

Chapter 2.01
MINIMUM BUILDING AND
STRUCTURES CODE

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2.01.010 Title.

This Title shall be known as the "Minimum Building and Structures Code," and is referred to herein as "this chapter."

(Ord. 26380 § 1; passed Mar. 16, 1999; Ord. 21454 § 1; passed Aug. 29, 1978; Ord. 17842 § 1; passed May 18, 1965; Ord. 15742 §§ 1-13; passed Nov. 13, 1956)

2.01.020 Purpose.

The purpose of this chapter is for the protection of the health, safety, and welfare of the occupants and that of the general public by:

A. Establishing minimum standards for basic equipment and facilities for construction, light, ventilation, heating, sanitation, security, fire, and life safety in structures.

B. Ensuring the maintenance and improvement of the City's existing buildings, structures, yards, streets, neighborhoods, and other property.

~~E.C. Promoting maintenance of existing property. by recognizing differences between new and existing structures as long as an equal level of safety can be achieved.~~

~~FD. Ensuring that Buildings and Structures do not rise to the level of a Public Nuisance through neglect.~~

~~FE. Providing for administration and enforcement of this chapter.~~

(Ord. 28149 Ex. A; passed May 7, 2013; Ord. 26380 § 1; passed Mar. 16, 1999; Ord. 21454 § 2; passed Aug. 29, 1978; Ord. 16384 § 2; passed June 29, 1959; Ord. 15742 §§ 1-13; passed Nov. 13, 1956)

2.01.030 Scope.

The provisions of this chapter shall apply to all buildings and the properties on which they are located, including, but not limited to, residential, commercial, and industrial uses. Buildings in existence at the time of the adoption of this chapter may have their existing use or occupancy continued, if such use or occupancy was legal at the time of the adoption of this chapter, provided such use is not changed in intensity from its original purpose and such continued use is not dangerous unfit to the health, safety, or welfare of the occupants or the general public. Buildings in which the use is changed to a use of equal or less intensity as set forth in the IEBC may be permitted without full compliance with the Building Code, provided the building complies with this chapter and the IEBC for said use.

(Ord. 28149 Ex. A; passed May 7, 2013; Ord. 26715 § 1; passed Oct. 17, 2000; Ord. 26380 § 1; passed Mar. 16, 1999; Ord. 15742 §§ 1-13; passed Nov. 13, 1956)

2.01.040 Additions, alterations, and change of use.

A. General. Buildings and structures to which additions, alterations, or changes of use are made shall comply with the applicable requirements of the Building Code for new facilities, except as specifically provided in this section. See the Building Code for provisions requiring installation of smoke ~~detectors~~ alarms and carbon monoxide alarms in existing Group R Occupancies.

B. When Allowed. Additions or alterations shall not be made to an existing building or structure which will cause the existing building or structure to be in violation of any of the provisions of the Building Code or this chapter, nor shall such additions or alterations cause the existing building or structure to become unsafe. An unsafe condition shall be deemed to have been created if an addition or alteration will cause the existing building or structure to become structurally unsafe or overloaded; will lessen or render unsafe existing egress systems complying with the requirement for the use in effect at the time the building was constructed, and approved by a certificate of occupancy; or will reduce required fire resistance or will otherwise create conditions **dangerous unfit** to human life.

Additions or alterations shall not be made to an existing building or structure when such existing building or structure is not in full compliance with the provisions of the Building Code.

