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**SUBJECT:** International Property Maintenance Code Implementation Update  
**DATE:** March 12, 2026

**PRESENTATION TYPE:**

Informational Briefing

**SUMMARY:**

Planning & Development Services (PDS) will provide an update on implementation of the International Property Maintenance Code (IPMC) and related modernization of the City's code compliance framework. This briefing addresses consolidation of nuisance and minimum building standards under a unified enforcement structure and policy considerations regarding enforcement posture under the updated framework.

**BACKGROUND:**

Tacoma's nuisance and minimum building standards are currently dispersed across multiple titles of the Tacoma Municipal Code. This structure creates administrative inefficiencies, duplicative case management, and inconsistent enforcement pathways when multiple violations exist at a single property. Adoption of the IPMC consolidates these standards into a single, nationally recognized framework while preserving Tacoma-specific amendments. The objective is improved consistency, clearer expectations for property owners, and a more efficient, standardized compliance process.

Enforcement currently operates under a voluntary compliance, complaint-driven model. While effective in many cases, this approach can result in extended timelines for chronic nuisance properties and repeat violators. As part of IPMC implementation, Council may wish to provide direction on whether to maintain the existing voluntary-first model or incorporate a more structured and proactive enforcement posture, including earlier escalation tools for repeat noncompliance.

**ISSUE:**

This is an informational briefing only.

**ALTERNATIVES:**

This is an informational briefing only, however staff request direction regarding preferred enforcement posture under the IPMC framework.

**FISCAL IMPACT:**

This is an informational briefing only. There is no fiscal impact at this time.

**RECOMMENDATION:**

Staff are not proposing specific changes currently, but seek policy guidance regarding Council's expectations for enforcement intensity.