



ORDINANCE NO. 28348

1 AN ORDINANCE relating to human habitation of vehicles; amending Chapter 2.01
2 of the Tacoma Municipal Code (“TMC”), Minimum Building and Structures
3 Code, to eliminate sections which refer to improper use of recreational
4 vehicles; and amending certain provisions of TMC 11.05.231, “Human
5 Habitation of Vehicles.”

6 WHEREAS Section 11.05.231 of the Tacoma Municipal Code (“TMC”)
7 currently prohibits living in a vehicle on a City street for more than 24 hours, and

8 WHEREAS TMC 2.01.050 currently identifies improper use of a recreational
9 vehicle as a factor in determining the classification of a building under the Minimum
10 Building and Structures Code, and

11 WHEREAS the City recognizes that vehicle habitation on City streets may
12 present a health and safety hazard to surrounding residents and businesses, and

13 WHEREAS the City seeks to support the health and safety of all City
14 residents, and

15 WHEREAS, in light of recent case developments, the current Code relating
16 to vehicle habitation should be amended to more clearly define that conduct which
17 is prohibited, and

18 WHEREAS the proposed amendments are intended to prevent individuals
19 from moving vehicles being used for human habitation around the City in an effort
20 to avoid enforcement, and

21 WHEREAS extending the period during which a vehicle may lawfully be
22 used for human habitation will allow for increased outreach efforts with individuals
23 who may need assistance increasing their access to needed resources, and
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WHEREAS the proposed changes, in conjunction with enhanced outreach efforts, will allow for continuing to protect the safety of the City's neighborhoods while assisting individuals who may have limited housing options available to them, and

WHEREAS, in June 2015, staff brought the proposed amendments to TMC 2.01 before the Board of Building Appeals and received approval to move forward, and

WHEREAS staff recommends that the proposed amendments be approved in order to reflect changing case law, improve outreach efforts, and continue to provide a safe and healthy City for all residents; Now, Therefore,

BE IT ORDAINED BY THE CITY OF TACOMA:

Section 1. That Chapter 2.01 of the Tacoma Municipal Code is hereby amended as set forth in the attached Exhibit "A."

Section 2. That Section 11.05.231 of the Tacoma Municipal Code is hereby amended as set forth in the attached Exhibit "B."

Passed _____

Mayor

Attest:

City Clerk

Approved as to form:

Deputy City Attorney



EXHIBIT "A"

Chapter 2.01

MINIMUM BUILDING AND STRUCTURES CODE

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Sections:

- 2.01.010 Purpose.
- 2.01.020 Scope.
- 2.01.030 Additions, Alterations, and Change of Use.
- 2.01.040 Definitions.
- 2.01.050 Administration and Process.
- 2.01.060 Minimum Building Requirements and Repair Standards.
- 2.01.070 Unoccupied, Vacant, or Partially Secured Building Standards.

* * *

2.01.040 Definitions.

For purposes of this subsection, terms shall be construed as listed herein. Terms not specifically defined in this chapter shall be defined as in the Building Code, including future amendments. In the event of a conflict between this chapter and the Building Code, the definitions provided in the Building Code shall control.

A. "Accessory structure" is any structure which is incidental and subordinate to the main building(s) and is located on the same property as the main building. Accessory structures may be attached to or detached from the main structure. Examples of accessory structures include garages, carports, sheds, and other similar buildings; decks, awnings, heat pumps, fences, trellises, flag poles, tanks, towers, exterior stairs and walkways, and other exterior structures on the property.

B. "Apartment house" is any building, or portion thereof, which contains three or more dwelling units and, for the purpose of this chapter, includes condominiums.

C. "Bathroom" is a room used for personal hygiene and which contains a water closet, a lavatory, and either a bathtub or a shower.

D. "Building" is any structure used or intended for supporting or sheltering any use or occupancy.

E. "Building, existing" is a building erected prior to the adoption of this chapter, and one for which a legal building permit has been issued.

F. "Building Code" shall mean the Building Code as adopted and amended by Chapter 2.02 of the Tacoma Municipal Code.

G. "Building Official" shall mean the individual authorized by the Director of the Planning and Development Services Department of the City of Tacoma, charged with the administration and enforcement of the Building Code, or a duly authorized representatives.

