

City of Cupertino



CUPERTINO

Sean Hatch
Building Official
City of Cupertino
Building Division | Community
Development Department
City Hall | 10300 Torre Avenue
Cupertino, CA 95014-3255

STATEMENT OF QUALIFICATIONS

**ON-CALL PLAN REVIEW SERVICES
CDD-2025-825**

Submitted by: November 12, 2025

West Coast Code Consultants, Inc.
South San Francisco Regional Office
417 Grand Avenue, Suite 201
South San Francisco, CA 94080

TEAMING WITH YOUR COMMUNITY TO MAKE A DIFFERENCE

Client / Project Management

Donald Zhao, PE, MCP, CBO

Vice President

O: (650) 754-6353

C: (925) 997-4322

E: Donald@WC-3.com

www.WC-3.com



West Coast Code Consultants, Inc.

A. Cover Letter



November 12, 2025

Attn: Sean Hatch, Building Official
City of Cupertino | Building Division
Community Development Department
City Hall | 10300 Torre Avenue
Cupertino, CA 95014-3255]

RE: Request for Qualifications for On-Call Plan Review Services - CDD-2025-826

West Coast Code Consultants, Inc. (WC³) is pleased to submit our statement of qualifications in response to the request from the City of Cupertino for On-Call Plan Review Services to assist the Building Division of the City's Community Development Department. Having served the City of Cupertino on many diverse projects, we are eager to deepen our partnership by providing expert Plan Review Services that ensure full compliance with the California Building Code, local ordinances and regulations, and the City's vision for safe, sustainable growth.

City of Cupertino's unique blend of architecture includes distinctive Eichler-style homes and traditional residential developments to modern, innovative designs like the iconic Apple Park. This presents distinct opportunities for building safety and community development. With over 19 years of experience, WC³ has proudly served the City of Cupertino for many years, ensuring safety and compliance across a range of projects, including the cutting-edge Apply Park Campus and tenant improvements for various-sized businesses and single-family residential. Our work reflects a deep understanding of the City of Cupertino's needs, balancing innovation with the preservation of history, while also addressing region-specific challenges like seismic safety and accessibility.

Our team of over 110 employees—including California-licensed professional civil, structural and fire protection engineers, ICC-certified building officials, and Certified Access Specialists (CASP)—is based nearby at our South San Francisco Regional Office, ensuring rapid response times and hands-on collaboration. WC³ is committed to delivering high-quality plan reviews that get the project right, working closely with contractors and the City to ensure compliance and satisfaction.

As requested on page 4 of the RFP, demonstration of our Principle contact's minimum qualifications follows on the subsequent pages. This includes a valid California Professional Civil Engineer license, as well as multiple International Code Council (ICC) certifications for plans examination and inspection. Demonstration of our entire staff's qualifications has also been provided, along with their resumes, in an Appendix, beginning on page A-1.

We look forward to collaborating with the City of Cupertino to support your mission of fostering a safe and vibrant residential community project. We acknowledge that no addendum notices were issued and are pleased to submit **78-992-2700** as our firm's DUNS number. If you have any questions or require additional information regarding our proposal, please do not hesitate to contact me as the primary contact and project manager to service a potential contract with the City of Cupertino.

Sincerely,

Donald Zhao, PE, MCP, CBO

Vice President | West Coast Code Consultants, Inc.
C: (925) 997-4322 | E: Donald@WC-3.com

Primary Servicing Office

West Coast Code Consultants, Inc.
South San Francisco Regional Office
417 Grand Ave., Suite 201
South San Francisco, CA 94080

South San Francisco Regional Office

417 Grand Avenue, Suite 201 | South San Francisco, CA 94080 | O: (650) 754-6353 | www.WC-3.com



West Coast Code Consultants, Inc.

EDUCATION

BACHELOR OF SCIENCE CIVIL ENGINEERING

San Jose State University

LICENSES

PROFESSIONAL ENGINEER

California C 79273

CERTIFICATION

ICC CERTIFIED (#5300664):

Master Code Professional
Accessibility Plans Examiner/Insp.
Building Inspector
Building Plans Examiner
CA Commercial Mechanical Inspector
CA Commercial Plumbing Inspector
CA Residential Building Inspector
Building Code Official
Building Official
Mechanical Code Official
Plumbing Code Official
Combination Inspector
Commercial Building Inspector
Commercial Combination Inspector
Commercial Electrical Inspector
Commercial Mechanical Inspector
Commercial Plumbing Inspector
Electrical Inspector
Mechanical Inspector
Mechanical Plans Examiner
Plumbing Inspector
Plumbing Plans Examiner
Residential Building Inspector
Residential Combination Inspector
Residential Electrical Inspector
Residential Energy
Plans Examiner/Inspector
Residential Mechanical Inspector
Residential Plans Examiner
Residential Plumbing Inspector
Building Code Specialist
Plumbing Code Specialist
Mechanical Code Specialist

ADDITIONAL CERTIFICATIONS:

CAL / OES #81869
FEMA IS-100, IS-200, IS-700, IS-800

Donald Zhao, PE, MCP, CBO

VICE PRESIDENT / SENIOR PLAN REVIEW ENGINEER

With over 20 years in the construction industry, including many years as a Building Official, Mr. Zhao has developed a deep understanding of building codes and their implementation in complex projects. His experience as a plan review engineer and inspector has refined his communication skills, enabling effective collaboration with contractors, applicants, and management teams. As a seasoned Building Official, he works closely with construction and review teams to resolve code issues, ensuring projects are completed on time and meet all regulations. Donald is a California-licensed professional engineer and holds a Master Code Professional, Certified Building Official, and other ICC certifications.

EXPERIENCE

West Coast Code Consultants, Inc. / 2013 – Present

Vice President / CBO / Senior Plan Review Engineer / Inspector

During his time at WC³, Donald has driven the integration of technology into plan review, meeting the growing demand for a paperless model. His innovations have empowered a team of plans examiners and inspectors to overcome any challenge. Since opening, the SF/Peninsula office has expanded to more than three times its original size under Donald's leadership. As a plan review engineer, manager, and Vice President, Donald has set a high standard for leadership and equipped his team for success. He also assists with backup inspection services when needed.



CSG CONSULTANTS, INC. / 2006 – 2013


Plans Examiner / Inspector / Public Works & Building Plan Review Engineer

Donald began his career at CSG Consultants, gaining experience in plan review, inspections, and civil engineering. He worked both in office and on-site, supporting city staff with administration, inspections, and reviews. He improved accessibility, customer service, and permit issuance times, spearheading the city's transition from paper to electronic permitting. Donald also updated printed collateral and website communications to enhance education initiatives for the building division. As an interim Code Enforcement Official, he managed unpermitted construction and nuisance complaints. During his tenure, Donald obtained his Professional Engineering license, Master Code Professional credentials, and CBO certification.

Donald Zhao, PE, MCP, CBO

VICE PRESIDENT / SENIOR PLAN REVIEW ENGINEER



**BOARD FOR PROFESSIONAL ENGINEERS, LAND SURVEYORS, AND GEOLOGISTS**

ISSUANCE DATE
DECEMBER 28, 2011


EXPIRATION DATE
MARCH 31, 2026

CURRENT DATE / TIME
JULY 30, 2025
7:46:15 PM

LICENSING DETAILS FOR: 79273

NAME: ZHAO, DONALD CAN CHANG

LICENSE TYPE: CIVIL ENGINEER

LICENSE STATUS: CLEAR 




ADDRESS

417 GRAND AVENUE
SUITE 201
SOUTH SAN FRANCISCO CA 94080
SAN MATEO COUNTY

[MAP](#)

State of California - Professional Engineer

Verified Candidate



verify.iccsafe.org/5300664

[Search Again](#)

Customer Name:	Account Number:
Donald Zhao	5300664

Certifications:

Initial Certification	Current Expiration	Certificate Name
05/13/2013	01/06/2028	Residential Building Inspector
05/13/2013	01/06/2028	Accessibility Inspector/Plans Examiner
12/21/2006	01/06/2028	Building Plans Examiner
06/14/2013	01/06/2028	Residential Electrical Inspector
05/30/2013	01/06/2028	Residential Plans Examiner
05/13/2013	01/06/2028	Commercial Mechanical Inspector
05/25/2013	01/06/2028	Residential Mechanical Inspector
05/20/2013	01/06/2028	Residential Plumbing Inspector
06/10/2013	01/06/2028	Mechanical Inspector
06/24/2013	01/06/2028	Residential Combination Inspector
01/19/2013	01/06/2028	California Commercial Mechanical Inspector
06/10/2013	01/06/2028	Building Inspector
12/27/2012	01/06/2028	Commercial Building Inspector
06/11/2013	01/06/2028	Certified Mechanical Code Official
05/25/2013	01/06/2028	Plumbing Plans Examiner
06/24/2013	01/06/2028	Combination Inspector
09/06/2008	01/06/2028	California Residential Building Inspector
06/03/2013	01/06/2028	Certified Plumbing Code Official
05/29/2013	01/06/2028	Plumbing Inspector
06/10/2013	01/06/2028	Certified Building Code Official
06/05/2013	01/06/2028	Mechanical Plans Examiner
05/06/2013	01/06/2028	Certified Building Official
06/24/2013	01/06/2028	Master Code Professional
06/06/2013	01/06/2028	Residential Energy Inspector/Plans Examiner
05/04/2013	01/06/2028	Commercial Plumbing Inspector
12/27/2012	01/06/2028	California Commercial Plumbing Inspector
06/24/2013	01/06/2028	Commercial Combination Inspector
06/15/2013	01/06/2028	Commercial Electrical Inspector
06/24/2013	01/06/2028	Electrical Inspector
05/08/2018	01/06/2028	Building Code Specialist
06/12/2018	01/06/2028	Plumbing Code Specialist
06/15/2018	01/06/2028	Mechanical Code Specialist

ICC Certifications

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B. Project Team Qualifications and Experience

B. Project Team Qualifications and Experience

KEY PERSONNEL

WC³ has an experienced team of individuals available to assist the City of Cupertino's Building Division and Community Development Department with On-Call Plan Review Services. The following includes a brief summary of our key staff members, along with our complete licensed, certified team and contacts responsible for performing fire and life safety, accessibility, structural, plumbing, mechanical, electrical, and energy plan review services.

WC³'s firm resume, resumes of our key personnel and proof of qualifications relative to their supporting role are included in the Appendix - Key Personnel Resumes. Resumes and certifications for our additional support personnel may be provided upon request. **No sub-consultants will be utilized in the performance of work for this project.**

PROJECT MANAGEMENT

DONALD ZHAO, PE, MCP, CBO - VICE PRESIDENT



With over 21 years of experience in the construction industry, including 18 years as a code official, Donald Zhao brings a deep curiosity about building construction to his role. As the leader of the South San Francisco branch of West Coast Code Consultants, Inc. (WC³), Donald oversees a team that provides building, fire, and civil services to agencies. His team is dedicated to finding practical solutions for clients and their projects, ensuring successful outcomes tailored to each agency's needs. Frequently, Donald and his team work directly in clients' offices, offering hands-on assistance to address immediate challenges, streamline processes, and support the implementation of safe and compliant construction standards.

