy community. But then, those same policymakers pass codes and rules that make it harder and more expensive to deliver housing. A few of the efforts we are pursuing in 2024 to alleviate legislative bloat and to make improvements for the industry include:

- Reduce jurisdictional permit timelines.
- Reduce fees and costs associated with unnecessary design requirements.
- Promote more over-the-counter permit options.
- Promote a more efficient use of remaining available lands.

Networking is paramount to the growth and success of the Master Builders Association of Pierce County. In the homebuilding industry, as in other industries, “who you know” is nearly as important as “what you know.” Homebuilders rely on a wide variety of other vendors, contractors and subcontractors. These are the valuable

associate members who make up a large part of the Master Builders Association of Pierce County. Ultimately, the network of relationships and business partnerships created through the association makes for a stronger and more efficient homebuilding industry. This year, a few goals that we will focus on to help associate members thrive include:

- Create a liaison program to connect associates with builders and vice versa.
- Build opportunities into events for associates to promote and grow their businesses.
- Help associates achieve maximum value from their membership through the various programs and services provided by the association.

In closing, the association’s success in advocacy and networking truly relies on the members. Every member is a valuable part of the organization and is greatly appreciated. There is a direct correlation between the growth of the overall membership and the success of the association. As the membership grows, we will see our voice grow in our advocacy efforts for builders. As the membership grows, we will see our network of opportunities and relationships grow with added value for our associates. I truly look forward to growing the association and working with all of the members in this coming year. 

**PUBLISHED FOR**

Master Builders Pierce County
1211 South Pearl Street
Tacoma, WA 98465
253-272-2112
www.masterbuilderspierce.com

To submit editorial or
request information:
email info@masterbuilderspierce.com
or call 253-272-2112.

**PUBLISHED BY**

E&M Consulting, Inc.
800-572-0011
emconsultinginc.com

For information regarding
advertising, please contact us at
advertising@eandmsales.com
or 800-572-0011.

MANAGERS

Caleb Tindal & Kayla Grams

LAYOUT & DESIGN

Madi Johnson

COPY EDITOR(S)

Kristin Allman
Becca Johnson

PLEASE NOTE

Editorial and contents of this magazine reflect the records of the Master Builders Pierce County. The Master Builders has done their best to provide useful and accurate information, but please take into account that some information does change. E&M Consulting, Inc., publishers, and the Master Builders take no responsibility for the accuracy of the information printed, inadvertent omissions, printing errors, nor do they endorse products and services. We take no responsibility regarding representations or warranties concerning the content of advertisements of products/services for a particular use, including all information, graphics, copyrighted materials, and assertions included in the advertisements. The reader is advised to independently check all information before basing decisions on such information. Any views or opinions expressed in this publication are those of the authors and do not necessarily reflect the views of E&M Consulting, Inc., publishers.



Mark your calendar for our 2024 event schedule! For the latest information and events schedule, visit www.masterbuilderspierce.com.

2024 Events**March:**

- Beer with a Builder
- Remodelers Council Meeting
- Emerging Professionals Council Meeting

April:

- Remodelers Council Meeting
- Maximize your Membership
- Housing Summit
- Professional Women in Building Events

May:

- REX
- Habitat for Humanity All-Women Build Day
- Emerging Professionals Council Meeting

June:

- Remodelers Council Meeting
- MBAPC Golf Classic
- Beer with a Builder/Retro Rebate Party

July:

- Emerging Professionals Council Meeting
- Seafood Fest
- Professional Women in Building Events

August:

- Beer with a Builder
- Member Appreciation Day
- Remodelers Council Meeting
- Maximize Your Membership

September:

- Remodelers Council Meeting
- Emerging Professionals Council Meeting

October:

- General Membership Meeting
- Remodelers Council Meeting
- Professional Women in Building Events

November:

- Beer with a Builder
- Emerging Professionals Council Tools for Schools Charity Event
- Remodelers Council Holiday Social
- Maximize Your Membership
- Professional Women in Building Events

December:

- Emerging Professionals Council Holiday Social
- Presidents Gala

Thank you

TO OUR ADVERTISERS

Your Generous Support Made
This Publication Possible.