Exceptions:

1. When such addition or alteration will result in the existing building or structure being no more hazardous based on life safety, fire safety, and sanitation, than before such additions or alterations are undertaken, and such addition or alteration is in compliance with the IEBC. (See the Building Code for Group H, Division 6 Occupancies.)
2. Alterations of existing structural elements, or additions of new structural elements. ~~Shall be designed in accordance with the requirements of the IEBC and IBC., which are not required by this chapter or the Building Code and which are initiated for the purpose of increasing the lateral force resisting strength or stiffness of an existing structure need not be designed for forces conforming to the Building Code, provided that an engineering analysis is submitted to show that:~~
 - ~~a. The capacity of existing structural elements required to resist forces is not reduced, and~~
 - ~~b. The lateral loading to required existing structural elements is not increased beyond their capacity, and~~
 - ~~c. New structural elements are detailed and connected to the existing structural elements as required by the Building Code, and~~
 - ~~d. New or relocated non-structural elements are detailed and connected to existing or new structural elements as required by the Building Code, and~~
 - ~~e. An unsafe condition as defined above is not created.~~

C. Non-structural. Alterations or repairs to an existing building or structure which are non-structural and do not adversely affect any structural member or any part of the building or structure having required fire resistance ~~may be made with the same materials of which the building or structure is constructed~~ shall conform to the requirements of the IEBC.

D. Window Replacement. The installation or replacement of window shall be as required for new installations. Historic structures may qualify for an exemption from this requirement per Section F below.

E. Restoration of Buildings. Restoration of buildings may be required to be in accordance with the applicable provisions of the Building Code and this chapter.

F. Buildings Designated as Landmarks or Located in Historic Special Review or Conservation Districts. Buildings or structures which are designated as City Landmarks or are located in designated Historic Special Review or Conservation Districts shall require the approval of the City of Tacoma Landmarks Preservation Commission before making additions, repairs, or alterations to the building or structure, or before demolishing the building or structure, per Tacoma Municipal Code (“TMC”) 13.05.

(Ord. 28149 Ex. A; passed May 7, 2013; Ord. 26380 § 1; passed Mar. 16, 1999; Ord. 16384 § 3; passed Jun. 29, 1959; Ord. 15742 §§ 1-13; passed Nov. 13, 1956)

2.01.050 Definitions.

For the purpose of this chapter, certain terms, phrases, words, and their derivatives shall be construed as specified in this section. Terms, phrases, and words used in the singular include the plural, and the plural the singular. Terms, phrases, and words used in the masculine gender include the feminine, and feminine the masculine.

~~Where terms, phrases, and words are not defined herein, their definition shall be taken from the Building Code and, if not defined therein, shall have their ordinary accepted meaning within the context which they are used.~~ Any definitions which are in conflict with or are not referenced by this chapter shall refer back to the Building Code currently adopted and amended by Chapter 2.02 of the Tacoma Municipal Code. ~~For any definitions which are not referenced in the Building Code, as adopted and amended by Chapter 2.02 of the Tacoma Municipal Code, Webster’s Third New International Dictionary of the English Language, Unabridged, most current version, shall be considered as providing ordinary accepted meanings.~~

“Accessory structure” is any structure which is incidental and subordinate to the main building(s) and is located on the same property as the main building. Accessory structures may be attached to or detached from the main structure. Examples

of accessory structures include: garages, carports, sheds, and other similar buildings; decks, awnings, heat pumps, fences, trellises, flag poles, tanks, towers, exterior stairs and walkways, and other exterior structures on the property.

“Accessory use” is a use customarily incidental and subordinate to the main building or principal use and located on the same lot.

“Apartment house” is any building, or portion thereof, which contains three or more dwelling units and, for the purpose of this chapter, includes condominiums.

“Approved” (as to materials and types of construction) refers to approval by the Building Official as the result of investigation and tests conducted by the Building Official, or by reason of accepted principles or tests by recognized authorities, or technical or scientific organizations.

“Bathroom” is a room used for personal hygiene and which contains a water closet, a lavatory, and either a bathtub or a shower.

“Bathtub” is a container for personal washing, large enough to allow the person to sit partially submerged in water.

“Blight” is a condition of deterioration, dilapidation, decay, or substandard maintenance of buildings, structures, and/or properties which constitutes a menace to the health, safety, or welfare of the public or which negatively ~~impacts~~affects the value of surrounding property.