H. "Carbon monoxide alarm" is a single- or multiple-station alarm intended for the purpose of detecting carbon monoxide gas and alerting occupants by a distinct audible signal.

I. "Ceiling height" shall be the clear vertical distance from the finished floor to the finished ceiling.

J. "Certificate of Complaint" is a document filed with the Pierce County Auditor, stating the property is in violation of Chapter 2.01 of the Tacoma Municipal Code.

K. "City landmark" is a property that has been individually listed on the Tacoma Register of Historic Places, or that is a contributing property within a Historic Special Review or Conservation District as defined in Chapter 13.05 of the Tacoma Municipal Code.

L. "Court" is a space, open and unobstructed to the sky, located at or above grade level on a lot and bounded on three or more sides by walls of a building.

M. "Derelict building or structure" means any building or structure not approved for human occupancy based on the violations outlined in Table B.



- 1 N. "Efficiency dwelling unit" is a dwelling unit containing only one habitable room.
- 2 O. "Exit" is a continuous and unobstructed means of egress to a public way and shall include, but is not
3 limited to, intervening aisles, doors, doorways, gates, corridors, exterior exit balconies, ramps, stairways,
4 pressurized enclosures, horizontal exits, exit passageways, exit courts, and yards.
- 5 P. "Exterior property area" is the open space on the premises and on public property abutting the premises
6 under the control of the owner or on-site manager of such premises.
- 7 Q. "Fire Chief" is the head of the Tacoma Fire Department or a duly authorized representative.
- 8 R. "Fire Code" shall mean the Fire Prevention Code as adopted and amended by Chapter 3.02 of the
9 Tacoma Municipal Code.
- 10 S. "Floor area" is the area included within the surrounding exterior walls of a building or portion thereof,
11 exclusive of vent shafts and courts. The floor area of a building or portion thereof not provided with
12 surrounding exterior walls shall be the usable area under the horizontal projection of the roof or floor
13 above.
- 14 T. "Grade" (adjacent ground level) is the lowest point of elevation of the finished surface of the ground,
15 paving, or sidewalk within the area between the building and the property line or, when the property line
16 is more than five feet from the building, between the building and a line five feet from the building.
- 17 U. "Graffiti" is any unauthorized writing, painting, drawing, inscription, figure, etching or scratching, or
18 mark of any type that has been placed upon any property through the use of paint, ink, chalk, dye markers,
19 objects, or any other substance capable of marking property.
- 20 V. "Guest room" is any room or rooms used, or intended to be used, by a guest for sleeping purposes.
21 Every 100 square feet of superficial floor area in a dormitory is a guest room.
- 22 W. "Habitable space" or "habitable room" is space in a structure for living, sleeping, eating, or cooking.
23 Bathrooms, toilet compartments, closets, halls, storage or utility space, and similar areas, are not
24 considered habitable space.
- 25 X. "Historic resource" is any property that has been determined to be eligible by the City Historic
26 Preservation Officer or Washington State Department of Archaeology and Historic Preservation staff for
listing in the Tacoma Register of Historic Places, the Washington State Heritage Register, or the National
Register of Historic Places, or any property that appears to be eligible by preliminary assessment for such
listing by virtue of its age, exterior condition, or known historical associations, or inclusion in the City
Historic Building Inventories.
- Y. "Hotel" or "motel" shall mean any building containing six or more guest rooms intended or designed
to be used, or which are used, rented, or hired out to be occupied, or which are occupied, for sleeping
purposes by guests. It does not include any jail, hospital, asylum, sanitarium, orphanage, prison, detention
home, or other institution in which human beings are housed and detained under legal restraint.
- Z. "IEBC" is the International Existing Building Code, as adopted and amended by the City in
Chapter 2.02 of the Tacoma Municipal Code.
- AA. "Infestation" is the presence of insects, rodents, vermin, or other pests to a degree that is harmful to
the building, its occupants, or to neighboring properties and/or their occupants.
- BB. "Kitchen" shall mean a room used, or designed to be used, for the preparation of food.
- CC. "Maintenance" means keeping property in proper condition.
- DD. "Nuisance" is a public nuisance as defined in Chapter 8.30 of the Tacoma Municipal Code.
- EE. "Occupancy" is the lawful purpose for which a building or part of a building is used or intended to be
used.
- FF. "Owner" is any person, including any natural person, joint venture, partnership, association, club,
company, corporation, business trust, or organization, or the manager, lessee, agent or officer, or having
an interest in the real estate in question as indicated in the records of the office of the Pierce County
Assessor, or whose ownership interest is otherwise established,
- GG. "Partially Secured" means a portion of the building sealed to the weather or unauthorized third-party
entry.



