



RICHARD AVELAR & ASSOCIATES

A R C H I T E C T S

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LONNIE HAUGHTON

PROFESSIONAL EXPERIENCE

2005-present

RICHARD AVELAR & ASSOCIATES

Oakland, California

Principal Construction/Codes Consultant

Responsible for providing construction, accessibility, safety and personal injury litigation support services, including field investigation, forensic evaluation of as-built conditions, moisture analyses and applied psychrometric science, building codes & standards research, and code compliance review of existing construction and associated contract and design documents.

2005

POSARD BROEK + ASSOCIATES

San Anselmo, CA

Project Manager

Construction consulting and litigation support services, including forensic investigations, technical and code analyses, and report production.

1998-2005

EXTERIOR RESEARCH & DESIGN, L.L.C.

Seattle, Washington

Senior Associate

Construction consulting and litigation support services, including project management, forensic investigations, technical and code analyses, contract administration, report production, and preparation/review of reconstruction scopes of work.

1997-1998

THE ENERGY GROUP

(A private utility investment company)

Arlington, Virginia

Independent consultant/manager

Provided independent consulting and management services for Virginia-based private utility investment company seeking investment opportunities in Alaska – responsible for media relations, writing, background research, and lobbying of State of Alaska legislators.

1995-1998

CAPE FOX CORPORATION

Ketchikan, Alaska – independent consultant/manager

Provided independent consulting and management services for large Native-owned Alaska corporation, including supervision of construction projects, contract administration and business negotiations. Executive producer for 30-minute historical video, *The Salmon Capital of the World*, documenting the local salmon canning industry. Commanded cleanup of bunker fuel oil spill on company property. (Achieved HAZWOPER certification as On-scene Incident Commander for cleanup of oil spills in marine waters.)

**PROFESSIONAL
LICENSES**

- General Contractor (California) license #B-880924 (issued July 2006)

**PROFESSIONAL
CERTIFICATIONS**

- Division of the State Architect: ***Certified Access Specialist*** (CASp-030) – issued April 2009
- International Code Council: ***Master Code Professional*** (issued May 2005):
 - Building Inspector/Plans Examiner – International Building Code (IBC)
 - Building Inspector/Plans Examiner – International Residential Code (IRC)
 - Building Inspector CBC (California Building Code) – issued June 2007
 - California Commercial Building Inspector (2007)
 - California Residential Building Inspector (2007)
 - Property Maintenance & Housing Inspector
 - Accessibility Inspector/Plans Examiner
 - Fire Inspector I
 - Certified Building Code Official
 - Certified Housing Code Official
- Exterior Design Institute: certified ***EIFS Third Party Inspector***
- Installation Masters: ***accredited instructor /certified installer*** (expired)
- U.S. Green Building Council: ***LEED Accredited Professional*** (inactive)
- Construction Specifications Inst.: ***Construction Documents Technologist***

**PROFESSIONAL
MEMBERSHIPS**

- American Concrete Institute (ACI)
- Architectural Woodwork Institute
- ASTM International (ASTM)
- California Building Officials (CALBO)
- Certified Access Specialist Institute (CASI) – *founding member*
- Construction Specifications Institute (CSI)
- Exterior Design Institute (EDI)
- International Code Council (ICC)
- RCI, Inc. (*previously, Roof Consultants Institute*)
- Western Construction Consultants Association (Westcon)

EDUCATION

- Edinburgh Business School, Heriot-Watt University, Edinburgh, Scotland, Postgraduate diploma, distance learning Business Administration program

CONTINUING PROFESSIONAL EDUCATION (University Study)

- Workshop – *Wood Identification* (4-day laboratory workshop – January 2004), University of Massachusetts – Amherst (annual workshop taught by Dr. R. Bruce Hoadley, author of the industry standard text *Identifying Wood – Accurate Results with Simple Tools*)
- Distance Learning Course – *Wood as a Raw Material* (3 semester credits), University of Minnesota, 2003
- Workshop – *WUFI-ORNL/IBP Software (Heat and Moisture Transfer in Building Envelopes)* May 30-31, 2002. Penn State University. Training seminar sponsored by Oak Ridge National Laboratory and Franhoufer-Institut für Bauphysik (IBP) for use of WUFI software for moisture exchange analysis of building envelope assemblies.