“Blighting conditions” are violations of this chapter, the Building Code, or other City ordinances, which are determined by the Building Official to be detrimental to the health, safety, or welfare of the public.

“Boarding house” is a lodging house in which meals are provided.

“Building” is any structure used or intended for supporting or sheltering any use or occupancy.

“Building, existing” is a building erected prior to the adoption of this chapter, or one for which a legal building permit has been issued.

“Building Code” shall mean the Building Code as adopted and amended by Chapter 2.02 of the Tacoma Municipal Code.

“Building Inspector” is an authorized representative of the Building Official, whose primary function is the inspection of buildings and/or the enforcement of the City ordinances.

“Building Official” shall mean the individual authorized by the Director of the Planning and Development Services Department of the City of Tacoma, charged with the administration and enforcement of the Building Code, or his or her duly authorized representatives.

“Carbon monoxide alarm” a single- or multiple-station alarm intended for the purpose of detecting carbon monoxide gas and alerting occupants by a distinct audible signal.

“Ceiling height” shall be the clear vertical distance from the finished floor to the finished ceiling.

“Certificate of Complaint” is a Findings of Fact and Order, or other document, filed with the Pierce County Auditor, stating the property is in violation of Chapter 2.01 of the Tacoma Municipal Code.

“City” shall mean the City of Tacoma.

“City landmark” is a property that has been individually listed on the Tacoma Register of Historic Places, or that is a contributing property within a Historic Special Review or Conservation District as defined in Chapter 13.05 of the Tacoma Municipal Code.

“Court” is a space, open and unobstructed to the sky, located at or above grade level on a lot and bounded on three or more sides by walls of a building.

~~“Dangerous Unfit buildings or structures” means, for the purpose of this chapter, any building or structure having conditions or defects which exist to the extent that the health, safety, or welfare of the public or its occupants are endangered. Specific conditions which determine whether a building is unfit are listed in Table E – Unfit Buildings and Structures, in Section 2.01.060.~~

“Derelict buildings or structures” means, for the purposes of the chapter, any building or structure where conditions exist which make the building or structure unfit for human occupancy. Specific conditions which determine whether a building or structure is derelict are listed in Table D – Derelict Buildings or Structures, in Section 2.01.060.

“Efficiency dwelling unit” is a dwelling unit containing only one habitable room.

“Enforcement” is the administrative process, within the legal authority of federal, state, and local law, that permits the City to assure compliance with the provisions of this chapter.

“Exit” is a continuous and unobstructed means of egress to a public way and shall include, but is not limited to,

intervening aisles, doors, doorways, gates, corridors, exterior exit balconies, ramps, stairways, pressurized enclosures, horizontal exits, exit passageways, exit courts, and yards.

“Exterior property area” is the open space on the premises and on public property abutting the premises under the control of the owner or on-site manager of such premises.

“Extermination” is the elimination of insects, rodents, vermin, or other pests at or about the affected building.

“Family” ~~is an individual or two or more persons related by blood or marriage, or a group of not more than five persons (excluding household employees) who need not be related by blood or marriage, living together in a dwelling unit. One or more persons related either by blood, marriage, adoption, or guardianship, and including foster children and exchange students, or a group of not more than six unrelated persons, living together as a single nonprofit housekeeping unit; provided, however, any limitation on the number of residents resulting from this definition shall not be applied if it prohibits the city from making reasonable accommodations to disabled persons in order to afford such persons equal opportunity to use and enjoy a dwelling as required by the Fair Housing Amendments Act of 1998, 42 U.S.C. 3604(f)(3)(b).~~

“Final Order” means any order of the Board of Building Appeals, Hearing Examiner or Hearing Officer, where an appeal is not filed within the time provided by law.

“Fire Chief” is the head of the Tacoma Fire Department or a duly authorized representative.

“Fire Code” shall mean the Fire Code as adopted and amended by Chapter 3.02 of the Tacoma Municipal Code.

