



Nuisance Code 8.30 Review & Update

City of Tacoma | Neighborhood & Community Services
Community Vitality and Safety Committee
October 24, 2024



1

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

2

2

●●● 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 ensure equitable and consistent code interpretation, application, and enforcement.

3

●●● 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

4

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

5

INFORMATION GATHERING

	COUNCIL	PARTNERS	COMMUNITY	OTHERS
•Repeat Offenders	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
•Boarded Building Timeline	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
•Graffiti uptick		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
•Tall Grass				<input checked="" type="checkbox"/>
•Penalties do not match violation	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
•Multiple Cases Per Address		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
•Absent Property Owner			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
•Slow Voluntary Compliance	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
•Lengthly Abatement Process	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
•Disturbing the Peace Unenforced	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
•Perceived Inequities Per District			<input checked="" type="checkbox"/>	
•Encampments	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
•Noise	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		

6

●●● 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
- Overgrowth Vegetation
- Parking and Junk Vehicles
- Graffiti
- Repeat offenders
- Notices of Violation
- Appeals
- Penalties
- Abatements
- Recovery of Costs & Expenses ⁹

9

●●● 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 ¹⁰

10

●●● 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

11

11

●●● 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
- Opportunity to adjust new code to include Council Recommendations

12

12



●●● TIMELINE

	Timeline: 2025	Action Item
FINAL CVS PRESENTATION	JANUARY - MARCH	CVS Presentation on findings and recommendations Develop and Complete Recommended Changes
	APRIL	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 AND DATA REVIEW	JULY - SEPTEMBER	Monitor new code application through busy season
	OCTOBER - DECEMBER	Review Data for successes, and required adjustments

13



Nuisance Code 8.30 Review & Update
City of Tacoma | Neighborhood & Community Services
Community Vitality and Safety Committee
October 24, 2024

14