ADDITIONAL MANAGEMENT

ZAHRA FATTAH - BUILDING DIVISION PLAN REVIEW MANAGER



Ms. Fattah is the Plan Review Manager for all building & safety projects. Zahra has over 20 years of structural design experience, including many years as a design engineer. She brings extensive expertise in both structural and architectural disciplines. As an experienced plans examiner, she has reviewed hundreds of projects for various jurisdictions throughout California, including single-family dwellings, podium-type residential complexes, corporate offices, OSHPD medical facilities, and data centers. She has provided plan review services to multiple jurisdictions and currently leads WC³'s plan review team for the Building Safety Division in California.

KEITH MA, PE, SE - BUILDING DIVISION LEAD PLAN REVIEW ENGINEER (STRUCTURAL)



Mr. Ma graduated from University of California Berkeley, with a Bachelor of Science in Civil Engineering. He is licensed in California as both a Civil and Structural Engineer and has over 20+ years of structural engineering experience with 15+ years as a design engineer. Keith's portfolio of projects includes work on single family dwellings, large multi-family residential and mixed-use complexes, educational facilities, and institutions, commercial buildings, large government and civic developments, large industrial and manufacturing facilities, hotels, mall expansions, marine structures and more.

B. Project Team Qualifications and Experience

NOEL MENDOZA, PE - BUILDING DIVISION LEAD PLAN REVIEW ENGINEER (NON-STRUCTURAL)



Noel Mendoza is a Plan Review Engineer with more than five years of responsible plan review and field inspection experience. He has a great deal of experience working directly with plans, related building and zoning code, and possesses a strong background in residential and commercial developments. In 2016, Noel received his Bachelor of Science degree in Civil Engineering with a Structural Emphasis from San Jose State University in San Jose, California. Noel is also certified by the ICC as both a Building Plans Examiner and California Residential Building Inspector. He is multi-lingual and fluent in both English and Spanish.

ANDREW WALLACE, CASP - BUILDING DIVISION LEAD PLANS EXAMINER (NON-STRUCTURAL)



Mr. Wallace is a Senior Plans Examiner at WC³ with a Bachelor of Science in Natural Resource Management and Conservation from San Francisco State University. For many Bay Area building departments clients, he efficiently reviews plans, provides front counter support, performs inspections, and handles over-the-counter plan reviews. He is certified by the State of California as a Certified Accessibility Specialist to review plans and specifications for compliance with state and federal accessibility standards. Andrew is also frequently called upon by our Civil Division to review C3 stormwater plans and related documents for new development and redevelopment projects, particularly those outlined in the Municipal Regional Stormwater NPDES Permit (MRP) Provision. Mr. Wallace is eager to assist colleagues, applicants, homeowners, and jurisdictional staff with code questions and interpretations, making him an invaluable team member at WC³.

DOUG SMITH, MCP, CBO - ENERGY DIVISION MANAGER / LEAD PLANS EXAMINER (ELECTRICAL / SOLAR)



Mr. Smith has been a building inspector for over 18 years and has worked in the construction industry for 25. Beginning his career in 2005, he has since obtained more than 20 ICC certifications, including Certified Building Official and Master Code Professional. Doug is well rounded in various code disciplines, but particularly specializes in electrical code requirements. He is especially knowledgeable on the topic of solar photovoltaics and battery energy storage. Doug has taught numerous electrical, solar pv, and battery energy storage classes throughout the United States. Mr. Smith currently serves as WC³'s Energy Division Manager and oversees a team of plans examiners and inspectors that perform comprehensive plan reviews and required inspections of energy production facilities.

CRAIG HANSON, CFPS - FIRE DIVISION MANAGER / LEAD FIRE PROTECTION SPECIALIST (FIRE LIFE SAFETY)



Mr. Hanson is a Certified Fire Protection Specialist and experienced fire plans examiner, fire inspector, fire marshal, union fire sprinkler fitter, and military veteran with over 30 years of fire prevention experience in the United States, Afghanistan, Kuwait, and Iraq. He holds certifications through International Code Council (ICC), the National Fire Academy, IFSAC, AFAA, DOD, and more with extensive real-life experience in relation to fire protection, construction, and life safety. Past experience also includes instructing for the ICC at EduCode; various Idaho and Utah building official conferences; the Washington State Fire Academy; and several military installations. Craig serves WC³ as the Fire Division Manager and an integral member of WC³'s Fire Prevention team.

B. Project Team Qualifications and Experience

PROPOSED TEAM

SYNOPSIS OF LICENSING AND QUALIFICATIONS

PROJECT MANAGEMENT

Donald Zhao, PE, MCP, CBO
Vice President

- Registered PE: CA 79273
- ICC Master Code Professional
- ICC Certified Building Official
- 30+ Additional Certifications
- 15+ Years Industry Experience

BUILDING SAFETY SERVICES

Zahra Fattah
Building Division
Plan Review Manager

- BS Structural Engineering
- BS Applied Physics
- ICC CA Building Plans Examiner
- 25+ Years Industry Experience

Structural

Keith Ma, PE, SE
Lead Plan Review Engineer

- Registered PE: CA 364767
- Registered SE: 5065
- BS: Civil Engineering
- 14+ Years Industry Experience

Curt Hume, PE, SE
Senior Plan Review Engineer

- Registered PE: CA 38266
- Registered SE: 3134
- ME: Civil Engineering
- BS: Civil Engineering
- 40+ Years Industry Experience

Todd Snider, PE, SE, CBO
Senior Plan Review Engineer

- Registered SE: CA 56311
- Registered PE: CA C80941
- ICC Certified Building Official
- +19 Additional Certifications
- MS Structural Engineering
- BS Civil Engineering
- 16+ Years Industry Experience

Lily Rong, PE, SE
Senior Plan Review Engineer

- Registered PE: CA 76434
- Registered SE: 6469
- MS: Civil Engineering
- BA: Architecture
- 20+ Years Industry Experience

Greg Mason, PE
Senior Plan Review Engineer

- Registered PE: CA 40921
- BS: Civil / Structural Engineering
- 40+ Years Industry Experience

Non-Structural - Architectural, Mechanical, Plumbing, and Accessibility

Donald Zhao, PE, MCP, CBO
Vice President
Senior Plan Review Engineer

- Registered PE: CA 79273
- ICC Master Code Professional
- ICC Certified Building Official
- 30+ Additional Certifications
- 15+ Years Industry Experience

Eric Schneiderjohn, PE, CASp
Vice President
Senior Plan Review Engineer

- MS in Civil Engineering
- Registered PE: CA C 87019
- Certified CASp-1136
- ICC Building Plans Examiner
- +2 Additional Certifications
- 10+ Years Industry Experience

Noel Mendoza, PE
Lead Plan Review Engineer

- Registered PE: CA C 96783
- ICC Building Plans Examiner
- ICC CA Residential Building Inspector
- BS in Civil Engineering, Structural Emphasis
- 8+ Years Industry Experience

Andrew Wallace, CASp
Lead Plans Examiner

- Certified CASp-1166
- ICC Certified Building Plans Examiner
- BS in Environmental Sciences
- 9+ Years Industry Experience

Sekhar Tatapudy
Senior Plans Examiner

- MS Business Administration
- BS Mechanical Engineering
- EIT Certificate
- 40+ Years Experience

Souad Maghrbi
Plans Examiner

- BS in Engineering
- ICC Building Plans Examiner
- 20+ Years Industry Experience

Maram Aljamal
Plans Examiner

- AS: Architecture Technology
- ICC Building Plans Examiner
- 16+ Years Industry Experience

Gareth Wang
Plans Examiner

- BA: Geography & International Development
- ICC Building Plans Examiner
- 4+ Years Industry Experience

B. Project Team Qualifications and Experience

PROPOSED TEAM (CONTINUED)

ENERGY/SOLAR/ELECTRICAL SERVICES		
Doug Smith, MCP, CBO Energy Division Manager Lead Plans Examiner	<ul style="list-style-type: none"> • ICC Master Code Professional • ICC Certified Building Official • ICC Combination Plans Examiner 	<ul style="list-style-type: none"> • ICC Electrical Plans Examiner • 26 Years Industry Experience
David Leckie Plans Examiner	<ul style="list-style-type: none"> • State of UT Limited Inspector • ICC Residential Electrical Inspector • ICC Commercial Electrical Inspector • ICC Electrical Inspector 	<ul style="list-style-type: none"> • ICC Electrical Plans Examiner • Solar Energy Int. Training • A.S. History Emphasis • 12+ Years Industry Experience
Dustin Church Plans Examiner	<ul style="list-style-type: none"> • ICC Comm. Electrical Inspector • ICC Res. Electrical Inspector • ICC Electrical Inspector 	<ul style="list-style-type: none"> • State of UT Limited Inspector • 6+ Years Industry Experience
FIRE LIFE SAFETY SERVICES		
Craig Hanson, CFPS Fire Division Manager Lead Fire Protection Specialist	<ul style="list-style-type: none"> • NFPA Fire Protection Specialist • NFA Fire Plan Review • NFA Health & Safety Officer 	<ul style="list-style-type: none"> • IFSAC Fire Inspector I & II • BS Loyola University • 30+ Years Industry Experience
Stephen DiGiovanni, FPE Fire Protection Engineer	<ul style="list-style-type: none"> • Fire Protection CA #1546 • ICC Commercial Fire Alarm Plans Examiner I & II 	<ul style="list-style-type: none"> • 25+ Years Industry Experience
Bob King, EFO, CFPE Fire Protection Specialist	<ul style="list-style-type: none"> • ICC Fire Plans Examiner • ICC Fire Inspector I & II • NFA Fire Officer IV 	<ul style="list-style-type: none"> • Firesetter Intervention Specialist • BS Fire Prevention Technology • 40+ Years Industry Experience
Julie Bellinger, CFPS Fire Protection Specialist	<ul style="list-style-type: none"> • ICC Fire Plans Examiner • ICC Fire Inspector I & II • NFPA Certified Fire Protection Specialist • Graduate Certificate: Fire Protection Engineering 	<ul style="list-style-type: none"> • MS (In Progress) Fire & Emergency Management • BS Fire Science Management • 10+ Years Industry Experience
Joshua Rodriguez Fire Protection Specialist	<ul style="list-style-type: none"> • ICC Residential Building Inspector • ICC Com. Fire Sprinkler Plans Examiner • ICC Fire Inspector II 	<ul style="list-style-type: none"> • AFSA Fire Sprinkler System Plan Cert. • BS Fire Protection Administration • 7+ Years Industry Experience
Shaun Richardson Fire Protection Specialist	<ul style="list-style-type: none"> • CSFM Fire Marshal • CSFM Fire Inspector I • CSFM Plans Examiner • ICC Fire Plans Examiner 	<ul style="list-style-type: none"> • ICC Fire Inspector II • BS & AS Fire Administration • 20+ Years Industry Experience
Rachel Clarke Fire Protection Specialist	<ul style="list-style-type: none"> • BS Occupational Health & Safety/ Fire Science (In Progress) • AS Fire Prevention • ICC Fire Inspector I & II 	<ul style="list-style-type: none"> • ICC Fire Plans Examiner • FEMA ICS 100, 200, 700, 800 • 6+ Years Industry Experience



Building & Fire Life Safety Plan Review

WC³ offers clients a model to extend their teams with continuity and highly trained code expertise.