HH. "Person" is a natural person, his or her heirs, executors, administrators, or assigns, and also includes a firm, partnership, or corporation, their successors or assigns, or the agent of any of the aforesaid.

1 II. "Plumbing" or "plumbing fixture" is any water heating facilities, water pipes, vent pipes, garbage or
2 disposal units, lavatories, water closets, urinals, bathtubs, shower baths, installed clothes-washing
3 machines or other similar equipment, catch basins, sanitary waste systems, storm sewer systems, vents, or
4 other similarly supplied fixtures, together with all connections to water, gas, sewer, or vent lines.

JJ. "Premises" means a lot or parcel of land, easement, or public way, including any structures thereon.

4 KK. "Public right-of-way" includes the area of land, the right of possession of which is secured by the
5 City for right-of-way purposes, and includes the traveled portion of the public streets and alleys as well as
6 the border area, which includes, but is not limited to, sidewalks, driveway approaches, planting strips,
7 traffic circles, parkways or medians, or the area between the sidewalk and curb line.

6 ~~LL. "Recreational vehicle" is a vehicle constructed to be licensed for operation on streets, highways, and
7 waterways and is designed to provide accommodations for sleeping, and may have cooking facilities,
8 water closets, sinks, lavatories, showers, and similar plumbing facilities. The four classifications of
9 recreational vehicles include, but are not limited to:~~

- 8 ~~1. Motor Home. A self-motorized recreational vehicle.~~
- 9 ~~2. Residential or Travel Trailer. A recreational vehicle designed to be towed by a motorized vehicle,
10 including fifth-wheel trailers, tent trailers, or similar types of vehicles.~~
- 11 ~~3. Campers. A recreational unit designed to be installed in and used while in the bed of a truck.~~
- 12 ~~4. Boats on Trailers.~~

11 LLMM. "Resident" is a person who lives or dwells in a residential structure or similar buildings,
12 including, but not limited to, dwelling units, apartments, congregate care homes, state-licensed care
13 facilities, hotels, motels, convalescent homes, and nursing homes.

13 MMNN. "Residential property" is any property zoned exclusively for residential use or any property
14 containing a residential structure.

14 NNOO. "Restoration" means to return a building or structure to a state of utility through alterations
15 and/or repairs. As applied to historic structures, it includes the preservation of those portions or features
16 that are of historical, architectural, and cultural value.

16 OOPP. "Roof" is an exterior element of a building, sloped less than 60 degrees from the horizontal, which
17 provides weather protection to the spaces below.

17 PPQQ. "Secured" refers to a building which is sealed to unauthorized third-party entry.

18 QRRR. "Sleeping room" is any room designed, built, or intended to be used for sleeping purposes.

18 RRSS. "Smoke alarm" is a single- or multiple-station alarm responsive to smoke.

19 SSTT. "Solid-fuel-burning device" means any device for burning wood, coal, or any other non-gaseous
20 and non-liquid fuel.

20 TTUU. "Substandard Property" means any building or structure with a minimum of 50 points based on
21 violations outlined in Tables A.

21 UUVV. "Unfit building or structure" means any building or structure having conditions or defects which
22 endanger the health, safety or welfare and its occupants or the public based on the violations listed in
23 Table C.

23 VVWW. "Unoccupied" is the condition where a building is not being used at present, but there is the
24 general appearance of an intent to reoccupy the building in the future. Furnishings may or may not have
25 been removed.

24 WWXX. "Vacant" is the condition where a building is not being used at present, and there is a general
25 appearance of abandonment.