Jessie Gamble
Executive Officer

A Message from the **EXECUTIVE OFFICER**

Driving Positive Change

As the executive officer of the Master Builders Association of Pierce County (MBAPC), I am thrilled to share some recent highlights that mark the promising beginning of 2024. Our association has embarked on a journey of growth, advocacy and community engagement, and I am proud to share with you all our latest endeavors.

First and foremost, MBAPC has found a new home on Pearl Street in Tacoma. This relocation signifies a significant milestone for us, as our staff has seamlessly settled into the new space. With our administrative hub now firmly established, we are excited to conduct meetings and board gatherings within our own walls. Moreover, our new Building Committee is diligently charting the course for future designs and will oversee the renovation process, setting the stage for an exciting transformation of our headquarters. We are looking forward to making this building into our home!

In the realm of advocacy, MBAPC recently participated in a Hill Day,

lobbying in Olympia during the short session at the Winter Building Industry Association of Washington Board meeting. Engaging with Pierce County representatives and senators, we addressed a spectrum of pressing issues, including problematic Wildland Urban Interface maps, the proposed ban on natural gas, and the impact of job site theft on housing costs. Additionally, we shared the industry's perspective on the forthcoming energy codes, proposed rent capping legislation, and the implications of impact fee costs on housing attainability, among other topics. These discussions underscore our commitment to advocating for policies that foster a thriving homebuilding industry while addressing community needs.

Our events calendar has been abuzz with activity, drawing enthusiastic participation from our members. Notably, the inaugural "Lead. Inspire. Train." (LIT) event hosted by the Remodelers Council and Emerging Professionals Council garnered significant attendance. Furthermore,

our February General Membership Meeting, focused on building connections and making a tangible impact, was sold out in record time. Similarly, the first Beer with a Builder event of the year witnessed a remarkable turnout, signaling a strong sense of camaraderie within the membership. As we gear up for the upcoming Housing Summit, I encourage anyone who is interested and not signed up yet to do so as soon as possible. For more events throughout the year, please find our website's event calendar and sign up for future events that interest you! Moreover, companies seeking to engage with our events are encouraged to explore the limited available event sponsorships by reaching out to me or our communications director, Bailee Butcher, on our staff.

Exciting developments are also underway with the establishment of our Professional Women in Building Council (PWB), just the fourth council of its kind in Washington. Scheduled to kick off on April 4, the PWB

“

Every member is a valuable part of the organization and is greatly appreciated.

”

underscores our commitment to fostering empowerment, mentorship and community within the industry. Future PWB meetings will include events in July and October, culminating in a festive holiday party in December. Additionally, we are proud to support and partake in an All-Women's Build Day with Habitat for Humanity and to create a partnership with the Girl Scouts to promote "The House that She Built" badge, aimed at inspiring more girls to pursue careers in the trades.

As we reflect on these accomplishments and look ahead to the remainder of 2024, I am filled with immense excitement and optimism. The momentum generated by our recent endeavors serves as a solid foundation upon which we will continue to build success, foster innovation and drive positive change within the homebuilding industry and our community at large. Together, we are poised to make 2024 a year of unparalleled growth and achievement for MBAPC. 

In January, the Emerging Professionals Council and Contract Furnishings Mart donated **over 230 tools** to the Pierce County Skills Center's Construction Trades program as part of their "Tools for School" drive.

By Anthony Fleming, Membership Engagement Coordinator



During their time with the students, council leadership stressed the importance of the students' impact on the industry and the opportunities afforded to them. Upon graduation from the program, students will be given the donated tools to help give them a leg up in interviews with prospective employers.

The Emerging Professionals Council collected tool donations at all of their events in 2023 and is dedicated to continuing their support for the program throughout 2024 and beyond.

If you are interested in sponsoring or joining the Emerging Professionals Council, please contact Membership Engagement Coordinator Anthony Fleming at afleming@masterbuilderspierce.com. 