B. Project Team Qualifications and Experience

ORGANIZATION CHART



CUPERTINO

West Coast Code Consultants, Inc.

Giyan Senaratne, PE, SE, LEED AP
Principal / CEO

Donald Zhao, PE, MCP, CBO
Vice President / Project Manager

On-Call Plan Review Services

BUILDING SAFETY

Zahra Fattah
Building Safety Plan Review Manager

Structural Team

Keith Ma, PE, SE
Lead Plan Review Engineer

Lily Rong, PE, SE
Senior Plan Review Engineer

Curt Hume, PE, SE
Senior Plan Review Engineer

Greg Mason, PE
Senior Plan Review Engineer

Todd Snider, PE, SE, CBO
Senior Plan Review Engineer

Non-Structural Team

Donald Zhao, PE, MCP, CBO
Senior Plan Review Engineer

Sekhar Tatapudy
Senior Plans Examiner

Eric Schneiderjohn, PE, CASp
Senior Plan Review Engineer

Souad Maghrbi
Plans Examiner

Noel Mendoza, PE
Lead Plan Review Engineer

Maram Aljamal
Plans Examiner

Andrew Wallace, CASp
Lead Plans Examiner

Gareth Wang
Plans Examiner

ENERGY, SOLAR AND ELECTRICAL

Doug Smith, MCP, CBO
Energy Division Manager
Lead Plans Examiner

David Leckie
Plans Examiner

Dustin Church
Plans Examiner

FIRE AND LIFE SAFETY

Craig Hanson, CFPS
Fire Division Manager
Lead Fire Protection Specialist

Stephen DiGiovanni, FPE
Fire Protection Engineer

Joshua Rodriguez
Fire Protection Specialist

Bob King, EFO, CFPE
Fire Protection Specialist

Shaun Richardson
Fire Protection Specialist

Julie Bellinger, CFPS
Fire Protection Specialist

Rachel Clarke
Fire Protection Specialist

Sub-Consultant Firms

No sub-consultants will be utilized in the performance of work on a potentially awarded contract.



C. Firm Qualification and Experience

C. Firm Qualification and Experience

COMPANY OVERVIEW

Founded 2006	Entity S-Corporation	Website www.WC-3.com
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West Coast Code Consultants, Inc. (WC³) is a code compliance consulting firm, specializing in comprehensive plan review, inspection and staff augmentation services for municipalities, jurisdictions and government entities in the building safety, fire prevention, civil and public works, as well as energy and power disciplines. Founded in 2006, and wholly owned by Giyan Senaratne, WC³ has experienced steady growth over the past 19 years and evolved from a small central team in California to an industry leader in the western United States. WC³ has never defaulted or experienced any failures or refusals to complete a contract. The firm services clients with 10 office locations in five states and over 110 employees.

Corporate Office

12647 Alcosta Blvd, Suite 445
San Ramon, CA 94583
P: (925) 275-1700 | F: (925) 275-0600

Satellite | Regional Offices

South San Francisco, CA; Oakland, CA;
Fresno, CA; Oceanside, CA; Layton, UT; Sandy, UT;
Lynnwood, WA; Sparks, NV; Meridian, ID

Recognition & Accomplishments

- ICC Preferred Education Provider (#1129)
- AIA Education Provider (#38839994)
- 2022, 2014 & 2010 ICC Industry Awards for Excellence
- 2021, 2019 & 2015 ICC Chapter Education Awards
- 2019 ICC Chapter Permit Tech of the Year
- 2018 IRC Plan Review Course Developer
- 2018 IBC Structural/Non-Structural Plan Review Course Developer

Owner/Principal

Giyan Senaratne, SE, LEED, AP
Principal / CEO
P: (925) 275-1700
E: Giyan@WC-3.com

Project Management

Donald Zhao, PE, MCP, CBO
Vice President
P: (925) 997-4322
E: Donald@WC-3.com

Contract Management

Lylly Rodriguez
Contract Manager
P: (925) 275-1700
E: Contracts@WC-3.com



Communication

Good communication is a top priority in providing quality service. WC³ staff members assigned to projects will be responsive and easy to contact by email and/or phone.



On-time Plan Review

Our qualified team performs a variety of timely plan reviews, including:

Residential Developments
Commercial Occupancies
Tenant Improvements
Industrial Facilities
Institutional Facilities
Medical Labs & Facilities
Public Works & More



Qualified

WC³ has been providing building safety and fire prevention plan reviews as well as code inspections for close to two decades. Each team member will have all requisite certifications and licensing.

Highlights



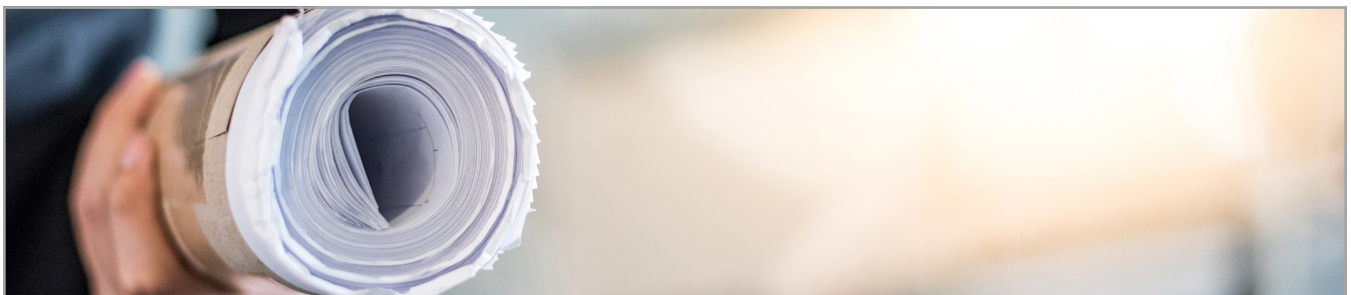
C. Firm Qualifications and Experience

Building Safety | Fire Prevention | Energy & Power Public Works & Civil Engineering | WC³ Academy | eProcess360

WC³ has been serving local jurisdictions with complete plan check, building inspection and other comprehensive services for over 19 years. The company was founded on a commitment to supporting municipalities with exceptional service, code expertise and creative problem-solving. The same guiding philosophy continues to serve our clients to this day and WC³ continues to thrive with the ability to adapt to each client's needs. Whether it's a 40-story high-rise, a complex mixed-use commercial occupancy, or a single family residential dwelling, we've assisted jurisdictions throughout California with all types of projects—both large and small. Our highly qualified team of professionals is licensed in California, certified by the International Code Council (ICC), and understands all aspects of code. We strive to meet aggressive turnaround times to keep projects on schedule and always address questions and concerns in a polite and friendly manner.

When the City of Cupertino's in-house teams are understaffed, require specific expertise on complex projects, or feel overwhelmed with a long list of projects, WC³ will be available to handle all technical aspects or project overflow for your community. We serve in matters to help fulfill obligations and can join in on phone calls or meetings with City officials, employees or project contacts. We will strive for complete satisfaction and our remarkable employees will always be ready to assist.

WC³ is recognized as an industry leader with a team who maintains a high level of skill and experience. Through our WC³ Academy, we are often invited to host live instructor training, as well as online, on-demand training courses in building safety and fire prevention for field and technical staff, nationally. We remain a leader in meeting ever-changing industry standards and our employees are continually challenged to enhance their educations and pursue relevant certifications. Each team member working on City of Cupertino projects will have obtained all requisite certifications and licensing. This combination of experience, knowledge and customer service is the key to our success and will help us provide the very highest quality of service possible.



West Coast Code Consultants, Inc.

Our Team

The WC³ team is comprised of licensed and certified...

Structural Engineers

Civil Engineers

Fire Protection Engineers

Master Code Professionals

Certified Building Officials

Certified Fire Marshals

Certified Accessibility Specialists

Certified Building Plans Examiners

Certified Fire Plans Examiners

Certified MEP Plans Examiners

LEED Associate Professionals

Qualified Permit Technicians

C. Firm Qualifications and Experience

PROJECT EXAMPLES

Example 1 | Cupertino, CA - Apple Park (Apple Campus II)

Jurisdiction: Cupertino, CA

Year: 2013 – Ongoing

Project Value: \$5B+

Since 2013, WC³ has had the pleasure of performing services as a third-party consultant for the innovative Apple Park (Apple Campus II) project. This interesting project consisted of a 4-story, 2.8M SF foot office, research and development building located on a 175-acre site with its own central plant. WC³ performed plan review services for site works, the ancillary buildings, the central plant and main building. Reviews also included an electrical portion involving a 14 MW of solar PV and large fuel cell and battery storage system. WC³ handled all deferred submittals, requests for information, construction document revisions, and facilitated construction documents control as well. All services for the \$5B+ project were delivered within the cost parameters established in the budget. Reviews and inspections were completed on time. Following its initial approval, WC³ continues to review ongoing tenant improvements for the Park under a new contract, directly servicing the City of Cupertino.

WC³ Project Manager: Donald Zhao

WC³ Team: Giyan Senaratne, Todd Snider, Doug Smith, Andrew Wallace, Lily Rong, Eric Schneiderjohn, Sekhar Tatapudy, Keith Ma

Final Value of Current Contract: \$220K for Plan Review Services, 2024 - 2026

Contact: Sean Hatch, Chief Building Official | P: (408) 777-3231 | E: seanh@cupertino.org



Photo Credit: <https://sf.curbed.com/2017/2/22/14698816/apple-park-campus-opens>

C. Firm Qualifications and Experience

RELEVANT PROJECT EXAMPLES (CONTINUED)

Example 2 | Cupertino, CA - 20860 McClellan Road

Jurisdiction: Cupertino, CA

Year: 2024 – Ongoing

Project Value: Undetermined

WC³ has had the pleasure of working with the City of Cupertino on a rare and refined new offering in the heart of Silicon Valley. The residential home project at 20860 McClellan Road introduces a collection of six architecturally striking residences in one of Cupertino's most sought-after neighborhoods. The 2 car garage, 2-story layouts are designed for modern living and elevated style, blending thoughtful design with timeless materials. Each residence, ranging from 2,970 - 3,601 square feet, is crafted with open-concept layouts, soaring ceilings, expansive windows, and seamless indoor-outdoor living. Carefully curated finishes—from warm wood flooring to sleek stone surfaces and designer lighting—reflect a restrained yet luxurious aesthetic. Spacious kitchens with premium appliance packages and custom cabinetry anchor each home, while spa-inspired bathrooms and flexible bonus spaces offer both comfort and function. For each of the six (6) lots, WC³ has performed multiple reviews of original and revised plans, as well as structural reviews for truss designs, calculations and ADUs.