25 XXYY. "Walls" shall be defined as follows:

- 26 1. "Bearing wall" is any wall meeting either of the following classifications:



- a. Any metal or wood stud wall which supports more than 100 pounds per lineal foot of superimposed load.
- b. Any masonry or concrete wall which supports more than 200 pounds per lineal foot superimposed load, or any such wall supporting its own weight for more than one story.
- 2. "Faced wall" is a wall in which the masonry facing and backing are so bonded as to exert a common action under load.
- 3. "Nonbearing wall" is any wall that is not a bearing wall.
- 4. "Parapet wall" is that part of any wall entirely above the roof line.
- 5. "Retaining wall" is a wall designed to resist the lateral displacement of soil or other materials.
- YYZZ. "Window" shall mean a glazed opening, including glazed doors, which opens upon a yard, court, or a vent shaft open and unobstructed to the sky.
- ZZAAA. "Window well" is a soil-retaining structure at a window having a sill height lower than the adjacent ground elevation.

2.01.050 Administration and Process.

- A. Initiation of Enforcement.
- B. Inspection and Evaluation of Buildings and Property.
- C. Classification of Buildings or Structures.
- D. Substandard and Derelict Building Enforcement Procedures.
- E. Derelict Building Registration.
- F. Unfit Buildings or Structures Enforcement Procedures.
- G. Recovery of Costs and Expenses.
- H. Posting of Buildings.
- I. Utility Restraints.
- J. Emergency Cases.
- K. Permits.
- L. Repeat Offenders
- M. Severability.

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TABLES:

All existing buildings and structures shall be maintained in accordance with the Building Code requirements in effect at the time of original and unaltered construction. Alterations or repairs shall meet the minimum standards set forth in Section 2.01.060.

TABLE A SUBSTANDARD PROPERTY		
EXTERIOR PROPERTY VIOLATIONS		
Item No.	Violation	Maximum Points
1	Unsightly or overgrown ground cover, trees, or shrubbery	5
2	Garbage, junk, debris in yard	15
3	Abandoned or inoperable vehicles in yard	15
4	Graffiti on buildings, fences, or other structures	25
5	Missing or unreadable address numbers or apartment numbers	10
6	Exterior stairways, handrails or guardrails in yard need to be repaired or replaced	15



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7	Exterior sidewalks, other paved areas, or retaining walls are broken, buckled, or deteriorated and need to be repaired or replaced	15
8	Broken or Plugged Sewer	25
EXTERIOR BUILDING VIOLATIONS		
Item No.	Violation	Maximum Points
9	Chimney(s) needs to be repaired or removed	15
10	Roofing needs to be repaired or replaced	15
11	Gutters need to be repaired or replaced	5
12	Exterior walls or siding need to be repaired or replaced	15
13	Foundations need to be repaired or replaced	15
14	Porch, deck, or balcony needs to be repaired, replaced, or removed	15
15	Porch, deck, or balcony needs handrail or guardrail, or needs to be repaired or replaced	15
16	Floor, wall, or roof framing including overhangs and cornices needs to be repaired or replaced	25
17	Exterior doors and/or door framework needs repair, replacement, or weather striping	10
18	Window frames or window glass needs repair, replacement, or weather striping	15
19	Peeling or absence of paint or weather protection on exterior walls, decks, stairs, porches, and other exterior surfaces	5
20	Accessory structure needs to be repaired or demolished	25
21	Exterior unpermitted work, or work not done in conformity with the conditions of any permit that has been issued	50
22	Improper use of recreational vehicles	50
22 ³	Improper placement or use of cargo containers or use of semi-trailers for storage	50
INTERIOR VIOLATIONS		
Item No.	Violation	Maximum Points
23 ⁴	Inadequate number of electrical convenience outlets; electrical convenience outlets or switches do not have device plates	10
24 ⁵	Access to electrical panels is inadequate	15
25 ⁶	Improper water closets, lavatories, bathtubs, showers, or other plumbing fixtures	15
26 ⁷	Insufficient number of water closets, lavatories, bathtubs, showers or other plumbing fixtures as required by the size or occupant load of the occupancy	10
27 ⁸	All lavatories, sinks, bathtubs or similar fixtures where the spigot outlet is	25