2024 BIAW SENIOR OFFICERS

President

Jay Roberts

Skagit Island Counties Building Association and Central Washington Home Builders Association

Immediate Past President

Gary Wray

Skagit Island Counties Building Association

First Vice President/Treasurer

Kent Arola

Master Builders Association of Pierce County

Second Vice President

Nicole Ahola

Central Washington Home Builders Association

Third Vice President

Aaron Marvin

Building Industry Association of Clark County

Secretary

Cameron Kartak

Master Builders Association of King and Snohomish Counties

2024 EXECUTIVE TEAM

President

Evan Mann

Soundbuilt Homes

Vice President Treasurer

Ryan Bittenbender

Cornerstone Specialties

Second Vice President

Shane Beck

Contract Furnishings Mart

Vice President Secretary

Linda Jadwin

Kitchen Tune-Up

Immediate Past President

Chris Lockhart

AAA Kartak Glass & Closet

2024 BOARD OF DIRECTORS

LOCAL DIRECTORS

Tony Laer, Sloan Clack, Ryan Bittenbender, Bill Sager, Morgan Sly, Chuck Sundsmo, Scott Jones, Todd Rickabaugh, Cliff Kendall, Mark Johnson, Jerome O'Leary, Cristina Gotti, Grant Middelton, Linda Jadwin, Clinton Brink, Heather Burgess

STATE DIRECTORS

Rae Fistonich, Ryan Babbit, Michael Fast, Tom Young, Billie Jo Hyland, Scott Walker, Jason Rasmus, Corey Watson, Dan Garber, Linn Larson, Bonnie Buffington, Tram Bowen, Joe Zehnder, Sue Elkin, Shane Beck, Al Yi

NATIONAL DELEGATES

Mike Fast, Bob Camp, Tram Bowen, Kent Arola, Kurt Wilson, Tony Laer, Bill Sager, Sue Elkin

LIFETIME DIRECTORS

Dan Abercrombie, Kent Arola, Al Berger, John Bozich, Terry Brink, Rick Brunaugh, Robert Camp, Bud Crest, Sean Comfort, Bob Coyne, Ray Dally, Bob Denomy, Frank Durston, Jeff Edwards, Mike Fast, CGR, Dan Garber, Steve Garitone, Dave Graff, Buzz Grant, Glen Graham, Gordon Grant, Harold Hansen, Kirk, Harr, Dave Hendrickson, Rick Hjelm, Joe Hoots, Clem Johnson, Rebecca Jones, David Kelly, Jim Kors, David Litowitz, Todd Lord, Bob Lund, Boyd Lundstrom, Cathi Mahan, Joe Maxwell, Ann McLaren, Bob Mickey, John Miller, John Moody, Merritt Nelson, Susie Nelson, Tom O'Connor, Gary Patterson, Teresa Reames, Les Rhea, Gordon Rockwell, William Schuur, Jr., Don Schweger, Laureen Skrivan, John Slott, Pat Steffan, Russ Sutherland, William Triquart, Doug Vieselmeyer, Dick Wegner, Kurt Wilson, Duke York, Rick Yorkk, Jim Yurina, Joe Zelazny

STAFF DIRECTORY

Jessie Gamble

Executive Officer

Operations, Contracts, Board of Directors
253-254-0083
jgamble@masterbuilderspierce.com

Bailee Butcher

Communications Director

Communications, Marketing, Website, Social Media, Dimensions Magazine and PR Committee
253-254-0084
bwicks@masterbuilderspierce.com

Jason Gano

Government Affairs Director

City and Council Government Affairs and Legislative Strategy Committee (LSC)
jgano@masterbuilderspierce.com

Anthony Fleming

Membership Engagement Coordinator

Retention, Emerging Professionals Council, Remodelers Council, Professional Women in Building Council
253-260-6404
afleming@masterbuilderspierce.com

Alex Harrington

Advocacy Associate/

BOLT Executive Director

Workforce Development Committee, Legislative Strategy Committee
aharrington@masterbuilderspierce.com

Sarah Rozsnyai

Accountant

Accounting, Billing, Invoices
mbaaccounting@mbapierce.com

Allison Ragasa

Membership Manager

Recruiting, Membership Committee, Membership Drive
aragasa@masterbuilderspierce.com

Master Builders Piece County

Office Line: 253-272-2112

CELEBRATE CAREER AND TECHNICAL EDUCATION MONTH

Join the Master Builders as we celebrate Career and Technical Education (CTE) month throughout February.

