

DAVID BATES, AIA Associate

Education

BA, Architecture
University of Washington, 1984

Registrations

Architect
Washington, 1995

Affiliations

American Institute of Architects
(AIA)

Seattle Building Enclosure Council
(SEABEC)

Building Enclosure Technology
and Environment Council (BETEC)

Construction Specification Institute
(CSI), Rainier Chapter

Presentations

American Institute of Architects
(AIA)

Contact Information

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Since joining OAC in 1991, David has developed a specialized expertise in building enclosure diagnostics and repair. Known for his clear approach, flexibility, and communication skills, he identifies problems and develops practical solutions while balancing performance with cost. David served for three years as president of the Seattle Building Enclosure Council (SEABEC). He remains a SEABEC board member and is a member of the Board of Directors for The Building Enclosure Technology and Environment Council.

David has provided architecture services since 1984. His experience includes multi-family design, building enclosure detail design, contract document preparation, and assessment and investigation of various building types. David frequently participates in construction defect investigations and property damage assessments, providing clients with practical repair designs. He represents architects, contractors, and homeowners in construction litigation cases. He investigates damage caused by water intrusion and fire and consults with architects and contractors regarding new and existing buildings, assisting with building enclosure design and design/construction defect issues.

Practice Areas

- Building enclosure design
- Forensic and failure investigation
- Existing enclosure repair
- Construction observations
- Building enclosure commissioning

Representative Projects

Existing enclosure repair

- Devington Condominiums, Seattle, WA
- Highline Medical Center, Burien, WA
- Northwood Middle School, Kent School District, Kent, WA
- Cascade Building at Pierce College, Fort Steilacoom, Lakewood, WA

Building enclosure design

- Devington Condominiums, Seattle, WA
- Boeing Delivery Center, Everett, WA