



## Title 2 Building Codes

City of Tacoma | Planning and Development Services

Infrastructure, Planning, and Sustainability Committee

May 22, 2019

ITEM #2



## OVERVIEW

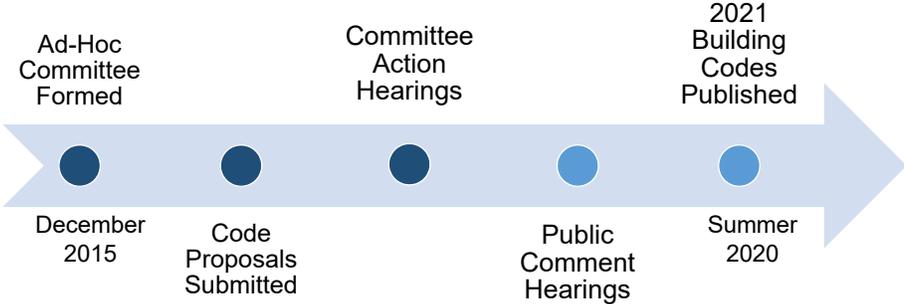


- State Adopts Mass Timber Changes To 2015 State Building Codes July 1, 2019
- City Of Tacoma Code Change Proposals To Update Title 2 Building Code

## BACKGROUND



### Model Building Codes



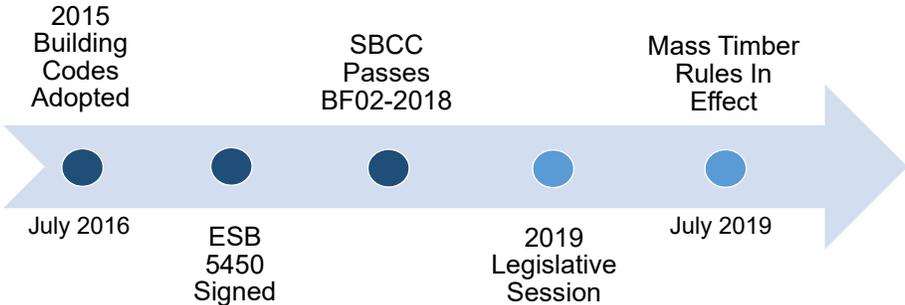
A horizontal timeline arrow pointing right, with five blue circular markers. The markers are connected by a light blue arrow. The text above the markers is: 'Ad-Hoc Committee Formed', 'Code Proposals Submitted', 'Committee Action Hearings', 'Public Comment Hearings', and '2021 Building Codes Published'. The text below the markers is: 'December 2015', 'Code Proposals Submitted', 'Public Comment Hearings', and 'Summer 2020'. The 'Code Proposals Submitted' and 'Public Comment Hearings' markers do not have text below them.

3

## BACKGROUND



### State Building Codes



A horizontal timeline arrow pointing right, with five blue circular markers. The markers are connected by a light blue arrow. The text above the markers is: '2015 Building Codes Adopted', 'ESB 5450 Signed', 'SBCC Passes BF02-2018', '2019 Legislative Session', and 'Mass Timber Rules In Effect'. The text below the markers is: 'July 2016', 'ESB 5450 Signed', '2019 Legislative Session', and 'July 2019'. The '2015 Building Codes Adopted' and '2019 Legislative Session' markers do not have text below them.

4

## ISSUES



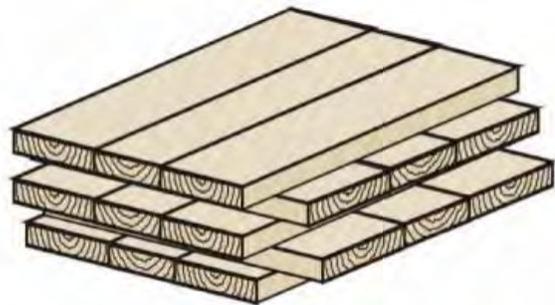
- Evaluate Local Codes For State Code Changes Related To Mass Timber
- Title 2.02 Code Change Proposals
  - Alternate means approvals
  - Reduce conflicts with other TMC changes

5

## BACKGROUND



- What is Mass Timber?
  - Solid or engineered wooden panels used as primary load-bearing structure
  - Examples include CLT, Glu-laminated, Dowel laminated, Nail laminated



6

# Proposed State Revisions



## Proposed Mass Timber Rules



18 STORIES MAX  
BUILDING HEIGHT TBD  
BUILDING AREA TBD

12 STORIES MAX  
BUILDING HEIGHT TBD  
BUILDING AREA TBD

7 - 8 STORIES  
BUILDING HEIGHT TBD  
BUILDING AREA TBD

TYPE IV-A      TYPE IV-B      TYPE IV-C

7

# PROPOSED REVISIONS



- City Code Chapter 2.02
  - Add a story for Type IIIA construction
  - Standby power option
  - Locks for elevator lobby doors
  - Signage and number of facilities for single-occupant restrooms

8

## OUTREACH



- Board of Building Appeals
  - Review and recommendation 5/6/2019
- Committees
  - WA Assoc. of Building Officials (WABO)
  - State Building Code Council Technical Advisory Group

9

## NEXT STEPS



- Board of Building Appeals Review – 5/6/2019
- Council Committee Review – 5/22/2019
- City Council Consideration
  - June 11, 2019 – 1<sup>st</sup> reading of ordinance
  - June 18, 2019 – 2<sup>nd</sup> reading of ordinance
- Ordinance Effective Date – July 1, 2019

10

## RECOMMENDATIONS



- Staff recommends the IPS Committee forward the proposed code changes to TMC 2.02 to City Council for consideration and adoption

11



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