By Bailee Butcher, Communications Director

What is CTE?

CTE month aims to raise awareness and ready learners for college and career success. CTE promotes and supports locally based high school programs that provide real-world technical skills for all students.

Modern education places a heavy emphasis on math, English and history, but with CTE, those subjects are presented with 21st-century examples and knowledge.

For example, in math, students can learn how to properly measure a room and determine square footage instead of solving word problems for the same outcome or equation.



"The New Normal"

Since the pandemic, students have been forced to attend classes online or in a hybrid teaching format, resulting in an unstable learning environment. All of this uncertainty has led to more students questioning the college path. During COVID-19, many high school students reassessed their

career goals. In a time with so many moldable minds and the uneasiness of higher education, CTE can help fill the gap and educate students on other career opportunities.

Opportunities for the Construction Industry

Now is the perfect time for the trades to emerge as a viable career option for young people entering the workforce. Nobody can deny the labor shortage skilled trades are facing. Employee and subcontractor shortages remain widespread and continue to impact the industry, all while student loan debt has risen astronomically.

Exposing students of all ages to career opportunities in the trades can tackle the labor shortage head-on.

How You Can Help

Member involvement is the key to reaching students countywide. It sounds simple, but just showing up and telling your story and the path that took you to where you are now excites and educates the students. Signing up to volunteer at trade schools, speaking to classes, attending job fairs and sharing the scholarship and career opportunities are just a few ways to assist in closing the labor shortage gap.

If you are interested in joining the workforce development committee or learning about more opportunities to help the labor shortage gap in Pierce County, please contact BOLT Executive Director and MBAPC Advocacy Associate Alex Harrington at aharrington@masterbuilderspierce.com. 

POTENTIAL NEGATIVE IMPACTS OF WASHINGTON'S WILDLAND-URBAN INTERFACE (WUI) CODE ON HOMEBUILDERS

By Jason Gano, Government Affairs Director



INTRODUCTION: Washington State's recent implementation of a Wildland-Urban Interface (WUI) code has raised concerns within the homebuilding industry. While the intention behind the code is to enhance community safety and resilience to wildfires, some argue that its stringent requirements may inadvertently hinder homebuilders. This quick write-up explores potential reasons why Washington's WUI code could pose challenges for the homebuilding sector.

1. INCREASED CONSTRUCTION COSTS: The WUI code introduces specific building standards and materials aimed at reducing the risk of wildfire damage. Compliance with these stringent regulations may lead to increased construction costs for homebuilders. The mandatory use of fire-resistant materials and specialized designs could elevate the overall expense of building homes in designated WUI areas, potentially impacting the affordability of housing for prospective buyers.

2. LIMITED DESIGN FLEXIBILITY: Homebuilders may face constraints on design flexibility due to the prescribed requirements of the WUI code. The need for specific

construction materials and designs to meet fire-resistant standards might limit the creative choices available to builders. This could result in a standardized appearance for homes in WUI zones, potentially affecting the appeal of these properties to potential buyers.

3. PROLONGED APPROVAL PROCESSES: Compliance with the WUI code may lead to extended approval processes for building permits. The need for thorough scrutiny and adherence to the code's specifications could result in delays in obtaining necessary approvals. Prolonged timelines may hinder the efficiency of homebuilders, impacting project schedules and potentially contributing to increased overall project costs.

4. IMPACT ON HOUSING SUPPLY: The cumulative effect of increased costs, limited design flexibility and prolonged approval processes could contribute to a slowdown in housing construction in WUI areas. This could exacerbate existing challenges related to housing supply in Washington, potentially leading to decreased availability of homes in these regions.

CONCLUSION: While the Wildland-Urban Interface code in Washington aims to enhance community safety and resilience to wildfires, its potential impacts on homebuilders cannot be ignored. The increased costs, limited design flexibility and potential delays associated with the WUI code may pose challenges for the homebuilding sector, affecting housing affordability and supply in designated areas. Balancing the need for wildfire mitigation with the economic implications for homebuilders will be crucial for achieving a sustainable and resilient housing market in Washington. 