“Floor area” is the area included within the surrounding exterior walls of a building or portion thereof, exclusive of vent shafts and courts. The floor area of a building, or portion thereof, not provided with surrounding exterior walls shall be the usable area under the horizontal projection of the roof or floor above.

“Grade” (adjacent ground level) is the lowest point of elevation of the finished surface of the ground, paving, or sidewalk within the area between the building and the property line or, when the property line is more than 5 feet from the building, between the building and a line 5 feet from the building.

“Graffiti” is any unauthorized writing, painting, drawing, inscription, figure, etching or scratching, or mark of any type that has been placed upon any property through the use of paint, ink, chalk, dye markers, objects, or any other substance capable of marking property.

“Guest” is any person renting or occupying a room for living or sleeping purposes.

“Guest room” is any room or rooms used, or intended to be used, by a guest for sleeping purposes. Every 100 square feet of superficial floor area in a dormitory is a guest room.

“Habitable space” or “habitable room” is space in a structure for living, sleeping, eating, or cooking. Bathrooms, toilet compartments, closets, halls, storage or utility space, and similar areas, are not considered habitable space.

“Health Officer” is the Director of the Tacoma-Pierce County Health Department, or his or her duly authorized representatives.

“Hearing Officer” is the Director of the Planning and Development Services Department, or a duly authorized representative.

“Historic resource” is any property that has been determined to be eligible by the City Historic Preservation Officer or Washington State Department of Archaeology and Historic Preservation staff for listing in the Tacoma Register of Historic Places, the Washington State Heritage Register, or the National Register of Historic Places, or any property that appears to be eligible, by preliminary assessment, for such listing by virtue of its age, exterior condition, or known historical associations, or inclusion in the City Historic Building Inventories.

“Hotel” is any building containing six or more guest rooms intended or designed to be used, or which are used, rented, or hired out to be occupied, or which are occupied, for sleeping purposes by guests. It does not include any jail, hospital, asylum, sanitarium, orphanage, prison, detention home, or other institution in which human beings are housed and detained under legal restraint.

“IEBC” is the International Existing Building Code, as adopted and amended by the City in Chapter 2.02 of the Tacoma Municipal Code.

“Improper” shall mean unsuitable, inappropriate, or not up to acceptable minimum standards.

“Infestation” is the presence of insects, rodents, vermin, or other pests to a degree that is harmful to the building ~~or~~ its occupants, or neighbors.

“Inspection” is the examination of property by the Building Official, or his or her duly authorized representative, for the purpose of evaluating its condition as provided by this chapter.

“Interested party” is any person or entity that possesses any legal or equitable interest of record in a property, including,

but not limited to, the holder of any lien or encumbrance on the property.

“Kitchen” shall mean a room used, or designed to be used, for the preparation of food.

“Lavatory” is a fixed wash basin connected to hot and cold running water and the building sanitary waste system and used primarily for personal hygiene.

“Licensed care” shall include buildings, structures, or portions thereof, used for the business of providing licensed care to clients in one of the following categories regulated by either the Washington State Department of Health or the Washington State Department of Social and Health Services:

- A. Adult family home.
- B. Adult residential rehabilitation facility.
- C. Alcoholism - intensive inpatient treatment service.
- D. Alcoholism - detoxification service.
- E. Alcoholism - long-term treatment service.
- F. Alcoholism - recovery house service.
- G. Boarding home.
- H. Group care facility.
- I. Group care facility for severely and multiple handicapped children.
- J. Residential treatment facility for psychiatrically impaired children and youth.

Exception: Where the care provided at an alcohol detoxification service is acute care similar to that provided in a hospital, the facility shall be classified as a hospital.

“Maintenance” means keeping property in proper condition. “Motel” See “Hotel.”

“Nuisance” is any of the following:

A. Any public nuisance known at common law or as defined by legal court, especially nuisances defined in Chapter 8.30 of the Tacoma Municipal Code.