WC³ Project Manager: Donald Zhao

WC³ Team: Donald Zhao, Keith Ma, Curt Hume, Andrew Wallace, Gareth Wang, Eduardo Garcia-Quinonez,

Final Value of Current Contract: \$220K for Plan Review Services, 2024 - 2026

Contact: Sean Hatch, Chief Building Official | P: (408) 777-3231 | E: seanh@cupertino.org



Photo Credit: <https://www.20860mcclellan.com/units>

C. Firm Qualifications and Experience

RELEVANT PROJECT EXAMPLES (CONTINUED)

Example 3 | San Jose, CA - Belmont Senior Village

Jurisdiction: San Jose, CA

Year: 2021 – 2022

Project Value: \$70 - \$80M



A new building construction of a four-story assisted senior living community comprising of 152 independent living, assisted living and memory care units. The project includes dining and kitchen facilities, arts & crafts and communal room, multipurpose rooms and offices. Exterior spaces include a centralized courtyard as well as a garden, car and bike parking and various patios and terraces. WC³ handled all deferred submittals, change requests and performed the complete building plan review.

WC³ Project Manager: Eric Schneiderjohn

WC³ Team: Eric Schneiderjohn, Curt Hume, Andrew Wallace

Final Value of Current Contract:

\$2M Annually for Plan Review Services, 2023 - 2027

Contact: KwongYew Yap, Supervising Plan Review Engineer | P: (408) 535-7758
E: kwongyew.yap@sanjoseca.gov

Photo Credit: <https://www.belmontvillage.com/wp-content/uploads/2018/03/LosGatos-featured.jpg>

Example 4 | Campbell, CA - Police Operations Building

Jurisdiction: Campbell, CA

Year: 2022 - Ongoing

Project Value: \$34.3M

WC³ has been pleased to perform plan review and inspection services on a new 24K SF police station expected to open in 2025. We provided services on 65% drawing plans, original plans revised plans, and deferred plans for the elevator. The new building will replace the current facility and be part of a larger complex with government offices and renovated library. Features include an upgraded emergency services center and improved technology for the drone program. The existing department space in City Hall was also renovated.

WC³ Project Manager: Zahra Fattah

WC³ Team: Zahra Fattah, Curt Hume, Sekhar Tatapudy, Noel Mendoza

Final Value of Project Specific Contract:

\$125K for Inspections + Plan Review, 2022 - 2027

Contact: Bob Lennen, Chief Building Official
P: (408) 866-2133 | E: bobl@campbellca.gov



Photo Credit: <https://x.com/CampbellPolice/status/1750650625728106536>

C. Firm Qualifications and Experience

REFERENCES

WC³ is dedicated to providing our clients with excellent customer service and has been providing building safety and fire prevention plan review services to municipalities for more than a decade. Our portfolio is comprised of a variety of intricate projects, serving jurisdictions of all sorts and size. The following partial list highlights clients similar to the City of Cupertino, all of whom may be contacted as a reference.

City of Campbell

Bob Lennen
Chief Building Official
70 N. First St.
Campbell, CA 95008
(408) 866-2133
bobl@campbellca.gov

Services: 2011 to Present
Building Plan Review,
Inspection Services

City of San José

KwongYew Yap
Supervising Plan Review Engineer
200 E. Santa Clara St.
Tower, 3rd Floor
San José, CA 95113
(408) 535-7758
kwongyew.yap@sanjoseca.gov

Services: 2012 to Present
Building Plan Review

City of South San Francisco

Erik Rietdorf
Chief Building Official
315 Maple Ave.
South San Francisco, CA 94080
(650) 829-6685
erik.rietdorf@ssf.net

Services: 2014 to Present
Building/Fire Plan Review,
Inspections, Staff Augmentation

City of Millbrae

Andrew Mogensen
Community Development Director
621 Magnolia Avenue
Millbrae, CA 94030
(650) 259-2443
amogensen@ci.millbrae.ca.us

Services: 2007 to Present
Building Plan Review,
Building Inspection Services,
Staff Augmentation

City of San Bruno

Darcy Axiaq
Chief Building Official
567 El Camino Real
San Bruno, CA 94066
(650) 616-7020
daxiaq@sanbruno.ca.gov

Services: 2014 to Present
On Call Plan Review, Inspections,
Staff Augmentation

City of East Palo Alto

Amy Chen
Community Development Director
1960 Tate St.
East Palo Alto, CA 94303
(650) 853-3189
achen@cityofepa.org

Services: 2012 to Present
Building Plan Review, Inspection,
Staff Augmentation

City of Emeryville

Chadrick Smalley
Community Development Director
1333 Park Ave.
Emeryville, CA 94608
(510) 596-4355
csmalley@emeryville.org

Services: 2006 to Present
Building Plan Review,
Inspections, Front Counter
Support, Code Enforcement

City of Berkeley

David Lopez
Chief Building Official
2180 Milvia St.
Berkeley, CA 94704
(510) 981-7440
dlopez@cityofberkeley.info

Services: 2013 to Present
Building Plan Review

City of Oakland

Jing Wong, PE
Civil Engineer, Building Plan Check
250 Frank H. Ogawa Plaza
Oakland, CA 94612
(510) 238-6163
jfwong@oaklandca.gov


Services: 2018 to Present
Building Plan Review, Fire Plan
Review, Civil Engineering,
Staff Augmentation



D. Firm Qualifications and Experience

D. Firm Qualifications and Experience

SERVICE HIGHLIGHTS



“WC³ is highly responsive and able to deliver detailed, accurate reviews under tight deadlines, which has been invaluable to our operations.”

DARCY AXIAQ, CBO
CITY OF SAN BRUNO

- ▶ **Efficient Service Delivery** - WC³ performs all electronic plan review services off-site, ensuring consistent, timely responses to meet customer demands with aggressive turnaround times.
- ▶ **Licensed and Certified Professionals** - WC³ staff members are licensed and certified building and fire code experts, ensuring compliance and quality across all services.
- ▶ **Pro-Active Identification and Resolution** - Our team implements strategies to quickly identify and resolve issues in permitting, plan checking, and inspections. Staff are readily available to respond to inquiries within one business day.
- ▶ **Cooperative Communication** - We coordinate services based on client preferences, ensuring that review comments and reports are clear and promptly delivered.
- ▶ **Extensive Expertise** - WC³ has a strong track record with complex projects such as mixed-use buildings, high-rise construction, industrial facilities, hazardous occupancies, high-piled storage, data centers, bridges, water reservoirs and more.
- ▶ **Industry Recognition and Engagement** - WC³ staff are active in local ICC Chapters and have received numerous awards for their contributions to building and fire safety, reflecting their expertise and commitment to the industry.
- ▶ **Educational Support** - As an ICC and AIA Education Provider, WC³ offers expert training for clients, building and fire departments, contractors, and design professionals. Our staff are active in local ICC Chapters and recognized for their contributions to building and fire safety.
- ▶ **Pro-Active Engagement and Meetings** - WC³ actively participates in coordination and follow-up meetings with stakeholders, including building divisions, residents, and design engineers.
- ▶ **Independent and Objective Services** - WC³ does not offer design services, ensuring impartiality and preventing conflicts of interest in our reviews and recommendations.

D. Firm Qualifications and Experience

SCOPE OF WORK UNDERSTANDING

Having served the City of Cupertino for many years, WC³ is extremely familiar with your community's needs. Located at the base of the Santa Cruz Mountains on the western edge of Silicon Valley, the City of Cupertino is home to approximately 60,000 residents. Known for its cultural diversity, innovative spirit, and civic engagement, Cupertino exemplifies a model multicultural community. The City's unique blend of corporate campuses—most notably Apple Inc.—and tree-lined neighborhoods creates a balanced urban environment. With award-winning public schools, De Anza College, and proximity to major employers and open spaces, Cupertino offers a vibrant, educated community and a dynamic business climate where safety, quality, and service excellence are top priorities.

WC³ understands that the City of Cupertino seeks a qualified and dependable firm to provide professional plan review services in support of the Building Division. WC³ will perform comprehensive and timely reviews of construction documents—including plans and calculations—to ensure compliance with the **California Code of Regulations, Title 24** (building, residential, mechanical, electrical, plumbing, energy, green building, and accessibility standards) and the **Cupertino Municipal Code, Chapter 16**. Our team will collaborate closely with City staff and applicants to resolve code-related issues, streamline the permit approval process, and maintain exceptional customer service. WC³ will also provide on-call plan review services, adapting to workload fluctuations while consistently delivering accurate, code-compliant results.

WC³ is able to provide the City of Cupertino with an experienced team of California-licensed engineers and ICC-certified plans examiners and is committed to providing the following scope of work and services:

PLAN REVIEW SERVICES

- WC³ proposes to provide a comprehensive and detailed electronic plan review of all submitted construction documents for all types of sizes of residential and commercial projects submitted to the City of permitting.
- All reviews shall be conducted on electronically submitted documents using the electronic plan review system, ProjectDox. WC³ shall provide detailed, code-cited comments for all identified deficiencies in a written report.
- Scope shall include subsequent back-check reviews of revised submittals until the plans are determined to be approved and in substantial compliance.
- The scope of review shall encompass all relevant portions of the currently adopted California Code of Regulations (Title 24) and the City of Cupertino Municipal Code. Reviews shall address, but not be limited to, the following disciplines:
 - ▶ **Fire and Life-Safety:** A thorough review to ensure compliance with the California Building Code (CBC) and California Fire Code (CFC). This includes verification of:
 - Occupancy classification and occupant load calculations.
 - Means of egress, including exit access, exit discharge, capacity, and travel distances.
 - Fire-resistance-rated construction for walls, floor/ceiling assemblies, and shaft enclosures.
 - Design and layout of fire protection systems, including automatic fire sprinkler systems and fire alarm and detection systems.
 - Smoke control systems and features.
 - Fire department access roads and water supply.
 - ▶ **Accessibility:** A detailed review for compliance with CBC Chapter 11A for housing accessibility, ensuring all requirements for covered multifamily dwellings are met. The review shall verify:
 - Accessible routes to and through the site, common use areas, and public spaces.
 - Required number and distribution of accessible dwelling units.
 - Compliance of interior dwelling unit features with accessibility standards.
 - Accessible parking and passenger loading zones.
 - Proper placement and design of accessible signage.