Valor Civil Engineering, PLLC

- DEVELOPMENT ENGINEERING
- UTILITY ENGINEERING
- ROAD IMPROVEMENTS
- ENTITLEMENTS
- PEER REVIEW
- EXPERT WITNESS SERVICES

PROUDLY SERVING WESTERN WASHINGTON
TACOMA, WA • P: (253) 861-7741
VALORCIVILENGINEERING@HOTMAIL.COM



**30+ YEARS OF EXPERIENCE
AS #1 IN THE #2 BUSINESS!**

- Septic Pumping
- Septic Installs
- Portable Restroom Rentals
- RV & Holding Tank Pumps
- Septic Repairs

(360) 427-6110 info@aaasepticllc.com



Deschutes Law Group, PLLC

Meeting Your Construction Business Needs:

*Construction | Contracts | Claims | Collection
Land Use | Litigation | Liens | Real Property*

Ben Cushman, Attorney

1202 State Ave. NE | Olympia, WA 98506
Phone: 360-464-1055

www.deschuteslawgroup.com
ben@deschuteslawgroup.com

Serving Pierce, Kitsap and Thurston Counties



MiTek®

PARR OPTI-FRAME

Precision-cut,
labeled, and
bundled framing
packs by PARR.

Scan Here
to Find Out More!



**Total Home
Building Source**

parr.com

Master Builders Pierce County LAUNCHES PROFESSIONAL WOMEN IN BUILDING COUNCIL

By Anthony Fleming, Membership Engagement Coordinator



In a significant stride toward promoting diversity and inclusivity within the homebuilding industry, the Master Builders Association of Pierce County has launched our chapter of Professional Women in Building (PWB).

PWB aims to create a supportive platform for women working in various capacities within the industry and provide a space to unite, mentor and empower each other. By fostering a community that champions equality and empowerment, the council endeavors to inspire more women to pursue and thrive in careers traditionally dominated by men. Through targeted programs, events and educational initiatives, PWB is poised to make a lasting impact on the industry landscape, driving positive change for women to excel in their professional journeys.

As the construction and building sector undergoes transformative shifts, the establishment of PWB not only marks a milestone in the pursuit of gender equality but also recognizes the invaluable contributions women bring to the field. By cultivating an environment that values diversity, innovation and collaboration, the council is poised to elevate the industry to new heights.

As more women gain access to resources, mentorship and networking opportunities through PWB, the hope is that the building industry will witness a surge of talented and empowered women who will play instrumental roles in shaping the future of construction, design and development.

PWB's launch event is set to take place at the Tacoma County & Golf Club on April 4. It will be followed up closely by the All-Women Build Day for Habitat for Humanity on May 10. There will also be PWB events on July 31, Oct. 17 and during the Council Holiday Social in November. For more information on the council and its events, reach out to afleming@masterbuilderspierce.com. 

MEET ALLISON RAGASA!

Allison just finished her Master of Business Administration at Pacific Lutheran University and joins us from the education technology industry, where she was in outside sales. On the weekends, you can find her and her dog, Tulip, hiking in the mountains. 



TREE COVERAGE

By Jason Gano, Government Affairs Director

Requiring a 35% tree coverage on private property, while well-intentioned in promoting environmental sustainability and green urban spaces, can pose challenges to affordable housing development. This mandate may hinder the construction of affordable housing units in several ways.



1. Reduced Buildable Space:

Allocating a significant portion of the property for tree coverage limits the available space for construction. This reduction in buildable area directly impacts the number of housing units that can be accommodated on the property, making it difficult for developers to maximize the use of available land.

2. Increased Development Costs:

Introducing and maintaining a 35% tree coverage requirement involves additional costs for property owners and developers. Expenses related to the preservation, transplantation or planting of trees, along with ongoing maintenance, add financial burdens that are passed on to the overall development costs. This, in turn, can contribute to higher home prices, making housing less affordable for potential buyers or renters.