B. Whatever is **dangerous unfit** to human life or is detrimental to health, safety, or welfare.

“Occupancy” is the lawful purpose for which a building, or part of a building, is used or intended to be used.

“Occupant” is any person (including owner or on-site manager) occupying a structure or portion of a structure.

“On-site manager” is any person on site, representing the owner, who has charge, care, or control for the day-to-day operations of a building or portion of a building offered for occupancy.

“Owner” is any person, including any natural person, joint venture, partnership, association, club, company, corporation, business trust, or organization, or the manager, lessee, agent or officer, or having an interest in the real estate in question as indicated in the records of the office of the Pierce County Assessor, or who establishes, under this chapter, his or her ownership interest therein.

“Partially Secured” means a portion of the building sealed to the weather or unauthorized third-party entry.

“Person” is a natural person, his or her heirs, executors, administrators, or assigns, and also includes a firm, partnership, or corporation, its or their successors or assigns, or the agent of any of the aforesaid.

“Plumbing” or “plumbing fixture” is any water heating facilities, water pipes, vent pipes, garbage or disposal units, lavatories, water closets, urinals, bathtubs, shower baths, installed clothes-washing machines or other similar equipment, catch basins, sanitary waste systems, storm sewer systems, vents, or other similarly supplied fixtures, together with all connections to water, gas, sewer, or vent lines.

“Posted” is the placement of an official notice that a building or structure is in violation of this chapter. The notice is attached to the building or structure and states “MUST NOT BE OCCUPIED.”

“Premises” a lot or parcel of land, easement or public way, including any structures thereon.

“Public right-of-way” includes the area of land, the right of possession of which is secured by the City for right-of-way purposes and includes the traveled portion of the public streets and alleys, as well as the border area, which includes, but is not limited to, sidewalks, driveway approaches, planting strips, traffic circles, parkways or medians, or the area between the

sidewalk and curb line.

“Recreational vehicle” is a vehicle constructed to be licensed for operation on streets, highways, and waterways. Recreational vehicles are designed to provide accommodations for sleeping, and may have cooking facilities, water closets, sinks, lavatories, showers, and similar plumbing facilities. The four classifications of recreational vehicles are, but are not limited to:

A. Motor Home. A self-motorized recreational vehicle.

B. Residential or Travel Trailer. A recreational vehicle designed to be towed by a motorized vehicle, including fifth-wheel trailers, tent trailers, or similar types of vehicles.

C. Campers. A recreational unit designed to be installed in and used while in the bed of a truck.

D. Boats on Trailers.

“Resident” is a person who lives or dwells in a residential structure or similar buildings, including, but not limited to, dwelling units, apartments, congregate care homes, licensed care homes, hotels, motels, convalescent homes, and nursing homes.

“Residential property” is any property zoned exclusively for residential use or any property containing a residential structure. “Residential rental property” is any property within the City containing a dwelling unit for which payment of money, goods and/or services is rented or leased to an individual or group of individuals.

“Residential structure” is any building containing one or more dwelling units.

“Restoration” means to return a building or structure to a state of utility through alterations and/or repairs. As applied to historic structures, it includes the preservation of those portions or features that are of historical, architectural, and cultural value.

“Roof” is an exterior element of a building, sloped less than 60 degrees from the horizontal, which provides weather protection to the spaces below.

“Secured” refers to a building which is sealed to unauthorized third-party entry.

“Service room” is any room used for storage, bath, or utility purposes, and not included in the definition of habitable rooms.

~~“Shall,” as used in this chapter, is mandatory.~~

“Sink” is a fixed basin connected to hot and cold running water and a drainage system and primarily used for the preparation of food and the washing of cooking and eating utensils.

“Shower” is a compartment which is designed for the purpose of full personal washing of a person in the standing position.

“Skylight” is a glazed opening in a roof. Skylights can be either fixed or operable.

“Sleeping room” is any room designed, built, or intended to be used for sleeping purposes.

