

#### Nuisance Code 8.30 Review & Update

City of Tacoma | Neighborhood & Community Services

Community Vitality and Safety Committee

October 24, 2024

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# ••• OVERVIEW



#### Overview of Nuisance Code Review and update:

- Intent of Review and Update
- Stakeholder Engagement
- Information Gathering
- Review & Compare International Property Maintenance Code
- Timeline
- Questions & Feedback

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### ••• INTENT OF REVIEW AND UPDATE

The most recent update to the Nuisance Code 8.30 was December 2014. During the initial stages of planning for review, City Council Members requested we review:

- Civil penalties
- Abatements
- Repeat offenders
- Timeline from case open to case closure
- Alternative compliance options

NCS also received a comprehensive report from DEI consultants Coleman & Associates, which included recommendations for code updates that <u>ens</u>ure equitable and consistent code interpretation, application, and enforcement.

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# COMMUNITY STAKEHOLDER ENGAGEMENT

Community stakeholders were identified by compiling a list of who interacts most with and who is most affected by the application of the Nuisance code. Engagement consisted of conversations directly with the community, with property owners in violation, with neighbors living near properties with repeated violations and with business owners and employees.

#### **COMMUNITY ENGAGEMENT**

- Neighborhood Night meetings
- 311 Submission Follow Up
- CPTED Assessments
- Direct Conversations with the Owners in violation, and their neighbors

# PARTNER STAKEHOLDER ENGAGEMENT

Our partners include other City of Tacoma departments from general government and Tacoma Public Utilities. We also partner with other agencies, and surrounding city and county jurisdictions.

PARTNER ENGAGEMENT

- Open forum at 2024 WACE Code Conference
- Weekly/Bi-weekly scheduled meetings
- Line by Line Municipal Code review
- Site meetings with Police, Fire, and HEAL
- Surrounding Jurisdiction's best practices

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#### ••• INFORMATION GATHERING

	COUNCIL	DARTNERS	COMMUNITY	OTHERS
	COUNCIL		COMMUNITY	
Repeat Offenders				
Boarded Building Timeline	V	V	V	V
Graffiti uptick		V	V	V
•Tall Grass				$\square$
Penalties do not match violation	V		V	V
<ul><li>Multiple Cases Per Address</li></ul>		$\square$		$\square$
Absent Property Owner			abla	$\square$
Slow Voluntary Compliance	V	$\square$	V	abla
•Lengthly Abatement Process	V	V	V	
Disturbing the Peace Unenforced	V		V	
Perceived Inequities Per District			V	
•Encampments	V	V	$\overline{\square}$	$\Box$
•Noise	$\square$	$\square$		

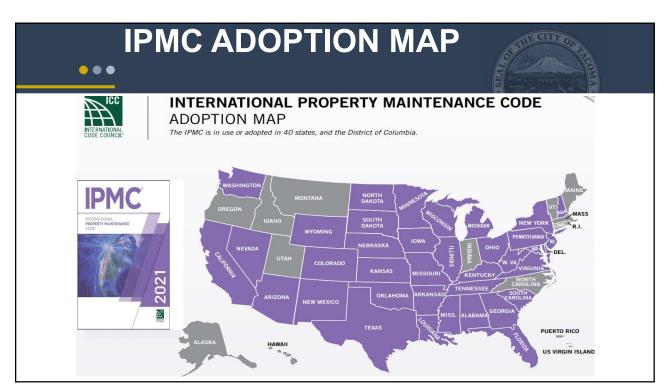
## **IPMC**

### International Property Maintenance Code

The purpose of the International Property Maintenance Code is to establish minimum requirements to provide a reasonable level of health safety property protection and general welfare of the community.

The IPMC is a total property maintenance code, combining all aspects of the current Nuisance Code 8.30 and Derelict Building Code 2.0, into one code responsible for an entire property, premises and structures, underground to chimney top, property line to property line, including the abutting right of way.

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# CURRENT NUISANCE CODE

Currently the Nuisance code 8.30 consists of enforcement guidelines and compliance expectations on private property and the abutting right of way for:

- Garbage & Debris
- Notices of Violation
- Overgrowth Vegetation
- Appeals
- Parking and Junk Vehicles
   Penalties

Graffiti

- Abatements
- Repeat offenders
- Recovery of Costs & Expenses

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# · · · CURRENT BUILDING CODE

Currently the Building code 2.0 consists of enforcement guidelines and compliance expectations on private property and the abutting right of way for:

- Substandard Building Conditions
- Derelict Building Conditions Unfit or Dangerous Buildings
- Demolition and recovery of Costs
- · Notices of Violation
- Appeals
- Penalties
- Abatements
- Certificates of Complaints

# ••• IPMC POSSIBILITIES



#### **CONS of ADOPTION**

- Change is Hard
- Administrative Process
- Case Creation
- 311 Response
- · Case length from open to close
- Total Compliance expectations
- · Some stakeholder concerns will not be addressed

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# ••• IPMC POSSIBILITIES



#### **PROS of ADOPTION**

- · One case, one notice for entire property
- · A Standard check list for inspection
- · Defined timelines for boarded buildings
- Penalty assessments to fit the violation
- Enforcing on owners AND owner's authorized agents, operators & occupants
- Provides clarity on Code Compliance specific enforcement
- Alignment with surrounding jurisdictions

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• Opportunity to adjust new code to include Council Recommendations

TIMELINE				
	Timeline: 2025	Action Item		
FINAL CVS PRESENTATION	JANUARY - MARCH APRIL	CVS Presentation on findings and recommendations Develop and Complete Recommended Changes Presentations to and adoption by City Council		
IMPLEMENT NEW CODE	MAY	Educate the Community, Stakeholders, Internal and External Departments		
	JUNE	Implement new code enforcement		
MONITOR	JULY - SEPTEMBER	Monitor new code application through busy season		
AND DATA REVIEW	OCTOBER - DECEMBER	Review Data for successes, and required adjustments		