3. Density Restrictions: The tree coverage mandate can conflict with efforts to increase housing density, a key element in addressing affordability challenges in urban areas. Limiting the available space for housing units may force developers to build fewer, larger units, reducing overall housing supply and potentially driving up prices due to increased demand.



4. Zoning and Land Use Conflicts:

In areas with existing zoning regulations favoring tree coverage, the 35% requirement may exacerbate conflicts between environmental goals and the pressing need for affordable housing. Balancing these competing priorities becomes especially challenging when zoning ordinances prioritize green spaces over housing development.

5. Stifled Innovation: Strict tree coverage requirements may

discourage innovative and cost-effective housing design solutions. Developers might face limitations in adopting new construction methods or designs that could potentially lower building costs, as they must adhere to the specified tree coverage percentage.

6. Exclusionary Effects: The financial and logistical challenges associated with meeting the 35% tree coverage mandate may deter smaller, more budget-conscious developers from entering the market. This exclusionary effect limits the diversity of developers involved in affordable housing projects, potentially slowing down the overall pace of housing development.

While the preservation of green spaces is crucial for environmental sustainability and community well-being, finding a balanced approach that accommodates both tree coverage goals and the urgent need for affordable housing is essential. Policymakers must carefully consider the potential unintended consequences of rigid tree coverage requirements and explore flexible strategies that encourage sustainable development without compromising housing affordability. 



2023 President's GALA RECAP

The 2023 President's Gala was a huge success! Thank you to all 200 members and guests for attending our awards celebration and installation of our 2024 officers at the Silver Cloud in Ruston. This year, we raised over \$26,000 for BOLT (Building Opportunities for Learning the Trades), a nonprofit that focuses on getting more people into the construction trades through scholarships, internships, mentorships and stipends for tools.

CONGRATULATIONS TO OUR 2023 AWARD WINNERS:

Design Professional of the Year: Shane Beck, Contract Furnishings Mart

Associate of the Year: Jerome O'Leary, O'Leary Commercial Real Estate

Volunteer of the Year: Linda Jadwin, Kitchen Tune-Up

Recruiter of the Year: Scott Walker

New Member of the Year: Kyle Bridgan, Noble Solid Service

Workforce Development Excellence Award: David Tout of the Pierce County Skills Center

Public Officials Excellence Award: Ken Rice, Pierce County Fire Marshall

Remodelor of the Year: Ryan Babbit, Babbit Construction

Builder of the Year: Evan Mann, Soundbuilt Homes

Custom Builder of the Year: Reggie Brown, Louis Randolph Homes

Company of the Year: Laer Enterprises

President's Award: Dan Garber, Redline Services Group

THIS NIGHT WOULDN'T BE POSSIBLE WITHOUT OUR WONDERFUL SPEAKER AND SPONSORS. THANK YOU:

Emcee: Mark Johnson

Presenting Sponsor: Laer Enterprises

Supporting Sponsor: PARR Lumber

Photography Sponsor: ROII

Registration Sponsor: AAA KARTAK

Awards Sponsor: Ernwest

Table Sponsor: A-Advanced Septic & Construction Services

Beverage Sponsors: Milgard Windows & Doors, Rush Residential, Soundbuilt Homes and Rainier View Rooter LLC

Dessert Dash Sponsors: Phase II Construction and Pella Windows and Doors

Appetizers Sponsors: The Material Bar and Rainier View Rooter LLC

Centerpiece Sponsor: Electrical Outfitters NW

We can't wait to see you all next year! For more information about awards or events, please contact Communications Director Bailee Butcher at bwicks@masterbuilderspierce.com. 









**DICKSON FROHLICH
PHILLIPS BURGESS**

IS PLEASED TO ANNOUNCE

CAMBRIA QUEEN

HAS BEEN NAMED AS A PARTNER

With a distinguished career as an associate in our civil litigation department, Cambria's expertise spans real estate, estate planning, business, and probate law.

A graduate of Arizona Summit Law School (J.D.), Cambria also holds an M.B.A. from Western Governors University, along with a B.S.B.M. and P.C.P. from Penn Foster Career Schools.

Congratulations to Cambria Queen on this well-deserved promotion. We eagerly anticipate her continued contributions.