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	below the level of the basin rim, and any other fixtures where cross-connection or back-siphonage is possible	
289	Plumbing piping or fixtures using non-approved materials	10
2930	Leaking plumbing piping (supply and/or waste)	15
301	Sagging, improperly supported or clogged plumbing pipes or fixtures	15
312	Water heater is missing or needs repair	25
323	Kitchen facilities do not meet required minimum standards	15
334	Laundry facilities do not meet required minimum standards	15
345	Appliances, including solid-fuel-burning appliances, which have been installed without proper clearances to combustible materials	25
356	Unlisted appliances which have been illegally installed; improper gas piping or inadequate supply of combustion air for fuel fired equipment	25
367	Inadequate, inoperable, or deteriorated heating, mechanical, or elevator equipment	50
378	Door locks or window locks missing, inoperative or illegal	15
389	Interior doors, trim or cabinetry need repair	5
3940	Deteriorated brick, concrete, or stone masonry, or detached veneer	15
401	Deteriorated wood building materials and damaged wood due to inadequate wood to earth clearance	10
412	Deteriorated or crumbling plaster or gypsum board or flaking or scaling or peeling of wallpaper, paint, or other interior wall coverings	10
423	Dampness, mold or mildew within the building	10
434	No windows or inadequate window area to provide natural light or natural ventilation	15
445	Room and space dimensions less than required by this chapter; unit(s) do not meet the requirements for an efficiency dwelling unit	15
456	Floor, wall or ceiling surfacing needs repair	25
467	Exit signs or exit path lighting are not provided with two sources of power	25
478	Exit stairs have incorrect rise and run	25
489	Lack of or inadequate garbage and rubbish storage and disposal	10
4950	Infestations or Vermin	25
501	Overcrowding: Any building or portion thereof, where the exiting is insufficient in number, width, or access for the occupant load served, or where the number of occupants in sleeping rooms exceeds the number permitted by the area of the sleeping room	25
512	Interior unpermitted work or work not done in conformity with the conditions of any permit that has been issued.	50



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UNOCCUPIED OR VACANT BUILDING STANDARDS VIOLATIONS

Item No.	Violation	Maximum Points
523	Exterior openings are not properly secured in accordance with Section 2.01.070	50
534	Weather protection is not adequate to prevent deterioration of the building	50
545	There is debris within the building or on the premises which creates a fire hazard or a nuisance	50
556	Fire alarms or fire sprinkler systems are inoperable	50
567	Adequate heat is not provided to protect the sprinkler system from freezing	50
578	Sewer lines are not capped	50
589	The owner does not inspect the property and keep the property from looking uncared for	50
5960	The owner does not repair door(s), window(s), exterior wall(s), or other areas of the building which have been damaged, thereby exposing the building to unauthorized third-party entry or inclement weather	50

FIRE AND LIFE SAFETY HAZARDS

Item No.	Violation	Maximum Points
601	Exit doors have improper hardware	15
612	Required corridors are not of one-hour construction or are not properly rated (or equivalent)	50
623	Corridor doors do not have closers or have improper hold open devices	50
634	Corridor doors do not have gasketing	25
645	Corridor door frames need to be repaired or replaced	50
656	Transoms above corridor doors are not sealed or fire-rated	50
667	Exit paths are not properly illuminated	50
678	Required exit signs are missing or not illuminated	50
689	Exit stairs need to be repaired or replaced	50
6970	Exit stairs need to be provided with handrails/guardrails, or handrails or guardrails need to be repaired or replaced	50
701	Exit stairs are missing or have improper landings	50
712	Stairs need to be enclosed in a fire rated shaft	50
723	Stair enclosures are not of the proper fire rating	50
734	Doors to stair enclosure are missing or are blocked open	50
745	Doors to stair enclosures do not meet required fire assembly requirements, or fire assembly needs to be replaced or repaired	50
756	Exit windows from sleeping rooms are not provided; are too small in area or	50



