



# International Property Maintenance Code Adoption Update

City of Tacoma | Planning & Development Services | Regulatory Compliance  
Community Vitality and Safety Committee  
June 26, 2025



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## ● ● ● AGENDA



- Background
- International Property Maintenance Code (IPMC) Overview
- Uniform Enforcement Code Overview
- Council Priorities and Concerns
- Test Pilot Program for Chronic Neighborhood Issues
- Accela Update
- Implementation Timeline

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## ● ● ● BACKGROUND



- Code Compliance transferred to Planning & Development Services (January 2025)
- Staff updated CVS on code adoption and process improvements (April 2025)
- Individual Council Member meetings held to discuss adoption priorities

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## ● ● ● IPMC OVERVIEW



Unified regulatory framework for existing buildings combining structural standards and property maintenance in one comprehensive code.

Main Characteristics:

- Model standards for property maintenance
- Flexible adoption by local ordinance
- Systematic enforcement procedures
- Clear property owner responsibilities
- Integration with existing local codes

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## ●●● UNIFORM ENFORCEMENT CODE

The IPMC integrates with Tacoma's existing Uniform Enforcement Code framework while updating procedures to optimize enforcement.

Main Characteristics:

- Unified framework
- Enhanced procedures
- Education-first approach
- Escalating penalty structure
- Consistent due process

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## ●●● COUNCIL PRIORITIES AND CONCERNS

- Equity & Fairness
- Escalating Enforcement Mechanisms
- Escalating Penalty Structure
- Chronic Properties
- Repeat Offenders
- Cost Recovery
- Legal Authority
- Language Access
- Community Engagement

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## TEST PILOT PROGRAM: CHRONIC NEIGHBORHOOD ISSUES

- Exploring City-funded abatement for chronic neighborhood issues
- Property owner provides consent to enter the property and perform the work
- Property owner agrees to City-funded cleanups with deferred cost recovery or property liens
- Speedier resolution with additional policy tools for community improvement

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## ACCELA ADOPTION UPDATE

Staff is actively working on moving Code Compliance case management to the Accela platform through the IDEA ticket process.

Benefits of Accela:

- Increased Management Oversight
- Enhanced Reporting Capabilities
- Documentation Management
- Mobile Integration
- Modernization
- Compliance Success Tracking
- Department Consistency

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## IMPLEMENTATION TIMELINE

- **June-August 2025:** Legal research, code review, and policy development based on City Council priorities
- **September-December 2025:** Code and policy drafting
- **January-March 2026:** Code refinement and City Council adoption process
- **April-June 2026:** 90-day education and preparation period
- **July 1, 2026:** IPMC enforcement begins
- **January 2027:** 6-month review and adjustment

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