



TO: T.C. Broadnax, City Manager
FROM: Lisa Wojtanowicz, Community Services Division Manager, Neighborhood and Community Services
Nadia Chandler Hardy, Interim Neighborhood and Community Services Director
COPY: City Council and City Clerk
SUBJECT: Ordinance – Repealing and Re-enacting Title 2.01 Minimum Building and Structures Code – First Reading October 28th
DATE: October 13, 2014

SUMMARY:

The Community Services Division of the Neighborhoods and Community Services Department is requesting approval of the proposed repeal and re-enactment to the Minimum Building and Structures Code, Tacoma Municipal Code 2.01. Over the past several months staff has been working with various internal and external partners to update the Minimum Building and Structures Code.

STRATEGIC POLICY PRIORITY:

- Foster neighborhood, community, and economic development vitality and sustainability.

BACKGROUND:

The Minimum Building and Structures Code was last updated in 2013. This update will allow staff to bring the code into better alignment with State and National codes, ensure an end game to all types of cases, and to continue to develop tools to hold property owners accountable. A draft of the code and a 10 question survey has been distributed to the community. To date we have received over 200 responses to the survey. On August 20, 2014 staff presented the code to the Building Board of Appeals. The Board made a recommendation to adopt the proposed changes with a few minor revisions. Since 2.01 is being changed, the following codes will need to be amended as well: 8.35.060,B and C, 8.122.010.E, 11.05.231.E.7.C, 13.05.049.A and B.2.

ISSUE:

The Minimum Building and Structures Code was adopted to preserve Tacoma’s existing building stock and provide tools for minimum building standards and enforcement. The proposed update makes several changes which improve the code’s consistency with State and National codes, such as changing “dangerous” buildings to “unfit” buildings in alignment with RCW 35.80. Staff also did a comparison to the International Property Maintenance Code to ensure the scope of these codes is consistent.

Changes to the Sub-standard property section will allow an option to abate substandard conditions. Additionally, the Derelict building section will have an additional tool to hold property owners accountable by instituting a registration requirement for Derelict buildings which have a Certificate of Complaint.

ALTERNATIVES:

If the code changes are not adopted, Code Compliance would continue to use the existing code.

RECOMMENDATION:

Staff recommends Council repeal and re-enact the Minimum Building and Structures Code as presented. Staff has performed external outreach to several community organizations and has received input from over 200 individuals on the proposed code changes. The proposed changes have also been reviewed by the Neighborhoods and Housing Committee on three occasions and the code amendments as presented reflect input from the Committee.



FISCAL IMPACT:

The implementation of a Derelict Building Registration will result in an estimated \$20,000 in revenue annually.

EXPENDITURES:

FUND NUMBER & FUND NAME *	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
TOTAL			

* General Fund: Include Department

REVENUES:

FUNDING SOURCE	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
Derelict Building Registration	404300	4350030	\$20,000/year
TOTAL			

POTENTIAL POSITION IMPACT:

POSITION TITLE	PERMANENT/ PROJECT TEMPORARY POSITION	FTE IMPACT	POSITION END DATE
TOTAL			

This section should only be completed if a subsequent request will be made to increase or decrease the current position count.

FISCAL IMPACT TO CURRENT BIENNIAL BUDGET: These changes would not affect the current biennial budget, these revenues would begin in the 2015/2016 biennial budget.

ARE THE EXPENDITURES AND REVENUES PLANNED AND BUDGETED? N/A

IF EXPENSE IS NOT BUDGETED, PLEASE EXPLAIN HOW THEY ARE TO BE COVERED.

N/A