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	dimension or have too high a sill height	
767	Improper or hazardous wiring	50
778	Missing or inoperative smoke detectors, carbon monoxide alarms or fire extinguishers	50
789	Improper storage, building clutter, or other fire hazards	25
7980	Required fire sprinkler system or fire alarm system are inoperative, inadequate or missing	50
804	Fire resistive occupancy separation or area separation walls need to be repaired or replaced	25
812	Fire resistive construction needs to be repaired or replaced	25
823	Fire escapes shall be repaired, replaced, or tested in accordance with the provisions of Title 3 of the Tacoma Municipal Code.	50

2.01.060 Minimum Building Requirements and Repair Standards.

No owner shall maintain, or permit to be maintained, any property which does not comply with the requirements of this chapter. All property shall be maintained to the Building Code requirements in effect at the time of construction. Alterations or repairs shall meet the minimum standards and repair standards set forth in this section. It is recognized that, in order to maintain the properties as required by this chapter, repairs will need to be made. Repairs, renovations, alterations, and additions in general will be required to meet the applicable codes in effect at the time they are undertaken, with the minimum acceptable standard of repair being made to bring the building or element of a building up to at least the minimum standards as listed in this section. The following provisions provide guidelines for these repairs, but when renovations, alterations, and additions are undertaken, they may require meeting a higher standard of repair than just meeting the minimum requirements set forth in this section.

Requirements necessary for the strength, stability or proper operation of an existing fixture, structure or equipment, or for public health, safety or general welfare, not specifically covered by Chapter 2.01, shall be determined by the Building Official, as authorized in the Tacoma Municipal Code.

Where there is a change of use or where there is a substantial renovation as defined by the Building Code, all work shall be in accordance with the Building Code, including the IEBC as adopted and amended in Chapter 2.02 of the Tacoma Municipal Code.

~~NN. Recreational Vehicles or Other Vehicles:~~

~~No recreational vehicles, as defined by this chapter, or other vehicles shall be used for the purpose of living, sleeping, cooking, or any similar use while parked on public or private property.~~

~~NN00. Cargo Containers and Semi-Trailers.~~

~~1. Except as permitted by the Land Use Regulatory Code, cargo containers shall not be permitted to be used as storage buildings.~~

~~2. Semi-trailers shall not be used for storage buildings.~~



EXHIBIT "B"

1 **11.05.231 Human habitation of vehicles.**

2 A. Definitions.

3 1. "Human habitation" shall mean the use of a vehicle for dwelling or residential purposes. Evidence of
4 human habitation includes, but is not limited to, any combination of two or more of the following activities:
5 sleeping; setting up any bedding, sleeping bags, bedroll, pillow or other sleeping materials in such a manner
6 as to be used for sleeping; engaging in housekeeping or cooking activities; storing cookware, cooking
7 equipment; or bodily fluids in a vehicle; storing personal possessions in such a manner that some or all of the
8 vehicle's windows are obscured; using sanitation, plumbing and/or electrical systems or equipment in a
9 manner inconsistent with any provision of the Tacoma Municipal Code, or any other activity where it
10 reasonably appears, in light of all the circumstances, that a person or persons is using the vehicle as a living
11 accommodation. For purposes of this section, "human habitation" means the use of a vehicle as a dwelling
12 place and does not include temporary use of a vehicle for alleviation of sickness or because of physical
13 inability to operate the vehicle.

14 2. "Vehicle" shall include, but not be limited to, automobiles, motorcycles, trucks, buses, motorized
15 recreational vehicles, campers, boats, travel trailers, boat trailers, utility trailers, or other similar devices.

16 3. "Recreational Vehicle" ("RV") means a vehicular-type unit primarily designed for recreational camping or
17 travel use that has its own motive power or is mounted on or towed by another vehicle. The units include
18 travel trailers, fifth wheel trailers, folding camping trailers, truck campers, and motor homes.

19 B. It is unlawful for any person to use, occupy, or permit the use or occupancy of any vehicle for human
20 habitation. It is unlawful for any person to use a vehicle for human habitation for a period exceeding seven
21 days, in either one or multiple locations, on a public street anywhere in the City of Tacoma, unless a permit
22 has been issued in accordance with subsections D and E herein.

23 For purposes of this section, "human habitation" means the use of a vehicle as a dwelling place and does not
24 include temporary use of a vehicle for alleviation of sickness or because of physical inability to operate the
25 vehicle.

