



ORDINANCE NO. 29015

1 BY REQUEST OF COUNCIL MEMBERS BUSHNELL, DANIELS, AND DIAZ

2 AN ORDINANCE relating to wastewater; amending Subchapter 12.08C of the
3 Municipal Code, relating to the Industrial Wastewater Pretreatment
4 Program, by adding a new Section 12.08C.1320, entitled "Grease
5 Interceptor Education Requirement", to establish requirements to
6 educate commercial tenants and property owners on the conditions of
7 private grease interceptors for food- or beverage-related businesses.

8 WHEREAS commercial tenants or property owners intending to open
9 food- or beverage-related businesses often sign a lease or purchase a property
10 prior to contacting the Tacoma-Pierce County Health Department ("Health
11 Department"), and/or the City's Planning and Development Services Permit
12 Department ("Permit Department"), and

13 WHEREAS current pretreatment regulations are required by the City's
14 National Pollutant Discharge Elimination System (NPDES) permit to protect the
15 City's wastewater treatment system from adverse impacts from fats, oils and
16 grease, and

17 WHEREAS the pretreatment regulations may require food- or beverage-
18 related business to install new or upgraded grease interceptor equipment that
19 exceeds the expectation of the business owner which may cause a significant delay
20 in opening the business, a need to adjust the business plan, or may make the
21 project infeasible, either financially or structurally, and

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1 WHEREAS this ordinance would apply to all purveyors of commercial real
2 estate that is or will be occupied by any food- or beverage-related business,
3 including, but not limited to: sellers, brokers, agents, and property managers, and
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5 WHEREAS this ordinance would create a requirement to disclose and
6 share information via an educational flyer created by the City about the potential
7 requirements to install or upgrade a grease interceptor system that meets current
8 environmental requirements as approved by the Permit Department, and the
9 disclosure and information would be provided to the potential lessee or buyers
10 prior to signing of a lease or completing a purchase of the property, and
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12 WHEREAS the City's Environmental Services Department will create the
13 educational flyer and update as needed, and, in addition, the Permit Department
14 will provide the educational flyer anytime a food- or beverage-related business
15 engages with the permit process, and
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17 WHEREAS the City will encourage the Health Department to provide the
18 flyer anytime they engage with food- or beverage-related businesses, and
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20 WHEREAS this policy aims to provide critical education to new and
21 aspiring business owners so they can make wise future investments, and by
22 directing businesses to educational information and resources to learn about
23 infrastructure requirements before they commit to a lease or purchase, which will
24 help to even the playing field between experienced and new entrepreneurs, and
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26 WHEREAS this policy, which is directly responsive to community concerns,
is one step to help food and beverage businesses succeed in the City so our entire



1 community can benefit, and taking action on this issue will show small and local
2 businesses that engaging with their City Council makes a positive impact on the
3 community, and

4 WHEREAS ensuring business owners know more about how to invest in
5 the right grease inceptor for their business will help protect the wastewater
6 treatment system and the natural environment from sanitary sewer backups
7 caused by fats, oils, and grease; Now, Therefore,

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9 BE IT ORDAINED BY THE CITY OF TACOMA:

10 Section 1. That the City Council hereby adopts the Recitals of this
11 Ordinance as its formal legislative findings.

12 Section 2. That Subchapter 12.08C of the Municipal Code, relating to the
13 Industrial Wastewater Pretreatment Program, by adding a new
14 Section 12.08C.1320, entitled "Grease Interceptor Education Requirement", to
15 establish requirements to educate commercial tenants and property owners on the
16 conditions of private grease interceptors for food- or beverage-related businesses, is
17 hereby amended as set forth in the attached Exhibit "A."
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Section 3. That the City Clerk, in consultation with the City Attorney, is authorized to make necessary corrections to this Ordinance and Exhibit "A," including, but not limited to, the correction of scrivener's/clerical errors, references, ordinance numbering, section/subsection numbers, and any references thereto.

Passed _____

Mayor

Attest:

City Clerk

Approved as to form:

Deputy City Attorney



EXHIBIT "A"

**SUBCHAPTER 12.08C
INDUSTRIAL WASTEWATER PRETREATMENT PROGRAM**

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MISCELLANEOUS PROVISIONS
12.08C.1300 Severability.
12.08C.1310 Electronic records.
[12.08C.1320 Grease Interceptor Educational Requirement.](#)

* * *
[12.08C.1320 Grease Interceptor Educational Requirement.](#)

Any person or entity transacting commercial real estate within the City of Tacoma, including but not limited to sellers, brokers, agents, landlords or property managers, shall provide to any customer, potential buyer or tenant that intends to use the commercial real estate for a food- or beverage-related business, with the then current Grease Interceptor Educational Flyer developed by the City prior to entering into or executing any lease, property sale or other formal written document conveying the commercial real estate. This educational requirement is intended to assist food- and beverage-related businesses learn about the requirements for installing or upgrading grease interceptors to prevent fats, oils and grease from the business entering into the POTW.

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