SAFETY TRAINING/CERTIFICATIONS

- 30-hour OSHA Outreach Course for the Construction Industry (2010)
- OSHA 510 – Standards for the Construction Industry (2010)
- California Governor’s Office of Emergency Services Post-Disaster Safety Assessment Program – *OES Certified SAP Evaluator* (current)
 - Sept. 8-10, 2014: provided post-earthquake inspection services as a Deputy Building Official for the City of Vallejo

BUILDING CODES / ACCESSIBILITY / ADA TRAINING

- *Accessibility and Usability*, March 23, 2012 (seminar by CALBO)
- *The Role of the Certified Access Specialist Program Inspector*, January 20, 2012 (seminar sponsored by CASI)
- *Understanding & Clarifying the Certified Access Specialist Program*, May 13, 2011 (seminar sponsored by CASI)
- *Beyond the ADA - Overview of Housing Access Regulations*, Jan. 21, 2011 (seminar sponsored by CASI)
- *Accessible Signage*, October 1, 2010 (seminar sponsored by CASI)
- *2007 CBC Amendments – Accessibility*, October 22, 2008, Sacramento (seminar sponsored by CA Division of the State Architect)
- *Overview of the California Codes*, July 19, 2007 (seminar by ICC)
- *Nonresidential Disabled Access*, October 4, 2006 (seminar by CALBO)
- *California State Laws Effecting Building Departments*, March 22, 2006 (seminar sponsored by CALBO)
- *Fire-Resistive Assemblies*, October 6, 2005 (seminar by CALBO)
- *Fire-Resistive Construction*, April 4, 2005. Seattle, WA (2005 Annual Education Institute sponsored by WABO)
- *Building Code Boot Camp*, February 21, 2005. Cincinnati, OH (sponsored by International Code Council)
- *International Existing Building Code*, December 6, 2004. Lacey, WA (sponsored by The Building Safety Foundation and WABO)