D. Firm Qualifications and Experience

- ▶ **Structural:** Review structural plans and supporting calculations for compliance with the CBC and referenced standards (e.g., ASCE 7). This includes:
 - Verification of design loads, including gravity, wind, and seismic forces.
 - Compliance of the foundation and framing systems with the design criteria.
 - Completeness of structural details, connections, and material specifications.
 - Review of geotechnical reports and their incorporation into the foundation design.
 - Requirements for deferred submittals and special inspections.
 - ▶ **Plumbing:** Review for compliance with the California Plumbing Code (CPC), including:
 - Calculation of required plumbing fixture counts.
 - Proper sizing and layout of water supply, distribution, and gas piping systems.
 - Design of sanitary drainage, waste, and vent (DWV) systems.
 - Provisions for cross-connection control and backflow prevention.
 - ▶ **Mechanical:** Review for compliance with the California Mechanical Code (CMC), verifying:
 - Design and sizing of heating, ventilation, and air conditioning (HVAC) systems.
 - Equipment schedules, ductwork layouts, and ventilation calculations.
 - Design of exhaust systems, including clothes dryer, kitchen, and bathroom exhausts.
 - Condensate disposal and combustion air provisions.
 - ▶ **Electrical:** Review for compliance with the California Electrical Code (CEC), including:
 - Service and feeder sizing, load calculations, and panelboard schedules.
 - Grounding and bonding requirements.
 - Wiring methods, conductor sizing, and overcurrent protection.
 - Layout of lighting, receptacles, and equipment connections, including emergency power for life safety systems.
 - ▶ **Energy:** Review for compliance with the California Energy Code (CEnC). This includes verification of all required compliance documentation (Certificate of Compliance). The review will focus on:
 - Building envelope performance, including insulation, roofing, and fenestration U-factors and SHGC values.
 - High-performance lighting and control requirements, including luminaire efficacy.
 - Efficiency of mechanical heating, cooling, and water heating systems.
 - Mandatory photovoltaic (PV) system requirements for applicable occupancies.
 - ▶ **Green Building Standards:** Review for compliance with all mandatory measures of the California Green Building Standards Code (CALGreen), including:
 - Planning and Design requirements for stormwater management and site development.
 - Indoor and outdoor water efficiency, including fixture flow rates and irrigation systems.
 - Construction waste management and diversion requirements.
 - Pollutant control for low-emitting materials and proper indoor air quality/ventilation.
 - Verification of electric vehicle (EV) charging infrastructure requirements. All reviews shall be conducted on the electronically submitted documents.
- WC³ shall provide detailed, code-cited comments for all identified deficiencies in a written report.
 - WC³ will meet the City's estimated project timeline as outlined on page 20.
 - WC³ will respond to inquiries on the phone, in-person, and via e-mail as needed.

D. Firm Qualifications and Experience

SCOPE OF WORK METHODOLOGY

WC³ will provide the City of Cupertino the technical expertise it seeks through a complete array of on-call plan review services. Our team is committed to providing higher standards by delivering building division solutions that exceed client satisfaction and meet time and budget constraints. We believe we are able to meet the plan review requirements of the RFP as stated. The following is a list of professional aspects specific to this RFP that we feel the City of Cupertino will find advantageous:

Plan Review Coordination

WC³ shall designate a single, qualified individual, such as a Client / Project Manager, to serve as the primary point of contact for all communications between the City and our firm. This individual will be responsible for managing all correspondence, including comment and approval letters; maintaining an orderly record of all projects under review; and overseeing the submittal of the WC³ invoicing and billing statements. Our designated contact will be available during normal business days to respond to City inquiries regarding project statuses and code-related questions. As such, all plan review communications shall be conducted in a clear and concise manner, with direct references to the applicable codes or standards.

Electronic Plan Review Status and Records

Maintaining accurate records for all plan review submittals and associated billing is of the utmost priority. WC³ is extremely familiar with and will utilize the City's preferred electronic plan review system, ProjectDox, to perform all reviews and to upload required comment letters or approval letters in accordance with established City procedures. To ensure fees are promptly entered into the permit record for payment, all invoices will be emailed to permitcenter@cupertino.gov upon the completion of each review cycle.

Transmittal of Plans and Comments

WC³ will begin performing plan review services upon electronic notification from the City of incoming submittals, which, will include a transmittal letter containing all necessary permit and fee information. The submittal will then be formally assigned to WC³ within ProjectDox. Files will be downloaded and incorporated within our own internal platform, for processing, tracking and completion. Once a review is finished, any resulting comment letter or marked-up plans shall be uploaded back into ProjectDox, and placed within the "Review Comments" folder of ProjectDox. The final step entails WC³ completing the assigned workflow task in the system, which will automatically notify City staff that the review is complete.

Resubmittals, Revisions, and Deferred Submittals

WC³ will follow all City protocols and understands that applicants are strictly prohibited from submitting or resubmitting any permit information directly to our firm. All documentation, including revisions and deferred submittals, must first be submitted to the City for official processing, fee payment, and subsequent routing to WC³ for review.

Comprehensive Plan Review Services

WC³ is dedicated to providing a high level of customer service. When clients become short staffed or have surges in their workload, we provide support in new and creative ways to help keep projects moving forward.



D. Firm Qualifications and Experience

APPROACH TO SERVICES & WORK PLAN

To clearly illustrate our processes, the following table outlines a list of professional aspects and services specific to on-call plan review tasks that we feel sets WC³ apart in the industry. When combined with the outlined Scope of Work and Methodology, the highlights below will assist our firm in the overall management of project costs, schedules, and quality assurance. These procedures can be adjusted as needed to better align with the City of Cupertino's specific requirements.

Plan Review Process

	Incoming Project	<ul style="list-style-type: none">• WC³ will handle electronic plan submittals for the City of Cupertino, using the City's preferred software system, ProjectDox, for the smooth exchange of plans.• For hard copy submittals, documents will be scanned, and the same procedures as electronic submittals will be applied.
	WC³ Processing	<ul style="list-style-type: none">• An account information file specific to the City of Cupertino is created to track items of interest, ensuring all potential concerns are addressed.• Upon receipt of a project notification and plan submittal, projects are logged into WC³'s internal software platform. Client/Office Managers are automatically notified to initiate the plan check process.
	Plan Check	<ul style="list-style-type: none">• WC³ will verify that submitted documents are complete and notify the City of Cupertino of any missing information.• Plans are reviewed to understand scope and tasks, and significant code items are identified and discussed with relevant staff.• The Client/Office Manager assigns WC³ plan examiners and monitors progress. All comments are quality-checked before release to the City of Cupertino.
	Communication	<ul style="list-style-type: none">• WC³ acknowledges that all plan review comments are subject to review by the City of Cupertino.• Review comments will include plan sheet numbers, detail numbers, and code sections for clarity.• WC³ adapts to the City of Cupertino's preferred communication methods and remains available via email, phone, or meetings.• Consistent points of contact will be maintained for the City of Cupertino throughout the project.• Plan review comment lists are structured to easily align with the City of Cupertino's preferred format.• Copies of all plan check comments and correspondence will be sent directly to the City of Cupertino via email.
	Recheck	<ul style="list-style-type: none">• Documents are resubmitted to begin the recheck process. WC³ requires a written response addressing each plan check item or comment.• Rechecks will be assigned to the same plans examiner who performed original review.• Any new comments to be included during the recheck cycle will be brought to the attention of the Client/Office Manager.• Plans examiners are encouraged to call and to resolve concerns, rather than adding additional corrections and comment lists.• Rechecks are conducted promptly, following the turnaround schedule outlined in the next section.
	Approval	<ul style="list-style-type: none">• Plan review approval will not be recommended to the jurisdiction until all code compliance issues are resolved and all permit issuance requirements of the department are met.• WC³ is flexible and will meet all of the City of Cupertino's project approval requirements, including but not limited to, approval stamps, electronic submittals, and specified quantities of electronic copies.

D. Firm Qualifications and Experience

SERVICE SCHEDULES

WC³ comprehensive plan reviews are performed in a prompt and expeditious manner to meet jurisdictional clients' needs. WC³ is able to commit to performing plan review deliverables within timeline expectations that meet or beat industry standards. When workloads get tight, we leverage resources across multiple Regional Offices, benefiting from shared expertise across various disciplines. All turnaround times are specified from the day they are received in our office(s). For complex projects, WC³ coordinates with the City of Cupertino to agree on an appropriate response time before starting the review. WC³'s electronic plan review capabilities allow us to handle, mark-up, and deliver plans electronically, accommodating jurisdictional specifications and systems.

Plan Review Turnaround

PROJECT TIMELINE	BUSINESS DAYS
Initial Plan Review Cycle	15
Sub-sequent Plan Review Cycle	10
Revisions and Deferred Submittals	10
Expedited Plan Review Cycles	5

** The estimated project timeline is subject to change depending on contract execution and other constraints.*

Expedited Plan Review Services

WC³ offers expedited plan review services to accelerate initial reviews by experienced plans examiners. Clients can request expedited reviews by submitting projects as usual with a note indicating the need for acceleration. WC³ maintains the same quality for expedited reviews, allocating additional staffing as needed to meet [the City of Cupertino's] deadlines. Initial comments, including corrections, will be provided within five (5) business days from the submittal date. Subsequent reviews can also be expedited, though they are typically completed in the order received. Expedited reviews are performed at 150% of standard hourly rates.



D. Firm Qualifications and Experience

STATE LAW & CRITICAL CODE COMPLIANCE

WC³ ensures full compliance with State law and local regulations by adhering to the latest editions of the California Code of Regulations, Title 24, and by maintaining ongoing training and certification for all plan review staff. Our team regularly monitors updates to State mandates, code amendments, and regulatory interpretations to ensure all reviews reflect the most current requirements.

We prioritize collaboration with City staff throughout every stage of the review process. WC³ coordinates regularly through clear communication channels—whether via project meetings, review tracking systems, or direct consultation—to confirm interpretations, maintain consistency, and align with City procedures and expectations.

When potential code compliance issues arise, WC³'s approach emphasizes early identification, clear documentation, and constructive resolution. Our reviewers analyze issues thoroughly, communicate findings promptly, and, when needed, engage senior technical experts to provide alternative solutions or code-based justification. This proactive, solution-oriented method ensures that challenges are resolved efficiently while maintaining full compliance with State law and supporting the City of Cupertino's project goals.

TECHNICAL / PROCEDURAL INNOVATIONS

WC³ continually seeks to enhance the plan review process through technical innovation and procedural efficiency. Our firm leverages a combination of digital tools, quality control measures, and proactive communication to streamline reviews and resolve complex issues early in the process.