26 B. A recreational vehicle being used for human habitation may be parked for up to 24 hours during a 72-hour
27 period. However, parking the recreational vehicle in another location within the City within the 72-hour
28 period is a violation of this section.

29 C. Recreational vehicle parks in compliance with Chapter 2.16 of the Tacoma Municipal Code and
30 state law are exempt from the provisions of this section.

31 D. A recreational vehicle may be used for human habitation if an appropriate permit, such as a special events,
32 special use, or temporary use permit, has been obtained from the City that authorizes a recreational vehicle to
33 be parked and used for human habitation.

34 E. Recreational vehicles ("RVs") may be permitted to be used for human habitation for a maximum up to of
35 14 days per calendar year at a specific location when the resident of the property adjacent to which the RV
36 will be parked has first obtained a permit from the City.

37 1. Permits are valid only for the dates authorized on the permit and only for the location indicated on the
38 permit. A permit must be displayed in a manner that it is clearly visible from the outside of the recreational
39 vehicle.

40 2. A recreational vehicle permitted under this subsection may be used for human habitation for a maximum of
41 14 days per calendar year. This maximum period may not be exceeded by obtaining a permit for more than
42 one location.

43 3. The owner, operator, and occupants of the RV must comply with all conditions printed on the permit.
44 Conditions include: (a) the vehicle must be legally parked, (b) all waste and sewage generated within the RV
45 must be disposed of in a safe and legal manner, (c) operation of a generator while the RV is parked is
46 prohibited, (d) the use of extension cords and other hookups is prohibited, (e) the erection of awnings and
47 setting up furniture or similar items outside the RV is prohibited.



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34. The violation of any condition printed on the permit is a violation, and the owner or operator of the RV may be cited, as provided in this section. A permit may be summarily revoked by a police officer, road compliance officer, code enforcement officer, tax and license compliance officer, or parking enforcement officer when (a) a condition printed on the permit or other Municipal Code provision has been violated by the vehicle owner, operator, or occupant or (b) the ~~m~~Municipal eCode is violated in relation to the parking or occupancy of the vehicle or (c) the permit was obtained by fraud or misrepresentation.

45. The resident obtaining the permit must present proof of residency at the address at the time of application for the permit.

5. Fees. The cost of a permit is \$10 payable to the City of Tacoma Finance Department.

6. Definitions:

A. "Vehicle" shall include, but not be limited to, automobiles, motorcycles, trucks, buses, motorized recreational vehicles, campers, boats, travel trailers, boat trailers, utility trailers, or other similar devices. B. "Recreational Vehicle" ("RV") means a vehicular type unit primarily designed for recreational camping or travel use that has its own motive power or is mounted on or towed by another vehicle. The units include travel trailers, fifth wheel trailers, folding camping trailers, truck campers, and motor homes.

F. Emergency Action. Any vehicle being used for human habitation which is resulting in the discharge of human waste or sewage in any location or manner except into an approved public or private sewage disposal system constructed and maintained in accordance with the Tacoma Municipal Code may be summarily removed and impounded notwithstanding any provision of this chapter.

G7. Violations.

A1. Any violation of this section is a class 1 civil infraction not to exceed \$250, not including statutory assessments.

B2. Any violation in any street, park, alley, public parking lot, or other public way ~~will~~ which constitutes an obstruction to traffic or presents a threat to public safety may subject the vehicle to immediate impoundment in accordance with the provisions contained in RCW Chapter 46.55. If the vehicle is inoperable and cannot be moved under its own power from where it is located, the vehicle may be subject to enforcement and impoundment pursuant to TMC 8.23.050. or if the person in control of the vehicle refuses to move the vehicle or if the same person or vehicle has violated this section within the prior 60 days.

C3. Penalties for a violation of this section shall be in addition to any other remedy provided by local or state law and nothing in this chapter should be construed to limit the authority of the City to enforce pursuant to any other provision of local or state law, including section 2.01.050 of the Municipal Code.

8. Fees. The cost of a permit is \$10 payable to the Finance Department. Fees shall be paid to the Director in United States currency by bank draft, certified check, cashier's check, personal check, money order, cash, or by wire transfer or electronic payment if such wire transfer or electronic payment is authorized by the Director of Finance.