



Development Code Update

Summary of Changes

Unified Development Code Phase 1 Changes

- **Changes the Name of the Municipal Code Title**
 - “Buildings” to “Building and Development Code”
- **Adds new section and updates development code**
 - New Right-of-Way Development Code Section
 - Rearranges existing code to create more logical organization

Administrative Authority Changes

- **Adds new section for Public Notifications, Project Meetings, and Construction Nuisances**

- **Administrative Provisions.**

The Director of Planning and Development Services shall have the authority to develop rules, policies, and administrative procedures for, but not limited to, the following items.

A. Public notifications – Notices may be required for any permits issued under this chapter. When required, the notices shall be completed prior to the start of construction.

B. Project Meetings - Permittees, contractors, and others associated with a permit may be required to attend Project Meetings related to permit requirements, to address neighborhood impacts such as dust and construction noise or other neighborly issues that arise from the contractor’s activities.

C. Construction Nuisances – Additional requirements may be imposed on project construction activities that impact the surrounding neighborhood, such as public safety, dust and construction noises. Identification of these issues may be by a complaint, City and/or other regulatory inspection. A project meeting may be called to address the impacts.

Violations of TMC 2.02 or any provision as required by the Director under TMC 2.02.015 shall be administered as outlined in TMC 1.82 – Uniform Enforcement Code and/or Chapter 2.02.130 of this code.

Miscellaneous Changes

- **Technical:**

- City staff reviewed various development codes to identify and address technical, standards, or process changes.

- Example:

- **Application Requirements**

2. Grading. The grading plan shall show the existing grade and finished grade in contour intervals of sufficient clarity to indicate the nature and extent of the work and show in detail that it complies with the requirements of this code. The plans shall show the existing grade on adjoining properties, including public rights-of-way, for a distance as required by the City from the proposed grading area, but not less than is necessary to provide sufficient detail to identify how grade changes will conform to the requirements of this code. The plan shall also identify all drainage courses and surface water flow to and from the site, both existing and proposed.

- **Administrative:**

- City staff have recommend various administrative changes to provide the Director with additional flexibility.

- Example:

- **2.02.090 Amendment to IBC Section 105.2 – Work exempt from permit.**

105.2.3 Public service agencies. A building permit shall not be required for the installation, alteration, or repair of generation, transmission, distribution, or metering, or other related equipment that is under the ownership and control of public service agencies by established right. Other City permits shall still be required unless specifically exempted.

105.2.4 City of Tacoma Projects and Department of Transportation Projects. A building permit shall not be required for the construction of roads, highways, freeways, and other structures related to such construction, by or under contract to the City of Tacoma, or the Washington State Department of Transportation. Other City permits shall still be required unless specifically exempted.

Exceptions:

1. Buildings and other structures not normally included in road or highway construction shall require building and other construction permits.