WWW.DFPBLAW.COM
SEA (206) 621-1110
TAC (253) 572-1000

PARTNER

**DICKSON FROHLICH
PHILLIPS BURGESS PLLC**

LAWYER ANNOUNCEMENT

If you build it (a business)... we can help you sell it.

IBA has successfully sold companies for builders, service contractors, manufacturers, distributors, & product retailers. 100's of construction sector transactions confidentially facilitated.



Contact Curt Maier at
425-454-3052 or curt@ibainc.com

Complimentary Professional Opinions of
Business Value for Master Builders Association Members.

100% Paid on Performance
All Communication Held in Strict Confidence
Real Estate Licensed Brokerage

Master Builder's **FIRST LEAD. INSPIRE. TRAIN. EVENT** **KICKS OFF JANUARY**

By Bailee Butcher, Communications Director

On January 23, Lead. Inspire. Train. hosted by the Remodelers and Emerging Professionals Councils was a huge hit with 80 members in attendance.

Thank you to Kyle Hunt, Remodelers On The Rise, for his incredible presentation ensuring you are running your business, not letting it run you!

Thanks to our members' wonderful support at the 2023 Remodelers Holiday Social, we were able to present a check to Mary Bridge Helping Hands for \$2,513.

Thank you to our sponsors for making this evening possible:

- Presenting Sponsor: Milgard Windows & Doors
- Appetizer Sponsor: Wallace Stove and Fireplace
- Beverage Sponsor: Cornerstone Specialties LLC
- Registration Sponsor: The Truss Company & Building Supply

For more information about councils and committees, please contact Anthony Fleming at afleming@masterbuilderspierce.com. 



The Push to Ban Natural Gas in Washington State: **BALANCING ENVIRONMENTAL GOALS AND HOME CONSTRUCTION**

By Jason Gano, Government Affairs Director

In recent years, Washington State has been at the forefront of environmental initiatives, striving to reduce its carbon footprint and combat climate change. One of the key proposals gaining momentum in the state legislature is the ban on natural gas in new home construction. While the intent behind such legislation is commendable, it raises concerns about its potential impact on the home construction industry.

ENVIRONMENTAL GOALS:

The primary motivation behind Washington's push to ban natural gas is rooted in the state's commitment to environmental sustainability. Natural gas combustion contributes significantly to greenhouse gas emissions, a major driver of climate change. By transitioning away from natural gas, the state aims to reduce its carbon footprint and promote the use of cleaner, renewable energy sources such as electricity.

REDUCING DEPENDENCE ON FOSSIL FUELS:

The proposed legislation seeks to accelerate the shift toward renewable energy by eliminating dependence on fossil fuels in the residential sector. Washington envisions a future where homes are powered by electricity sourced from renewable energy, aligning with the state's ambitious climate goals and fostering a more sustainable and resilient energy infrastructure.

CHALLENGES FOR HOME CONSTRUCTION:

While the environmental benefits of banning natural gas are apparent, concerns have been raised about the potential negative impact on home construction. Natural gas has long been a reliable and cost-effective energy source for heating, cooking and powering various household appliances. The sudden transition away from natural gas could pose challenges for the construction industry, impacting both builders and homeowners.

COST IMPLICATIONS:

One major concern is the potential increase in construction costs associated with the adoption of alternative energy systems. Builders may face higher expenses in installing electric heating systems, water heaters and kitchen appliances, which could ultimately be passed on to homebuyers. This may create financial barriers for prospective homeowners and dampen the overall housing market.

**TECHNOLOGY AND INFRASTRUCTURE CHALLENGES:**

The ban on natural gas requires a substantial shift in technology and infrastructure. Existing homes are equipped with natural gas lines, and transitioning to electricity would necessitate costly retrofits. Moreover, the availability of renewable energy sources must be sufficient to meet the increased demand, requiring significant investments in energy infrastructure.

BALANCING ACT:

Washington State finds itself in a delicate balancing act between achieving its environmental goals and ensuring the viability and affordability of the home construction industry. Striking the right balance may involve implementing the natural gas ban gradually, providing incentives for builders to adopt sustainable practices, and investing in technology and infrastructure to support the transition.

