



Tower Crane Notifications and Permitting

City of Tacoma | Planning and Development Services

City Council Meeting
September 17, 2024
Ordinance No. 28980



OVERVIEW



- Tacoma Municipal Code (TMC) 2.23 Tower Crane Code – New Chapter
 - 2.09 Fee Code: Fees for new service
- Administrative Section Amendments
 - Building, Plumbing, Mechanical, Site Development, and Right-of-Way Codes

BACKGROUND



- Washington State House Bill (HB) 2022
 - Mandates local governments to regulate tower cranes by January 1, 2025
 - In response to tower crane failures during assembly and disassembly

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BACKGROUND



Tower Crane Examples



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BACKGROUND



- Washington State Senate Bill (SB) 5290
 - Regulates permitting timeframes for land use permits
 - Plats and Environmental Permits (Title 13)
 - Land Use staff scheduled to brief the City Council
 - Does not regulate construction permits
 - Building, Mechanical, Plumbing, etc. (Title 2)
 - Planning and Development Services (PDS) Strategic Plan sets timeline goals
 - Performance data published at www.tacomapermits.org

ISSUES



- Tower Crane Safety
 - Failures more likely during assembly and disassembly
 - Rights-of-way to be closed
 - Neighbors to receive notice
- Permitting Timeframes
 - SB 5290 does not apply to building permits
 - Draft versions of the bill included building permits
 - New language in TMC adds clarity

PROPOSED REVISIONS



- **TMC Chapter 2.23 Tower Crane Code**
 - Creates Permitting Requirements
 - Notification for people within the work zone
 - Closure of right-of-way

PROPOSED REVISIONS



- **TMC Chapters 2.02, 2.06, 2.07, 2.19, 2.22 Administrative Sections**
 - C. As authorized by RCW 36.70B.140 permits issued under this section are exempt from the timeline provisions of RCW 36.70B.060 through RCW 36.70B.090 and 36.70B.110 through 36.70B.130.
- **TMC Chapter 2.09 Fee Code**
 - 2.09.175 (J) Other services and permits. Where a service or permit is provided and fees have not been specifically addressed in Chapter 2.19 of this code, hourly fees may be charged in accordance with the PDS Fee Schedule for the services provided.

OUTREACH



- Crane operators aware of new requirements
- Permit requirements will be clarified with developers
 - During building permit process
 - Through preapplication meeting notes
 - At preconstruction meetings
- Other changes clarify no changes to existing policies

NEXT STEPS



- City Council Consideration
 - 1st Reading – September 17, 2024
 - 2nd Reading – September 24, 2024
- Ordinance Effective Date – January 1, 2025
- Additional Education and Outreach – Ongoing



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