PROFESSIONAL PUBLICATIONS by HAUGHTON

- L. Haughton, *Solar-Driven Waves of Water Vapor within Exterior Wall Cavities*, Interface, RCI, Inc., Raleigh, NC (07/2014)
- L. Haughton, *Bayes' Rule and the Extrapolation of Testing Results*, Interface, RCI, Inc., Raleigh, NC (08/2013)
- L. Haughton, *Codes and Standards*, Masonry Magazine, Masonry Contractors Association of America, Algonquin, IL (06/2013)
- L. Haughton, *Forensic Processes for Water Intrusion Investigations – Case Study*, Interface, RCI, Inc., Raleigh, NC (11/2012)
- *Water 101 – Contractor's Introduction to the Properties of Water* (an educational brief published in 2006; updated in 2012)
- *Buildings That 'Leak' Only on Sunny Days*, RCI 25th International Convention Proceedings, March 29, 2010, Orlando, FL.
- L. Haughton and C. Murphy, *Building Codes, Industry Standards and Evaluation Reports*, Interface, RCI, Inc., Raleigh, NC (02/2010)
- L. Haughton and C. Murphy, *Overview of ASTM E 2128 (Standard Guide for Evaluating Water Leakage of Building Walls)*, Interface, RCI, Inc., Raleigh, NC (02/2010)
- *Concrete Slab-on-Grade Moisture Tests: How Useful Are the Testing Data When the Vapor Barrier May Be Ineffective?*, Interface, RCI, Inc., Raleigh, NC (11/2009)
- *Using Humidity/Temperature Loggers for Moisture Investigations – Case Studies*, RCI Building Envelope Technology Symposium Proceedings, San Diego, CA. October 26, 2009
- L. Haughton and C. Murphy, *Qualitative Sampling of the Building Envelope for Water Leakage* (STP 1493: Repair, Retrofit, and Inspection of Building Exterior Wall Systems, ASTM International, 2009)
- *Inappropriate Use of Low-Grade Cedar and Redwood Lumber in Northern California*, World of Wood magazine, International Wood Collectors Society (12/2008)
- *Qualitative Sampling v Statistical Analysis v Daubert*, Interface, RCI, Inc., Raleigh, NC (11/2008)
- *Anatomy of a Leakage Investigation at a Concrete Floor Slab*, Interface magazine, RCI, Inc., Raleigh, NC (07/2008)
- L. Haughton and C. Murphy, *The Wet Season for Paper-Faced Gypsum*, Interface magazine, RCI, Inc. (The Institute of Roofing, Waterproofing & Building Envelope Professionals), Raleigh, NC (06/2008)
- *Qualitative Sampling v Statistical Analysis v Daubert*, Quarterly Newsletter, Forensic Expert Witness Association (04/2008)
- *Use and Misuse of Historic Building Codes for Injury Trip and Fall Claims*, Defense Comment magazine, published by the Association of Defense Counsel of Northern California and Nevada (10/2007)
- L. Haughton and C. Murphy, *Qualitative Sampling of the Building Envelope for Water Leakage*, Journal of ASTM International (www.astm.org), Vol. 4, No. 9 (10/2007)
- C. Murphy and L. Haughton: technical columns for Mold & Moisture Management magazine (note: publication ceased in August 2007):
 - *The 4 D's of Building Envelope Design* (July 2007)

- *Does Your Building Paper (or Housewrap) Make the Grade?* (April 2007)
- *Successful Flashing – The 1% Rule* (February 2007)
- *Light Gauge Steel Framing – The Rest of the Story* (December 2006)
- *Inside vs. Outside – Don't Blame the Building Contractor for Interior Moisture* (September 2006)
- *Who is Responsible for Ensuring a Successful Waterproofing Design?* (July 2006)
- *What are the Differing Roles of Building Codes, Evaluation Reports and Industry Standards?* (April 2006)
- *OSB vs. Plywood – Evaluation of Moisture-Related Risk Factors* (Jan. 06)
- *Paper-Faced Gypsum – Codes and Standards* (July 2005)
- *The I-Codes and the Architect's Standard of Care* (April 2005)
- *Taking a Proactive Approach toward New Industry Standards* (Jan. 2005)
- C. Murphy and L. Haughton, *Roofing/Waterproofing Details and the Architect's Standard of Care*, October 2005 issue of Interface magazine, Roof Consultants Institute, Raleigh, NC
- C.A. Clausen, L. Haughton and C. Murphy, *Evaluating Wood-Based Composites for Incipient Fungal Decay with the Immunodiagnostic Wood Decay Test*, General Technical Report FPL-GTR-142, Forest Products Laboratory, U.S. Department of Agriculture, Madison, WI. 2004 (<http://www.fpl.fs.fed.us/documnts/fplgtr/fplgtr142.pdf>)
- C. Murphy and L. Haughton, *Variables for Forensic Evaluation of Degradation of Structural OSB Panels Experiencing 'Wet' Service*, August 2004 issue of Interface magazine, Roof Consultants Institute
- C. Murphy and L. Haughton, *A Protocol for Moisture Failure Surveys of Roofing and Cladding Assemblies*, Building Envelope Technology Symposium, Roof Consultants Institute, November 7, 2003, Dallas, TX
- L. Haughton and C. Murphy, *Water 101 – An Introduction to the Properties of Water*, in-house publication, November 2003; presented October 2004 by C. Murphy at *It's in the Details* symposiums in Seattle, WA and Portland, OR sponsored by AIA Seattle Continuing Education.
- L. Haughton and C. Murphy, *'Moisture Exchange' Performance of OSB and Plywood Structural Panels*, June 2003 issue of Interface magazine.