“Washington State finds itself in a delicate balancing act between achieving its environmental goals and ensuring the viability and affordability of the home construction industry.”

While the push to ban natural gas in Washington State aligns with the imperative to address climate change, the potential consequences for home construction cannot be overlooked. A thoughtful and phased approach is essential to minimize the impact on the construction industry, ensuring a smoother transition to cleaner energy sources while preserving affordability and accessibility in the housing market. 

BUILDING OPPORTUNITIES FOR LEARNING THE TRADES

By Alex Harrington, Executive Director

The Master Builders' workforce development nonprofit, Building Opportunities for Learning the Trades (BOLT), was granted 501(c)3 status a year ago this month! In that time, we've been so fortunate to have the support of Master Builders members who have given so generously of their time, expertise and finances toward the goal of solving the labor shortage in the trades. Last year, we gave out over \$10,000 in scholarships and stipends, and we are on track to more than double the number of students we support this year!

Master Builders members generously donated over \$110,000 to BOLT since its inception in early 2023! This has allowed us to drastically increase the number of scholarships we give to folks pursuing skilled trades at technical, vocational, two-year or four-year colleges. It'll also help us give out more stipends to people from our partner institutions who get hired on and successfully complete 90 days at a Master Builders company. If you

know anyone looking to explore the building trades as a career, please direct them to our scholarship at masterbuilderspierce.com/bolt/!

BOLT's work wouldn't be possible without the guidance and support of each and every member who serves on our Advisory Committee, volunteers in the schools, conducts mock interviews with young people, invites students to do job shadows, or participates on school district General Advisory Committees. Thank you!

We are also so grateful to have such a dedicated Board of Trustees to oversee BOLT's operations. Appointed by the president of the Master Builders of Pierce County, these individuals bring a wealth of knowledge and experience that have already helped change the lives of students and service members in our community.

If you're interested in helping to shape the work that we do to get more individuals into the skilled trades, don't hesitate to reach out or to sign up as a volunteer on our website. 



Board of Trustees

Dan Garber, Chair
Redline Services

Jason Rasmus, Vice Chair
American NW Homecraft

Jessie Gamble, Treasurer
Master Builders Association of Pierce County

Sue Elkin, Secretary
Homeownership Center NW

Robert Camp, Trustee
Camp Corporation

Linda Jadwin, Trustee
Kitchen Tune Up

Executive Director

Alex Harrington
aharrington@masterbuilderspierce.com

PROMOTE YOUR BRAND AND BE SEEN

\$25.7 BILLION

IN WASHINGTON, CONSTRUCTION
CONTRIBUTED OVER \$25.7
BILLION OF THE STATE'S GDP.



For more information,
contact E&M at p. 800-572-0011
advertising@eandmsales.com



Published quarterly, Dimensions magazine is a one-stop shop for all housing and residential construction industry news written for professionals in the field.

As a recognized industry publication with an established readership and trusted content, it makes a targeted impact. Advertise directly to your peers and get noticed.

3,000+

Dimensions magazine reaches more than 3,000 construction professionals and construction-related businesses.



23,400

There are over 23,400 construction firms across the state of Washington.



39,400

The Washington residential construction industry is strong, with more than 39,400 new construction jobs added in 2021.





PO Box 88871
Steilacoom, WA 98388

Presorted STD
US Postage
PAID
Zip Code 54003
Permit No. 2



WANT TO START GETTING MONEY BACK FOR PRODUCTS YOU ALREADY USE?

FREE MEMBER BENEFIT OF
YOUR STATE & LOCAL HBA

BIAWrebates.com

EASY TO PARTICIPATE!
IF YOU USE ANY OF OUR

50+

PARTICIPATING
MANUFACTURERS

- 1 REGISTER
- 2 SUBMIT A REBATE CLAIM
- 3 RECEIVE A REBATE CHECK

THE AVERAGE
REBATE PER BUILDER /
REMODELER COMPANY
WHO PARTICIPATED
IN 2020 WAS:

\$1,495.13

PARTICIPATING MANUFACTURERS



AFFILIATE PARTNERS