~~“Smoke detector alarm” is an approved, listed device that senses visible or invisible particles of combustion. A single- or multiple-station alarm responsive to smoke.~~

“Solid-fuel-burning device” means any device for burning wood, coal, or any other non-gaseous and non-liquid fuel.

“Street,” whether improved or unimproved, is any thoroughfare or public way which has been dedicated or deeded to the public for public use.

“Substandard Property,” for the purpose of this chapter, shall mean a building or property where conditions exist which make the building substandard. Specific conditions which determine whether a building or property are maintained in a substandard manner are listed in Table B – Substandard Property, and/or Table C – Fire and Life Safety Hazards, in Section 2.01.060. A substandard building or property may be occupied when, in the opinion of the Building Official, the conditions are not an immediate threat to the health, safety, or welfare of the occupants.

“Toilet”. See “water closet.”

“Transient occupancy” is the occupancy of a dwelling unit in a hotel where the following conditions are met: A. Occupancy is charged on a daily basis and is payable no less frequently than every two weeks;

B. The operator provides maid and linen service on a regular

basis; C. The period of occupancy does not exceed 30 days; and

D. If the occupancy exceeds five days, the occupant has a business address or a residence other than at the hotel.

Unfit buildings or structures” means, for the purpose of this chapter, any building or structure having conditions or defects which exist to the extent that the health, safety, or welfare of the public or its occupants are endangered. Specific conditions which determine whether a building is dangerous unfit are listed in Table E – Dangerous Unfit Buildings and Structures, in Section 2.01.060.

“Unoccupied” is the condition where a building is not being used at present, but there is the general appearance of an intent to reoccupy the building in the future. Furnishings may or may not have been removed.

“Unsecured” refers to any building or structure in which doors, windows, or apertures are open or broken so as to allow unauthorized third-party entry.

“Vacant” is the condition where a building is not being used at present, and there is a general appearance of abandonment.

“Vermin” is an all inclusive term used to define unwanted, non-human, biological life and shall include, but not be limited to, mice, rats and other rodents, ants, fleas, lice, termites and other insect-like pests, pigeons and other birds, and other biological pests.

“Walls” shall be defined as follows:

A. “Bearing wall” is any wall meeting either of the following classifications:

1. Any metal or wood stud wall which supports more than 100 pounds per lineal foot of superimposed load.
2. Any masonry or concrete wall which supports more than 200 pounds per lineal foot superimposed load, or any such wall supporting its own weight for more than one story.

B. “Faced wall” is a wall in which the masonry facing and backing are so bonded as to exert a common action under load.

C. “Nonbearing wall” is any wall that is not a bearing wall.

D. “Parapet wall” is that part of any wall entirely above the roof line.

E. “Retaining wall” is a wall designed to resist the lateral displacement of soil or other materials.

“Water closet” is a flushable plumbing fixture connected to running water and a drainage system and used for the disposal of human waste.

“Water closet compartment” is a room containing only a toilet or only a toilet and lavatory.

“Window” shall mean a glazed opening, including glazed doors, which open upon a yard, court, or a vent shaft open and unobstructed to the sky.

“Window well” is a soil-retaining structure at a window having a sill height lower than the adjacent ground elevation.

~~“Workmanship” is the quality or mode of execution for building construction normal to the building industry trades~~ Are repairs, maintenance work, alterations or installations which are caused directly or indirectly by the enforcement of this code shall be executed and installed in a workmanlike manner and installed in accordance with the manufacturer’s instructions.