PROFESSIONAL PRESENTATIONS and INSTRUCTION by HAUGHTON

- *Using Humidity-Temperature Loggers to Evaluate Building Envelope Performance Issues*, February 18, 2015, Berkeley, CA (Westcon)
- Webinar: *Evaluating Moisture Damage with HOBOTemp/RH Loggers* (November 12, 2014)
- Panel member for: *Defense Strategies and Attorney Fee Awards in Light of Recent Legislation and 'Jankey v Lee'*, Association of Defense Counsel of Northern California and Nevada (February 22, 2013)
- *Retrofit (Insert) and Egress Windows*, May 1, 2011, Ontario, CA. California Real Estate Inspectors Association annual convention
- *Suggestions for Defense Counsel*, December 9, 2010, San Francisco, CA. Assn. of Defense Counsel of Northern California and Nevada (ADC)
- *State and Federal Regulations for Accessibility in Multifamily Housing*, December 6, 2010, Oakland CA

- *Buildings That 'Leak' Only on Sunny Days*, March 29, 2010, Orlando, FL. RCI, Inc. 25th International Convention
- *Using Humidity/Temperature Loggers for Moisture Investigations – Case Studies*, October 26, 2009, San Diego, CA. RCI, Inc. Building Envelope Technology Symposium
- *Using Humidity/Temperature Loggers for Moisture Investigations – Case Studies*, April 15, 2009, Alameda, CA (Westcon)
- *Quantification of Defects via Expert Extrapolations – Lies, Damn Lies and Statistics?* – November 11, 2008, Berkeley, CA (FEWA)
- *Beware the New 2007 California Codes*, February 20, 2008, Alameda, CA (Western Construction Consultants Association)
- *Use and Misuse of Historic Building Codes for Trip & Fall Claims* (one-hour MCLE), Alameda, CA
- *Mold & Mildew vs. The Building Envelope* – January 23, 2007, Atlantic City, NJ. (Winter Meeting of Northeast Window & Door Association)
- *Qualitative Sampling of the Building Envelope*, October 21, 2006, Atlanta GA (Symposium on Repair, Retrofit and Inspection of Building Exterior Wall Systems, sponsored by ASTM International)
- *Construction Defects as Moisture Sources*, April 20, 2006. Berkeley, CA. Sponsored by UC Berkeley Extension Service

PROFESSIONAL COMMENDATIONS

- *“We would like to express a special thank you to Lonnie Haughton, ICC Certified Master Code Professional, for his invaluable assistance in the research and editing of this book.”*
(From cover pages of *Code Check for California and Code Check Building for California*, Douglas Hansen & Redwood Kardon, Taunton Press, 2008 – www.codecheck.com.)
- *“Throughout his career, one of Lonnie Haughton's major goals has been to gain an exhaustive understanding of building codes and standards. To this end, he has spent the past seven years compiling a hard-copy library of historic codes and a digital library of more than 15,000 documents including building envelope standards, evaluation reports and related reference materials, which he currently relies upon in his current capacity as Construction Codes and Standard Consultant - a senior managerial position specially created by forensic architectural consulting firm Richard Avelar & Associates to reflect his Master Code Professional (MCP) certification.*
“Haughton's clients are typically attorneys, insurance adjusters, claimants, plaintiffs or defendants in a claims or litigation process, and achieving and maintaining MCP certification have been critical in gaining an expert level of understanding of the intent and limitation of the various codes he is able to reference.”
(December 2006 issue of **Building Safety Journal** published by the International Code Council)