In conjunction with the City's preferred software system(s), we utilize advanced electronic plan review platforms that allow for clear tracking of comments, version control, and real-time collaboration with City staff and design professionals. This approach reduces turnaround times, minimizes resubmittals, and ensures transparency throughout the review cycle.

In addition, WC³ employs a tiered peer review system for complex or high-value projects, ensuring that all plans receive a secondary review by senior staff before final approval. This system not only improves accuracy but also provides valuable mentoring opportunities within our team.

Our success in addressing challenging reviews stems from early engagement, clear documentation, and consistent coordination with both City personnel and applicants. By combining technology with our depth of technical expertise, WC³ delivers a plan review process that is thorough, efficient, and aligned with the City's service standards.

ADDITIONAL SERVICES TO BRING SATISFACTION

WC³ is confident in our ability to fully support the City of Cupertino through a complete suite of on-call plan review services. Our approach emphasizes accuracy, responsiveness, and a commitment to exceeding expectations in both service and schedule. In addition to the requested services, WC³ can also provide a full range of supplemental services to further support the City's building and development goals as needed:

- ▶ **Fire Prevention Plan Review** - WC³ is an industry leader in providing plan review services for Fire Prevention and Fire and Life Safety Plan Review. Our diverse team of Fire Protection Engineers, Executive Fire Officers, Certified Fire Protection Specialists, Fire Marshals and Plans Examiners offer clients and an extensive range of experience—both formally and on the job. With resources of technical professionals from multiple offices, our team is proficient in all types of construction. Clients count on us to understand the intricacies of fire department access, means of egress, smoke management, fire flow calculations, hazardous materials, fire protection systems, communication systems and more.
- ▶ **Civil Engineering Plan Review** - WC³'s engineering plan review service includes California certified professionals and engineers, as well as company best practices to meet each municipality's service requirements. Our team ensures timely, budget-conscious deliverables with clear communication. We review improvement plans for

D. Firm Qualifications and Experience

compliance with tentative maps, specific plans, bond estimates, subdivision maps, hydrology reports, storm-water management, lot adjustments, easements, and more.

- ▶ **Solar/Electrical Plan Review** - WC³ performs thousands of electrical, solar PV, and battery energy storage system plan reviews annually. Led by Doug Smith, a member of the Standards Technical Panel (STP) for UL 1741 and UL 9540, our expert team has the proficiency to handle complex reviews. Doug and his highly qualified team of electrical plans examiners and inspectors, has the proficiency and competency to handle even the most complicated electrical or solar PV, ESS and PCS plan review. WC³ offers unmatched expertise and attention to detail in electrical and solar code compliance, setting us apart from other third-party consultants.
- ▶ **CASp Review/Inspection** – WC³'s professional staff has vast experience in providing plan reviews for specialized accessibility projects. Our team is well versed in all construction-related accessibility code and standards. WC³ has provided numerous CASp plan reviews and inspections for many of our California clients and has tremendous expertise in guiding clients through California's accessibility regulations as well as ADA and other applicable laws.
- ▶ **On-Site Field Inspection** - Our team of inspectors provide building, electrical, plumbing, and mechanical systems inspections for residential and commercial projects of all sizes and scope. Our structured inspection process is transparent, consistent, and adaptable to each jurisdiction's needs, ensuring timely service to prevent project delays and each inspector is highly experienced and maintains the necessary ICC certifications and state licenses to perform combination inspections and reliable service.
- ▶ **Staff Augmentation** - WC³'s Staff Augmentation program provides jurisdictions with cost-effective, highly trained support, including permit technicians, plan check staff, and interim building officials. Our team integrates seamlessly into daily operations, ensuring efficient permit processing, compliance checks, and building inspection management, with a strong focus on customer service and public safety.
- ▶ **Meeting Availability & Technical Advice** - When jurisdictions are understaffed, require specific expertise on complex projects, or feel overwhelmed with particular projects, WC³ is available to handle all technical aspects or project overflow for the City of Cupertino. We serve in matters to help fulfill obligations and with reasonable notice are more than happy to join in on phone calls or attend special meetings at the City to help facilitate the approval process. Team members are available to discuss projects with designers, construction teams, City employees and/or applicants. We strive for complete client satisfaction and whether it's through telephone, email, web conference, fax or in person, WC³ team members are always ready to assist.
- ▶ **Continuing Education & Training** - WC³ is deeply embedded within the industry, with many key staff serving as general members, executive board officers, committee participants, and requested instructors within ICC Chapters and industry associations. We facilitate and encourage all of our personnel to achieve the highest level of experience and certification; and all team members are appropriately licensed, certified and trained with attendance at industry-related training classes, conferences, and seminars. Due to our emphasis on training, WC³ has also created the WC³ Academy which provides education, training and online, on-demand resources to our staff and the industry. For more information, visit WC-3Academy.com.
- ▶ **ePROCESS360 Permitting Software** - WC³ offers ePROCESS360, an online permitting solution tailored for community development departments. This platform allows jurisdictional clients to electronically manage, track, and store project details, featuring secure user access, electronic document submission, end-to-end management of submittals, and automatic project tracking. Successfully implemented for clients like the California Energy Commission and the Division of Facilities Construction and Management in Utah, eProcess360 is customizable for various modules, making it a cost-effective choice for specific, larger or complex projects within any jurisdiction. For more information, visit ePROCESS360.com.



E. Contract Acceptance

E. Contract Acceptance

EXCEPTIONS (NONE)

WC³ has reviewed the Request for Proposal in its entirety, as well as "Attachment B: Master Professional/Specialized Services Agreement" (Agreement) and "Attachment C: Exhibit C - Insurance Requirements." WC³ takes no exceptions to the terms, conditions, or requirements outlined within the stated documents. We are willing to accept the terms of the Agreement and Insurance Requirements without modifications, and are happy to extend our offer to assist the City of Cupertino with On-Call Plan Review Services to assist the Community Development Department and Building Division.



Appendix - Key Personnel Resumes

Resumes and certifications for our additional support personnel may be provided upon request. No sub-consultants or sub-contractors will be utilized in the performance of work for this project.

Project Management

DONALD ZHAO, PE, MCP, CBO A-2

Building Safety

ZAHRA FATTAH A-4

KEITH MA, PE, SE A-6

NOEL MENDOZA, PE A-8

ANDREW WALLACE, CASp A-10

Energy, Solar, and Electrical

DOUG SMITH, MCP, CBO A-12

Fire and Life Safety

CRAIG HANSON, CFPS A-14



West Coast Code Consultants, Inc.

EDUCATION

BACHELOR OF SCIENCE CIVIL ENGINEERING

San Jose State University

LICENSES

PROFESSIONAL ENGINEER

California C 79273

CERTIFICATION

ICC CERTIFIED (#5300664):

Master Code Professional
Accessibility Plans Examiner/Insp.
Building Inspector
Building Plans Examiner
CA Commercial Mechanical Inspector
CA Commercial Plumbing Inspector
CA Residential Building Inspector
Building Code Official
Building Official
Mechanical Code Official
Plumbing Code Official
Combination Inspector
Commercial Building Inspector
Commercial Combination Inspector
Commercial Electrical Inspector
Commercial Mechanical Inspector
Commercial Plumbing Inspector
Electrical Inspector
Mechanical Inspector
Mechanical Plans Examiner
Plumbing Inspector
Plumbing Plans Examiner
Residential Building Inspector
Residential Combination Inspector
Residential Electrical Inspector
Residential Energy
Plans Examiner/Inspector
Residential Mechanical Inspector
Residential Plans Examiner
Residential Plumbing Inspector
Building Code Specialist
Plumbing Code Specialist
Mechanical Code Specialist

ADDITIONAL CERTIFICATIONS:

CAL / OES #81869
FEMA IS-100, IS-200, IS-700, IS-800

Donald Zhao, PE, MCP, CBO

VICE PRESIDENT / SENIOR PLAN REVIEW ENGINEER

With over 20 years in the construction industry, including many years as a Building Official, Mr. Zhao has developed a deep understanding of building codes and their implementation in complex projects. His experience as a plan review engineer and inspector has refined his communication skills, enabling effective collaboration with contractors, applicants, and management teams. As a seasoned Building Official, he works closely with construction and review teams to resolve code issues, ensuring projects are completed on time and meet all regulations. Donald is a California-licensed professional engineer and holds a Master Code Professional, Certified Building Official, and other ICC certifications.

EXPERIENCE

West Coast Code Consultants, Inc. / 2013 – Present

Vice President / CBO / Senior Plan Review Engineer / Inspector

During his time at WC³, Donald has driven the integration of technology into plan review, meeting the growing demand for a paperless model. His innovations have empowered a team of plans examiners and inspectors to overcome any challenge. Since opening, the SF/Peninsula office has expanded to more than three times its original size under Donald's leadership. As a plan review engineer, manager, and Vice President, Donald has set a high standard for leadership and equipped his team for success. He also assists with backup inspection services when needed.

CSG CONSULTANTS, INC. / 2006 – 2013

Plans Examiner / Inspector / Public Works & Building Plan Review Engineer

Donald began his career at CSG Consultants, gaining experience in plan review, inspections, and civil engineering. He worked both in office and on-site, supporting city staff with administration, inspections, and reviews. He improved accessibility, customer service, and permit issuance times, spearheading the city's transition from paper to electronic permitting. Donald also updated printed collateral and website communications to enhance education initiatives for the building division. As an interim Code Enforcement Official, he managed unpermitted construction and nuisance complaints. During his tenure, Donald obtained his Professional Engineering license, Master Code Professional credentials, and CBO certification.

