



**TO:** Elizabeth Pauli, City Manager  
**FROM:** Terry Forslund, Senior Principal Engineer, Planning and Development Services  
Peter Huffman, Planning and Development Services  
**COPY:** City Council and City Clerk  
**SUBJECT:** Ordinance – Amending TMC Title 2.02 Building Code – June 11, 2019  
**DATE:** March 24, 2019

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**SUMMARY:**

An ordinance amending Chapter 2.02 of the Municipal Code, relating to the Building Code, to incorporate new provisions that allow frequently approved alternates to be used for all projects, and to provide clarification and consistency for a related requirement in Chapter 1.29, effective July 1, 2019, to coincide with the State of Washington's adoption of changes to state building codes.

**STRATEGIC POLICY PRIORITY:**

Updating the building code with needed changes will make permit approvals more effective, which will support the following City's Council's strategic policies:

- Strengthen and support a safe city with healthy residents
- Assure outstanding stewardship of the natural and built environment

**BACKGROUND:**

The Washington State Building Code Council is adopting proposed changes to the state building code primarily to incorporate mass timber provisions. These changes will become effective July 1, 2019. The City reviewed Tacoma Municipal Code (TMC) Chapter 2.02 amendments as part of this change to the state. TMC Title 2.02 automatically adopts these state provisions as part of the state's adoption, and there were no additional changes required to effectively adopt the state's provisions. Planning and Development Services (PDS) staff did identify other provisions that could increase the effectiveness of the TMC. Most of the proposed changes relate to requests for equivalency for a proposed project that does not meet Tacoma Building Code requirements. Another code change is for clarification and consistency to coordinate with a TMC Title 1 code change.

Proposed changes related to alternate means/equivalency of code included the following:

- Allowing for locked elevator lobbies where there are appropriate safety measures in place;
- Adding another option for standby power requirements; and
- Allowing an additional story for residential occupancies of Type IIIA construction where the stairs are pressurized.

The fourth proposed code change provides consistency with a new code in TMC Title 1.29 that requires for gender neutral signage for single-occupant restrooms. The proposed change in TMC 2.02 will clarify the signage requirements as well as the number of facilities required.

The proposed code changes were presented to the Board of Building Appeals on May 6, 2019, and received their recommendation for approval. The proposed code changes were also presented to the Infrastructure, Planning, and Sustainability Committee on May 22, 2019.

**ISSUE:**

PDS staff identified building code amendments that could increase the effectiveness of TMC Chapter 2.02.



**ALTERNATIVES:**

The City Council could choose to not adopt the proposed code changes.

**RECOMMENDATION:**

PDS staff recommend adopting the proposed ordinance changes to TMC Title 2.02 Building Code.

**FISCAL IMPACT:**

There is no fiscal impact.