outside tradesmen, then you must be licensed as a general contractor, and the proposed amendment excludes the owner-builder from that provision.

Dianna Boyden, taxpayer and landowner in Island County, representing C.O.D.E.S., reported that members of CODES,along with other interested Island County citizens, had been actively involved in seeking public opinion on the proposed amendment, and launched a petition drive receiving 800+ signatures, and submitted the petition to the Board for the record at this time (Exhibt A). She noted that CODES had been in contact with citizens of Camano Island, and had reports that Camano seemed to favor the amendment. She indicated that signatures on the petition consisted of landowners, citizens, local attorneys, professional builders and contractors, realtors, licensed plumbers and electricians, and various business people throughout the community. Ms. Boyden stated that the people of Island County would like to reclaim their right to be responsible for designing and building their homes, repairing and altering those homes, without unnecessary regulations or threat of prosecution. She stated that the Uniform Building Code had been handed to Island County by State mandate, but that R.C.W. 19.27.060 allows for changes to suit local conditions. She felt that Island County now had the opportunity to deal with the reality of the economic situation on housing in a rational way by adopting the owner-builder amendment and allow pepole to provide for their own basic human needs in the way it best suits individual circumstances without outside interference for such a basic need as shelter. C.O.D.E.S.' main concern is that they be allowed to build their houses in whatever shape they want, to decide where the windows and doors will go, how high they need their ceilings and counter-tops, and allowed to live in a place that suits individual needs and bankbooks. She maintained that the introduction of the Uniform Building Code in Island County had stiffled creativity and innovation, and she requested that the Board schedule a public hearing within thirty days on the adoption of the owner-builder amendment.

Ken Buehn, Fire Protection District No. 2, indicated he had first learned of the proposed amendment only when Mr. Jackson had brought it to his attention. He pointed out that when starting to amend the Building Code, this was an issue of safety, i.e. firemen going into a house built with 1 x 2 rafters instead of standard material. He felt that there was a set of laws to go by, and the fire code states to go by the building code and the State says that the County shall abide by it; in his opinion to amend same was illegal.

Jerry Sanders, South Whidbey resident associated with CODES, stated he appreciated Mr. Alexander's position, but pointed to an interview with a local newpaper over a year ago wherein Mr. Alexander clearly stated he did not have the personnel or resources to enforce the building code. Mr. Sanders urged that the Board set a public hearing on the matter at an early date. Paul Nichols, Fire Chief, Fire District No. 3, commented that the private family home has very little to do with the fire codes, the building code going into the private home 95%. The Fire District is interested in problems, especially true on the South end, for fire blocking and fire stops which have to be installed; if there is no inspection and no building code, the fire departments have no way of knowing whether those things are being put into the home, and he would have hesitation and doubt if there is a structure fire in an owner-built home under the proposed ordinance of allowing one of his firemen to go into the building or onto that building. If the home is being built according to codes and has been inspected, Mr. Nichols stated he would have every hope and knowledge that the building would be fire safe and the fire department would do everything possible to extinguish the fire and save lives. He felt that this amendment, if passed, would be detrimental to the people of the County and would certainly be against all the people who are trying to fight fires. If for some reason the matter is to be brought up for hearing, Mr. Nichols asked that the hearing be held at night to allow further people to come and be heard.

Bill Dunlop, President, Camano Homeowners Association, understood the need for owner-built homes and felt that in general, they should subscribe to the code. He urged that the Board hold an evening public hearing on the matter in the near future because he found some phase of the amendment to be of serious concern that would affect the life and safety of the community and taxpayers.

George Koetje, real estate broker in Oak Harbor, reported that the trend in the last number of years in the United States had been toward consumer-oriented laws, and it would appear that the adoption of this type of proposal would be a reversal of that trend. With regard to the argument presented that the owner-builder has the right to do what he wants on his own property, Mr. Koetje stated that one of the problems the realtors would have would be the eventual marketing of the property to an unsuspecting client who has no expertise in construction of a home and it would be impossible for that person to determine what kind of materials were used in the home or how well it was put together; he pointed out it would be very easy to cover up a mistake and/or substandard materials in a house and that the poor unsuspecting buyer would be in a mess. He also noted that the courts are now determining that realtors have some responsibility for determining the structural content of the house they sell; the seller will have difficulty in the courts because the buyer who has problems eventually will be back on him to correct those problems. Mr. Koetje felt that the amendment would be opening a pandora's box of problems, and felt that the buyer had the right to assume that the house was built to some minimum standard. Ben Westburg, private citizen and also a builder, stated he had seen many homes which needed certain fire stops to stop a fire and noted that better fire codes were being created each year to help stop fires. He stated that the more he looked at the matter, the more he could see where this has saved one life, and he felt the building code was doing good.

Steve Nienhaus, member of C.O.D.E.S., stated that the owner-builder amendment purports to make a division between commercially built structures that owner-builders are working on, and reported that contractors and builders he talked to signed the petition and told him that they supported it; talked to realtors who saw that this might be good for their business. He pointed out that he had built his own home of 14000 sq.ft. for $8,000 and could be a criminal and illegal because he had built his own home; he felt this to be insane. Mr. Nienhaus stated that the matter under discussion was that of private individual homes and not a commodity, but that of a roof overhead, noting that it used to be that people built log homes the best way they could and it was a right to build shelters of ones own creation and be above all of the regulation; he asked why private owner-builders should have to conform to all of that and urged the Board to hold a public hearing on the matter so that all concerns could be brought up.

Bob Jackson, Island County Fire Marshal, stated he was concerned with the owner-built house becoming a commodity when it is sold. If it is sold, he is called in and it would be difficult for him to determine if the structure was a fire hazard, and if determined to be a fire hazard, the only way to get it abated would be by going to court. Two insurance companies stated they would not take an owner-built house (Farmers Insurance Company and State Farm Insurance) and another two stated they would possibly take them but would have to look at the rates which would be adjusted substantially. Mr. Jackson agreed that pandora's box would be opened and felt it would be a bad move.

Gordon Koetje stated he felt there was no question that there was room for owner-built homes as long as they go by the code, and as the fire people had spoken out, he stated that as a volunteer fireman, he would not want to go into some of the pictured owner-built homes he had seen to fight a fire. Besides the fire problem involved, Mr. Koetje stated that the unsuspecting consumer who purchased one of these, without it ever being inspected by some governmental