Donald Zhao, PE, MCP, CBO

VICE PRESIDENT / PROJECT MANAGER



BOARD FOR PROFESSIONAL ENGINEERS, LAND SURVEYORS, AND GEOLOGISTS

ISSUANCE DATE
DECEMBER 28, 2011
EXPIRATION DATE
MARCH 31, 2026
CURRENT DATE / TIME
JULY 30, 2025
7:46:15 PM

LICENSING DETAILS FOR: 79273

NAME: ZHAO, DONALD CAN CHANG
LICENSE TYPE: CIVIL ENGINEER
LICENSE STATUS: CLEAR

ADDRESS
417 GRAND AVENUE
SUITE 201
SOUTH SAN FRANCISCO CA 94080
SAN MATEO COUNTY
[MAP](#)

State of California - Professional Engineer

Verified Candidate



[Search Again](#)

Customer Name:	Account Number:
Donald Zhao	5300664

Certifications:

Initial Certification	Current Expiration	Certificate Name
05/13/2013	01/06/2028	Residential Building Inspector
05/13/2013	01/06/2028	Accessibility Inspector/Plans Examiner
12/21/2006	01/06/2028	Building Plans Examiner
06/14/2013	01/06/2028	Residential Electrical Inspector
05/30/2013	01/06/2028	Residential Plans Examiner
05/13/2013	01/06/2028	Commercial Mechanical Inspector
05/25/2013	01/06/2028	Residential Mechanical Inspector
05/20/2013	01/06/2028	Residential Plumbing Inspector
06/10/2013	01/06/2028	Mechanical Inspector
06/24/2013	01/06/2028	Residential Combination Inspector
01/19/2013	01/06/2028	California Commercial Mechanical Inspector
06/10/2013	01/06/2028	Building Inspector
12/27/2012	01/06/2028	Commercial Building Inspector
06/11/2013	01/06/2028	Certified Mechanical Code Official
05/25/2013	01/06/2028	Plumbing Plans Examiner
06/24/2013	01/06/2028	Combination Inspector
09/06/2008	01/06/2028	California Residential Building Inspector
06/03/2013	01/06/2028	Certified Plumbing Code Official
05/29/2013	01/06/2028	Plumbing Inspector
06/10/2013	01/06/2028	Certified Building Code Official
06/05/2013	01/06/2028	Mechanical Plans Examiner
05/06/2013	01/06/2028	Certified Building Official
06/24/2013	01/06/2028	Master Code Professional
06/06/2013	01/06/2028	Residential Energy Inspector/Plans Examiner
05/04/2013	01/06/2028	Commercial Plumbing Inspector
12/27/2012	01/06/2028	California Commercial Plumbing Inspector
06/24/2013	01/06/2028	Commercial Combination Inspector
06/15/2013	01/06/2028	Commercial Electrical Inspector
06/24/2013	01/06/2028	Electrical Inspector
05/08/2018	01/06/2028	Building Code Specialist
06/12/2018	01/06/2028	Plumbing Code Specialist
06/15/2018	01/06/2028	Mechanical Code Specialist

ICC Certifications



West Coast Code Consultants, Inc.

EDUCATION

BACHELOR OF SCIENCE STRUCTURAL ENGINEERING

Milwaukee School of Engineering

BACHELOR OF SCIENCE APPLIED PHYSICS

Beloit College

CERTIFICATES

ICC CERTIFIED (#8158648):

California Building Plans Examiner

AFFILIATIONS

EASTBAY CHAPTER OF ICC

Member

Zahra Fattah

PLAN REVIEW MANAGER

Ms. Fattah currently serves as the Plan Review Manager for West Coast Code Consultants, Inc. (WC³). Responsible for leading the plan review teams in our California Regional Offices, Zahra oversees a variety of public and private development projects. With a strong background in structural design, she brings a broad range of experience and code knowledge to any project. As a plan review engineer, she has reviewed hundreds of projects for jurisdictions located throughout California, including single family dwellings, podium-style residential complexes, mixed-use commercial properties, corporate structures, tenant improvements, OSHPOD medical facilities, research laboratories and data centers. Zahra has also provided in-house plan review services to multiple local clients.

EXPERIENCE

Plan Review Manager

West Coast Code Consultants, Inc. / 2010 – Present

Performs building plan reviews for commercial, industrial, and residential buildings ensuring compliance with multiple building codes (including architectural and structural) as well as minor plumbing, mechanical, and electrical requirements. Provides code interpretations and resolves code issues with permit applicants. Administers client services on behalf of WC³ while overseeing plan review teams, project scope, and anticipated workflow.

Project Manager

TEAC Structural Engineers / 2005 – 2010

Assessed project requirements and determined the project schedule and necessary staff required to complete the building plans on time. Maintained coordination between the client, architect, and the in-house design team, as well as the field inspection and construction team. Acted as the primary design engineer on many projects which included retail, hospitality, custom homes, single family production housing, and multi-family housing.

Project Engineer

HolmesCulley / 2002 – 2003

Structural engineer responsible for the seismic upgrade of several existing URM buildings, as well as the design of several commercial remodels.

Project Engineer

Himmat Engineering / 2000 – 2002

Structural engineer responsible for the seismic upgrade of several existing URM buildings, as well as the design of several commercial remodels.

Project Engineer

HolmesCulley / 1998 – 2000

Structural engineer responsible for the seismic upgrade of several existing URM buildings, as well as the design of several commercial remodels.

Zahra Fattah

BUILDING SAFETY PLAN REVIEW MANAGER



ICC Certified CA Building Plans Examiner



West Coast Code Consultants, Inc.

EDUCATION

BACHELOR OF SCIENCE CIVIL ENGINEERING

University of California, Berkeley

LICENSES

PROFESSIONAL ENGINEER

California C 64767

STRUCTURAL ENGINEER

California S 5065

Keith Ma, PE, SE

LEAD PLAN REVIEW ENGINEER

Mr. Ma graduated from UC Berkeley with a Bachelor of Science in Civil Engineering and is licensed in California as both a Civil and Structural Engineer. With over 25 years of experience, he has worked as both a plan reviewer and design engineer. In recent years, Keith has focused on building code administration and structural plan reviews. His diverse project portfolio spans single-family homes, large multi-family and mixed-use complexes, educational institutions, commercial buildings, government developments, industrial facilities, hotels, mall expansions, and marine structures, across the western U.S. and overseas.

EXPERIENCE

Lead Structural Plan Review Engineer

West Coast Code Consultants, Inc. / 2018 – Present

Performs structural plan reviews of construction documents associated with projects seeking a building permit. Ensures that designs are safe, complete, and accurate, as well as in compliance with the adopted building codes, ordinances, zoning regulations and standards. Performs other related work as required. In 2023, promoted to Lead Structural Plan Review Engineer to help oversee project intake, supervise structural staff, and provide quality assurance.

Plan Review Manager / Senior Plan Review Engineer

TRB+ Associates, Inc. / 2013 – 2018

Managed and performed plan reviews for client jurisdictions.

Senior Lead Structural Engineer

AEPC Group / 2010 – 2013

Project Manager / Senior Structural Engineer

Fulcrum Structural Engineering / 2009

Project Manager / Structural Engineer

BORM Associates, Inc. / 2007 – 2008

Project Manager / Project Engineer

TEAC Structural Engineering / 2005 – 2007

Project Engineer

Holmes Culley / 2000 – 2005

Structural Designer





H.J. Brunnier / 1999 – 2000

Graduate Engineer / Site Engineer





Paul Y. ITC, Hong Kong / 1997 – 1999

Keith Ma, PE, SE

LEAD PLAN REVIEW ENGINEER (STRUCTURAL)

	
	BOARD FOR PROFESSIONAL ENGINEERS, LAND SURVEYORS, AND GEOLOGISTS
LICENSING DETAILS FOR: 64767	
NAME: MA, KEITH LICENSE TYPE: CIVIL ENGINEER LICENSE STATUS: CLEAR 	ADDRESS 978 SPRINGVIEW CIR SAN RAMON CA 94583 CONTRA COSTA COUNTY MAP
LICENSE RELATIONSHIPS	
NAME: MA, KEITH LICENSE/REGISTRATION TYPE: STRUCTURAL ENGINEER LICENSE NUMBER: 5065 PRIMARY STATUS: CLEAR	ADDRESS : 978 SPRINGVIEW CIR SAN RAMON CA 94583 CONTRA COSTA COUNTY MAP

State of California - Professional Engineer

	
	BOARD FOR PROFESSIONAL ENGINEERS, LAND SURVEYORS, AND GEOLOGISTS
LICENSING DETAILS FOR: 5065	
NAME: MA, KEITH LICENSE TYPE: STRUCTURAL ENGINEER LICENSE STATUS: CLEAR 	ADDRESS 978 SPRINGVIEW CIR SAN RAMON CA 94583 CONTRA COSTA COUNTY MAP
LICENSE RELATIONSHIPS	
NAME: MA, KEITH LICENSE/REGISTRATION TYPE: CIVIL ENGINEER LICENSE NUMBER: 64767 PRIMARY STATUS: CLEAR	ADDRESS : 978 SPRINGVIEW CIR SAN RAMON CA 94583 CONTRA COSTA COUNTY MAP

State of California - Structural Engineer



West Coast Code Consultants, Inc.

EDUCATION

**BACHELOR OF SCIENCE
CIVIL ENGINEERING
STRUCTURAL EMPHASIS**
San Jose State University, 2016

LICENSES

CIVIL ENGINEER
California: CA C 96783

CERTIFICATIONS

ICC CERTIFIED (# 8818160):
Building Plans Examiner

Noel Mendoza, PE

LEAD PLAN REVIEW ENGINEER

Noel Mendoza is a Lead Plan Review Engineer with more than eight years of responsible plan review and field inspection experience. Noel has extensive experience working directly with applicants, engineers, and architects regarding non-structural, MEP, and structural-related plan review items. Noel possesses a strong background in residential, commercial, and industrial developments. He holds a Bachelor of Science Degree in Civil Engineering with a Structural Emphasis from San Jose State University. He is certified by the International Code Council (ICC) as a Building Plans Examiner and holds his California Professional Civil Engineering license. He is multi-lingual and fluent in both English and Spanish.

EXPERIENCE

Lead Plan Review Engineer

West Coast Code Consultants, Inc. / 2020 – Present

Works independently to review and analyze submitted construction documents and plans for permit application on behalf of firm clientele and associated applicants. Examine plans in both digital and paper form according to the specifications and structural calculations to ensure compliance with existing building and adopted codes. Performs work of varying complexity for various projects, including residential and commercial developments for single-family dwellings, multi-family occupancies, and more. Work with great attention to detail and effective communication to resolve conflicts in both written and verbal formats.

Associate Plan Review Engineer

CSG Consultants / 2016 – 2020

Reviewed plans, specifications, and structural calculations for residential and commercial developments to ensure code compliance. Conducted field inspections throughout construction to verify adherence to building codes and approved plans. Provided plan reviews and over-the-counter services for general building code inquiries, fees, and applications. Addressed conflicts and discrepancies between plans and field conditions.

Engineering Intern, Public Works

City of Mountain View, CA / 2015 - 2016

Reviewed and processed plans for private developments affecting City streets and utilities for single and multi-family residences, commercial tenant improvements, and subdivisions. Ensured compliance with codes, ordinances, rules, and regulations. Assisted with the preparation of encroachment permits, including applicable conditions, collection of fees, and review of project and traffic control plans.





Quality Control Lab Technician

Central Concrete / 2014 - 2015

Assisted engineers with mixing concrete trial batches. Participated in beam shrinkage measurements and processed concrete cylinders.

