



ORDINANCE NO. 29109

1 AN ORDINANCE relating to the Department of Public Utilities, Light Division;
2 amending Chapter 12.06A of the Municipal Code, relating to the
3 Electrical Code, by amending Section 12.06A.230, entitled "Permit to
4 owner - Conditions", to allow nonprofit corporations to directly obtain
5 electrical permits provided that certain conditions are met, effective
6 July 1, 2026

7 WHEREAS, the City of Tacoma, Department of Public Utilities, Light
8 Division ("Tacoma Power") is requesting changes to Chapter 12.06A of the
9 Tacoma Municipal Code ("TMC"), the Electrical Code, to allow nonprofit
10 corporations to directly obtain electrical permits provided that certain project
11 criteria are met, and

12 WHEREAS currently, nonprofit housing builders wishing to obtain
13 electrical permits and perform electrical work must either intend to occupy the
14 building that is being constructed for a period of at least two years or must hire
15 a Washington State licensed electrical contractor if the building is to be sold,
16 and

17 WHEREAS the proposed change would allow nonprofits meeting certain
18 requirements, that do not intend to occupy the building being constructed, to
19 utilize certified electrical trainees under the supervision of an appropriately
20 certified electrician to obtain an electrical permit, and

21 WHEREAS, in addition, the nonprofit must maintain ownership of the
22 land on which the building is being constructed; Now, Therefore,
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BE IT ORDAINED BY THE CITY OF TACOMA:

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

Section 2. That Chapter 12.06A of the Municipal Code, relating to the Electrical Code, is hereby amended by modifying Section 12.06A.230, entitled "Permit to owner - Conditions", to allow nonprofit corporations to directly obtain electrical permits provided that certain conditions are met, as more specifically shown in Exhibit "A," effective July 1, 2026.

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



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EXHIBIT "A"
CHAPTER 12.06A
ELECTRICAL CODE

* * *

§ 12.06A.230. Permit to owner – Conditions.

- A. Electrical permits to perform electrical work on a new or existing Building owned by the Permit applicant and not intended for rent, sale, or lease may be issued to the applicant, provided that:
 - 1. The applicant may be required to provide documentation that they are the Owner of the Building where electrical work is to be performed, such as a copy of a deed, along with evidence of identity;
 - 2. The applicant affirms as part of the permit submittal that the Building where the electrical work is to be performed is not for rent, sale, or lease at the time of Permit submittal and that they do not intend to rent, sell or lease all or any part of the Building for at least twenty-four months after the final electrical inspection;
 - 3. If the Building where the electrical work is to be performed is used as a residence by any person other than the applicant at the time of Permit submittal, or will be so used at any time during the twenty-four months following final electrical inspection, the applicant further affirms their residence at such Building and their intent to reside therein for at least two years after final inspection; and
 - 4. The electrical work shall be done by the applicant and he or she, as well as any person(s) who gave assistance with the electrical installation, must be present during all inspections.

- B. If it is apparent from the character of electrical work performed by or with the knowledge of the Owner, whether performed prior to or after Permit issuance, that the Owner and/or person assisting the Owner are not qualified to do the work under the Permit applied for or issued, an electrical inspector may require the work that is in violation of this chapter be changed, altered, or repaired by a licensed electrical contractor.

- C. Electrical permits to perform electrical work on a new or existing Building owned by a nonprofit corporation and intended for sale may be issued a Permit if the following conditions are met:
 - 1. An appropriately certified electrician or a properly supervised certified electrical trainee is performing the installation, repair, or maintenance of wires and equipment for a nonprofit corporation that holds a current tax-exempt status as provided under 26 U.S.C. Sec. 501(c)(3);
 - 2. The certified electrician or certified electrical trainee is not compensated for the electrical work;
 - 3. The value of the electrical work does not exceed thirty thousand dollars; and



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4. The nonprofit corporation has and maintains ownership of the land (not including improvements) on which the Building is sited. The nonprofit applicant may be required to provide documentation, such as a copy of deed and evidence of identity, that they are the Owner of the land.

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