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**SUBJECT:** International Property Maintenance Code Implementation Update  
**DATE:** June 26, 2025

**PRESENTATION TYPE:**  
Informational Briefing

**SUMMARY:**

Planning and Development Services (PDS) will present an update on adopting the International Property Maintenance Code (IPMC) to replace and consolidate multiple sections of the Tacoma Municipal Code (TMC). This comprehensive approach combines the current Nuisance Code (TMC 8.30, TMC 8.30A), Noise Code (TMC 8.122), Title 2 Chapter 2.01 Minimum Building and Structures Code, and relevant Title 5 provisions into a single, streamlined enforcement framework. Staff received valuable feedback from the study session on May 6, 2025, and the individual meetings with City Council Members regarding priorities relating to this adoption. Staff will incorporate this feedback, where applicable, into the IPMC implementation process to ensure the updated code aligns with those priorities and legal requirements.

Staff will provide updates on the following topics:

- Adoption of the IPMC
- Streamlined enforcement utilizing the Uniform Enforcement Code
- Feedback from meetings with individual City Council Members
- Pilot Program overview for limited public nuisance properties
- IPMC timeline
- Accela implementation across regulatory compliance

**BACKGROUND:**

The TMC Nuisance Code Title 8.30, Noise Code 8.122, Poultry and Pigeons Code 5.30, and Title 2 Chapter 2.0 Minimum Building and Structures Code collectively provide for the protection of health, safety, and welfare of the City of Tacoma's private properties through enforcement of nuisance conditions and minimum building standards. At the end of the fourth quarter of 2024, Neighborhood & Community Services (NCS) staff provided an overview of the IPMC and discussed the potential benefits of updating to this standardized code. On April 10, 2025, PDS provided an update to this Committee on implementation efforts since the NCS Code Compliance group joined PDS in January 2025.

The current system creates operational inefficiencies when multiple violations occur at a single property, as each code section requires separate case creation and investigation processes. For example, nuisance conditions fall under Title 8.30, building standards under Title 2.0, and issues like noise, parking, and health/sanitation under Title 5. The IPMC adoption would eliminate these administrative burdens by housing all enforcement tools within one



comprehensive framework while preserving local policy authority and ensuring complete coverage of all aspects currently managed by Code Compliance.

**ISSUE:**

This is an informational briefing only. PDS will be providing an update on continuous improvement efforts, feedback, areas of policy research, and an update on the progress related to the adoption of the IPMC which will help to standardized the framework for code compliance.

**ALTERNATIVES:**

This is an informational briefing only. There are no alternatives presented at this time.

**FISCAL IMPACT:**

This is an informational briefing only. The fiscal impact of adopting the IPMC will be analyzed and presented in future briefings.

**RECOMMENDATION:**

This is an informational briefing only.