Noel Mendoza, PE

LEAD PLAN REVIEW ENGINEER (NON-STRUCTURAL)

	
	BOARD FOR PROFESSIONAL ENGINEERS, LAND SURVEYORS, AND GEOLOGISTS
LICENSING DETAILS FOR: 96783	
NAME: MENDOZA, NOEL	ADDRESS
LICENSE TYPE: CIVIL ENGINEER	16986 FRANCHI PLACE
LICENSE STATUS: CLEAR 	GRASS VALLEY CA 95949
	NEVADA COUNTY
	MAP
ISSUANCE DATE AUGUST 16, 2024	
EXPIRATION DATE DECEMBER 31, 2026	
CURRENT DATE / TIME SEPTEMBER 24, 2025 4:11:24 PM	

State of California - Professional Engineer



ICC Certified CA Building Plans Examiner



West Coast Code Consultants, Inc.

EDUCATION

BACHELOR OF SCIENCE ENVIRONMENTAL SCIENCES

San Francisco State University

CERTIFICATIONS

ICC CERTIFIED (#8387560):

California Building Plans Examiner

CERTIFIED ACCESSIBILITY SPECIALIST:

CASp: #1166

Andrew Wallace, CASp

LEAD PLANS EXAMINER

Mr. Wallace is a Senior Building Plans Examiner at WC³ with a Bachelor of Science in Natural Resource Management and Conservation from San Francisco State University. He efficiently reviews plans, provides front counter support, performs inspections, and handles over-the-counter plan reviews for various West Coast building departments. Specializing in C3 Stormwater plans, Mr. Wallace is eager to assist colleagues, applicants, homeowners, and jurisdictional staff with code questions and interpretations, making him an invaluable team member at WC³.

EXPERIENCE

Senior Plans Examiner

West Coast Code Consultants, Inc. / 2019 – Present

Responsible for managing jurisdictional client relationships, performing quality assurance, and coordinating projects between city and county agencies, as well as clients and subcontractors. Review building plans and specifications to ensure compliance with various applicable building codes. Produce plan review comment letters and plan reviews and inspections throughout Bay area.

Plans Examiner

West Coast Code Consultants, Inc. / 2015 – 2019

Reviewed plans submitted by applicants of WC³'s jurisdictional clients who sought building or work permits for new construction, renovations, or tenant improvements. Ensured construction plans met building codes and requirements of the state, county, and city where construction was taking place.

Project Manager

AEI Consultants / 2012 – 2015

Coordinated projects with agencies, clients, and subcontractors. Produced data tables and site maps for closure reports. Managed environmental remediation for petroleum, pesticide, and solvent releases. Conducted UST investigations and removals. Collected and analyzed soil and groundwater samples, monitored fieldwork, and handled waste disposal. Served as health and safety officer.

Andrew Wallace, CASp

LEAD PLANS EXAMINER (NON-STRUCTURAL)



DSA Certified Access Specialist



ICC Certified CA Building Plans Examiner



West Coast Code Consultants, Inc.

LICENSES

BUILDING INSPECTOR:

Utah 5863079-5601

CERTIFICATIONS

ICC CERTIFIED (# 5251921):

Master Code Professional
Certified Building Official
Combination Plans Examiner
Residential Plans Examiner
Accessibility Inspect / Plans Examiner
Commercial Energy Plans Examiner
Mechanical Plans Examiner
Building Plans Examiner
Plumbing Plans Examiner
Combination Inspector
Electrical Plans Examiner
Fire Code Specialist
Fire Plans Examiner
Fire Inspector I & II

AFFILIATIONS

UTAH CHAPTER OF IAEE

Current Board Member
Past President

UTAH CHAPTER OF ICC

Past Region Coordinator

BONNEVILLE CHAPTER OF ICC

Past President and Secretary
Member

AWARDS

AL BROWN AWARD FOR OUTSTANDING BUILDING INSPECTOR

Bonneville Chapter ICC

TRI-COUNTY REGION COORDINATOR OUTSTANDING SERVICE AWARD

Utah Chapter ICC

STANDARDS

Serves as a Technical Committee (TC)
Member for the following solar-related
UL Standards:

UL 1703/61730, UL 1741, UL 2703,
UL 6703, and UL 9540.

Doug Smith, MCP, CBO

ENERGY DIVISION MANAGER / SENIOR PLANS EXAMINER / INSPECTOR

Mr. Smith has worked in the building/safety industry for over 26 years. He has obtained various International Code Council (ICC) certifications, including Certified Building Official, Master Code Professional, Fire Code Specialist, Combination Building Plans Examiner, Combination Inspector, and many more. He is a well-rounded building code professional, with knowledge in all disciplines, but particularly specializes in electrical code requirements. Doug is especially knowledgeable on the topic of solar photovoltaics and battery energy storage systems and has taught numerous courses for various organizations throughout the United States. He has performed well over ten thousand electrical plan reviews for jurisdictional clients in his career. Doug oversees the Energy Division at WC³ and ensures that all projects are reviewed and completed on time and verified as code-compliant. In addition, he heavily participates in the development of the National Electrical Code (NEC) and serves on Code Making Panel 10 representing IAEI. He also currently serves as a Technical Committee Member for five UL Standards: UL 61730 (1703), UL 1741, UL 2703, UL 6703, and UL 9540.

EXPERIENCE

Energy Division Manager / Senior Plans Examiner / Inspector

West Coast Code Consultants, Inc. / 2021 – Present

Oversees the Energy Division on behalf of WC³. On behalf of client jurisdictions, provides building, electrical, and fire plan review of construction documents and blueprints to ensure conformance with adopted code. Performs multiple inspections in various disciplines, including building, mechanical, electrical, plumbing, energy, and photovoltaic for commercial and residential projects. Provides training on various electrical codes and topics to jurisdictions, organizations, and contractor groups.

Senior Plans Examiner / Inspector

West Coast Code Consultants, Inc. / 2013 – 2021

Provides review of construction documents to ensure code compliance associated with residential, commercial, and industrial projects in the building, electrical, and fire disciplines. Performs building, mechanical, electrical, plumbing, energy, and photovoltaic inspections. Provides industry training on various electrical codes and topics to jurisdictions, organizations, and contractor groups.

Building Inspector

Kaysville City / 2005 – 2013

Performed inspections for local commercial and residential projects on behalf of Kaysville City. Worked with contractors and homeowners to obtain building permits and provided customer service and assistance with over-counter work.

Framer

Michael K. Wright Construction / 1998 – 2005

Worked as part of a construction crew to frame residential and commercial projects.

Doug Smith, MCP, CBO

ENERGY DIVISION MANAGER /

LEAD PLANS EXAMINER (ELECTRICAL & SOLAR)

Verified Candidate



Search Again

Customer Name: Account Number:

Douglas Smith 5251921

Certifications:

Initial Certification	Current Expiration	Certificate Name
11/26/2013	07/14/2027	Fire Plans Examiner
09/28/2010	07/14/2027	Combination Plans Examiner
12/06/2006	07/14/2027	Combination Inspector
12/16/2013	07/14/2027	Fire Inspector II
10/05/2010	07/14/2027	Master Code Professional
07/13/2010	07/14/2027	Certified Building Official
04/06/2010	07/14/2027	Electrical Plans Examiner
08/04/2009	07/14/2027	Residential Plans Examiner
12/05/2013	07/14/2027	Fire Inspector I
12/10/2014	07/14/2027	Commercial Energy Plans Examiner
06/22/2010	07/14/2027	Plumbing Plans Examiner
07/21/2009	07/14/2027	Building Plans Examiner
06/15/2010	07/14/2027	Mechanical Plans Examiner
06/30/2009	07/14/2027	Accessibility Inspector/Plans Examiner
07/14/2018	07/14/2027	Fire Code Specialist

ICC Certifications



West Coast Code Consultants, Inc.

EDUCATION

BACHELOR OF ARTS

Chapman University Loyola, CA

ASSOCIATE OF APPLIED SCIENCE

Vincennes University, IN

JOURNEYMAN APPRENTICESHIP FIRE SPRINKLER FITTER

South Seattle Community College
West Seattle, WA

LICENSES

Journeyman Fire Sprinkler Fitter

CERTIFICATES

NATIONAL FIRE ACADEMY:

NFA Fire & Life Safety Plan Reviews
NFA Health & Safety Officer
NFA Hydraulic Calculations

NATIONAL FIRE PROTECTION ASSOCIATION:

IA AI Fire & Arson Investigator
IFSAC Fire Inspector I
IFSAC Fire Instructor I
Fire Protection Specialist

STATE OF WASHINGTON

Fire Inspector
Hazardous Materials Safety Officer
Hazmat Operations Trainer
Fire Instructor

OTHER:

FEMA Level III Safety Officer
FEMA ICS Trainer
DoD Fire Inspector
NICET ITM 25

Craig Hanson, CFPS

FIRE DIVISION MANAGER

Mr. Hanson is a Certified Fire Protection Specialist and experienced fire plans examiner, fire inspector, fire marshal, union fire sprinkler fitter, and military veteran with over 30 years of fire prevention experience in the United States, Afghanistan, Kuwait, and Iraq. He holds certifications through ICC, the National Fire Academy, IFSAC, AFAA, DOD, and more with extensive real-life experience in relation to fire protection, construction, and life safety. Past experience also includes instructing for the International Code Council (ICC) at EduCode; various Idaho and Utah building official conferences; the Washington State Fire Academy; and several military installations. Craig serves WC³ as the Fire Division Manager and an integral member of the Fire Prevention team.

EXPERIENCE

Fire Division Manager

West Coast Code Consultants, Inc. / 2023 – Present

Manages fire prevention team responsible for performing company-wide fire and life safety and fire protection system plan reviews, as well as fire inspection services. Accountable for the complete plan review of projects seeking permits to ensure that designs are safe and in compliance with the adopted codes and national standards.

Senior Fire Plans Examiner

West Coast Code Consultants, Inc. / 2019 – 2023

Provide comprehensive fire and life safety services to the fire prevention community. Verify projects and facilities are compliant with the provisions outlined with international, state, and local codes and standards regarding fire protection plans, specifications, and calculations. Interact on a regular basis with fire marshals, building officials and serves as a liaison to all WC³ clients located in Idaho.

Fire Sprinkler Technician

Vectrus International, Kuwait / 2018 - 2019

Fire Inspector

DynaCorp International, Kandahar, AF / 2017 - 2018

Fire Plans Examiner / Fire Inspector

City of Meridian, ID (Contractor) / 2016 - 2017

Deputy Fire Marshal

Kitsap County, WA / 2007 - 2014

Fire Sprinkler Journeyman Fitter

UA Local 699, Seattle, WA / 1994 – 2007

Senior Operations Team Leader

Homeland Response Force Hazmat Team, US Army, Iraq / 1987 - 2013

Craig Hanson, CFPS

FIRE DIVISION MANAGER /

LEAD FIRE PROTECTION SPECIALIST (FIRE AND LIFE SAFETY)



Fire Inspector I



Fire Inspector II



Fire Plans Examiner



Certified Fire Protection Specialist



Fire Instructor I



Fire Sprinkler I



State of Washington
Fire Sprinkler II



State of Washington
Fire Inspector II



State of Washington
Hazmat Safety Officer