OTHER KEY SEMINARS AND CONFERENCES ATTENDED

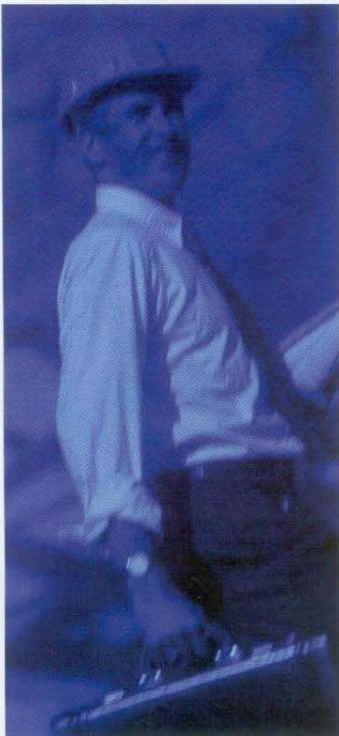
- *Symposium on Repair, Retrofit and Inspection of Building Exterior Wall Systems*, October 21-22, 2006, Atlanta. Sponsored by ASTM International
- *Symposium – Performance and Durability of the Window-Wall Interface*, April 16, 2004. Salt Lake City, UT. Sponsored by ASTM International
- *Seminar – InstallationMasters* instructor training course, March 22-26, 2004. Fresno, CA. Sponsored by InstallationMasters Institute

Master Code Professional Certification: Evidence of Excellence

As the highest level of certification the Code Council has to offer, Master Code Professional (MCP) designation has become the gold standard for demonstrating proficiency in the building and fire safety profession.

Earning the MCP credential is a significant personal accomplishment as well, requiring successful completion of an extensive series of objective and written examinations. Many of the examination credits are from core certifications, covering the areas of Residential Building Inspector, Commercial Building Inspector, Commercial Electrical Inspector, Commercial Mechanical Inspector, Commercial Plumbing Inspector, Building Plans Examiner, Accessibility Inspection Plans Examiner and Certified Building Official. The remaining credits are electives selected from a variety of areas such as Fire Inspector, Commercial Energy Inspector, Electrical Plans Examiner, Property Maintenance and Housing Inspector, and others. The costs—including the references, training and completion of the MCP certification process—are typically spread out over two to ten years, and in many cases are reimbursed by employers.

Reasons for pursuing MCP certification are as varied as the individuals who seek it, but a drive for excellence is a characteristic shared by all.



“The MCP demonstrates commitment to the highest standards of professionalism for code administration,” says ICC Vice President of Certification and Testing Robert von Kampen, Ph.D. “Of the many thousands of people certified by the Code Council, fewer than 500 in the world have attained this professional level.”

However, he adds, this number is growing quickly as the demand for mastery of specialties within the profession increases.

“These individuals demonstrate qualifications in every area of code administration through rigorous training and testing. These qualifications are particularly beneficial for those seeking the highest professional levels within any code administration agency and for individuals who seek positions as trainers of code administration personnel.”

“The value is also intrinsic to professional esteem among colleagues within the code administration community,” he adds. “Individuals with the MCP demonstrate a level of personal discipline and dedication to their profession that is far above the norm.”

As might be expected, MCP certification can open the door to increased professional challenges and career advancement. MCPs have an expert understanding of how a jurisdiction’s different divisions and departments work together to establish and maintain a safe built environment, and can better anticipate problems and provide solutions.

This points out what is perhaps the greatest benefit of the MCP program: the value certified professionals bring to the communities they serve. Thanks to their broad range of knowledge, MCPs not only provide an exceptional level of direct service but can help enhance the effectiveness and efficiency of their entire department.

“Individuals who already hold multiple certifications from the Code Council should strongly consider the MCP,” encourages Dr. von Kampen. “In many cases, the MCP can be attained through completion of only a few additional certificates.”

If you are interested in finding out more about earning ICC MCP certification, visit www.iccsafe.org/certification or phone 1-888-ICC-SAFE (422-7233), extension 33806. ♦

