



Building Codes for Temporary Shelters

City of Tacoma | Planning and Development Services

Infrastructure, Planning and Sustainability Committee Presentation

April 11th, 2018



AGENDA



- Codes Applicable to Temporary Shelters
- Overview of WAC and RCW Provisions
- Stakeholder Input
- Benchmarking
- Proposed Code
- Schedule



APPLICABLE CODES



- Land Use Codes
 - TMC 13.06.635.B.4 Temporary Shelters
 - Allows governmental, non-profit, and faith-based organizations to host shelters, up to 100 people over 185 days
- Building Codes
 - TMC 2.02 Building Code
 - Adopts state building codes including the 2015 International Residential and International Building Code



●●● RCW and WAC PROVISIONS

- January 1, 1992 - RCW 19.27.042
- July 1, 1992 - WAC 51-16-030

“Cities and counties are permitted the option of adopting exemptions from the state building code requirements for buildings ... to provide housing for indigent persons.”



●●● RCW and WAC LIMITATIONS

- Limited to existing buildings
- Exemption allowed up to 5 years
- Building is owned or administered by a public agency or nonprofit corporation
- No threat to human life, health or safety

●●● STAKEHOLDER INPUT



- Fire Department
- Neighborhood and Community Services
- Public Works
- TPU - Electrical
- Planning and Development
- Board of Building Appeals



●●● BENCHMARKING



- Washington Association of Building Officials
- City of Bellevue
- City of Seattle
- City of Portland





NEW TMC TITLE 2.21



- Administrative Provisions
 - Approved Nonprofit
 - Inspection and Application Process
 - Permit Expiration
- Operational Requirements
 - Shelter Capacity
 - Shelter Staffing and Fire Watch



NEW TMC TITLE 2.21 (cont.)



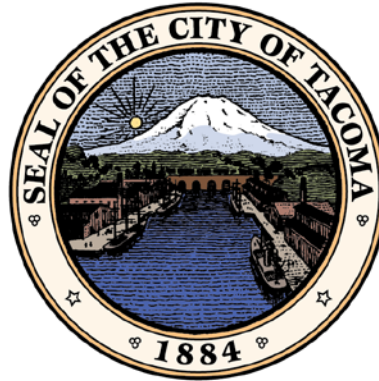
- Life Safety Provisions
 - Hazard Evaluation and Separation
 - Emergency Evacuation Plan
 - Electrical Requirements
- Human Health Provisions
 - Lighting
 - Heat and Ventilation
 - Water and Sanitation



SCHEDULE



- March 15 Board of Building Appeals Recommendation
- April 11th IPS Review
- April 24th Initial Reading of Ordinance
- May 1st Final Reading of Ordinance



Building Codes for Temporary Shelters

City of Tacoma | Planning and Development Services

Infrastructure, Planning and Sustainability Committee Presentation

April 11th, 2018