(Ord. 28149 Ex. A; passed May 7, 2013; Ord. 28109 Ex. E; passed Dec. 4, 2012; Ord. 26715 § 2; passed Oct. 17, 2000 Ord. 26380 § 1; passed Mar. 16, 1999; Ord. 24503 § 1; passed Dec. 12, 1989; Ord. 19217 § 1; passed Oct. 13, 1970; Ord. 16384 § 4; passed Jun. 29, 1959; Ord. 15742 §§ 1-13; passed Nov. 13, 1956)

2.01.060 Administration and Process.

A. Initial Filing of Complaint.

An initial enforcement ~~determination~~ inspection shall be undertaken against buildings or properties, whenever:

1. The Building Official, Director of any City of Tacoma Department, Director of the Tacoma-Pierce County Health Department, Police Chief, or Fire Chief, or their duly authorized representatives, have reason to believe that a violation of this Code exists.
2. A complaint is filed with the City of Tacoma by any person, provided that where complaints have been filed by tenants, that the tenant first exhaust all remedies provided through the Washington State Landlord Tenant Act. Complaints may be received either verbally or in writing, and may be anonymous.

B. Inspection and Evaluation of Buildings and Property.

~~When a complaint has been filed, or there are other reasons pursuant to normal enforcement of the Tacoma Municipal Code, the Building Official shall inspect the building and property. Based on the inspection, the Building Official shall then~~

determine whether the building and/or property is in violation of this chapter and the degree of violation. All properties where an evaluation inspection is performed shall be evaluated against the standards of “Substandard Property” listed in Table B, “Fire and Life Safety Hazards” listed in Table C, “Derelict Buildings or Structures” listed in Table D, and “Dangerous Unfit Buildings or Structures” listed in Table E. Substandard Properties shall be assigned violation points, in accordance with Table B and Table C, and the provisions of Subsection C, Violation Tables. In addition, violations listed in Table C, “Fire and Life Safety Hazards,” shall be referred to the Building Official, the Fire Chief, and/or the Electrical Inspection Manager, as appropriate, for evaluation as to whether immediate action is necessary. The standards against which properties shall be evaluated are set forth in Section 2.01.070, Minimum Building Requirements and Repair Standards.

C. Violation Tables.

During the evaluation inspection, and any subsequent inspections of the building and property, the Building Official shall note each violation and evaluate the property in accordance with Table B, Table C, Table D, and Table E. Once all violations are listed, and if it is determined that the property is substandard, the points, as listed in Table B and Table C, for each violation listed against the property, shall be totaled to determine the degree of violation. The course or action shall be in accordance with Table A, and subsection D, Substandard Buildings and Structures.

Where a building or structure contains violations listed in Table D, Derelict Buildings or Structures, the building or structure shall be declared a Derelict Building or Structure and processed according to the procedures set forth in Subsection E, Derelict Buildings or Structures Procedures.

Where a building or structure contains violations listed in Table E, Dangerous Unfit Buildings or Structures, that building or structure shall be declared a Dangerous Unfit Building or Structure and processed according to the procedures set forth in Subsection F, Dangerous Unfit Buildings or Structures Procedures.

Groups of buildings on the same property may be processed under a single complaint process.

DC. Substandard Building and Structures.

31. General. This section shall apply to all buildings, structures, and properties, residential or commercial, which have been evaluated as being Substandard Buildings or Structures in that the building or structure contains one or more violations listed in Table B and C, Substandard Building or Structures. By definition, Substandard Buildings or Structures are fit for human occupancy.

2. Non-Standard Property Warning. The owner of property which, by an external inspection, is evaluated as being maintained in a substandard condition and receives 25 to 49 violation points, may be considered non-standard property and sent a letter describing the substandard conditions and the appropriate actions for mitigating these conditions. The owner may be advised, in writing, that the property is in a declining state, and that if conditions worsen, more formal mitigating actions may be undertaken.

423. Substandard Property Violation. When any property has been inspected and receives 50 or more points as set forth in Table A, the owner shall be notified by letter that the property is “substandard”, and the letter shall describe the violations and the appropriate actions for mitigating these violations.

534. Owner Notification, Penalties, Reinspection and Appeals for Substandard Properties shall all be governed by Subsection 2.01.060 F
~~F, Building Enforcement Procedures.~~

E. Derelict Buildings or Structures.

1. General. This section shall apply to all buildings, structures, and properties, residential or commercial, which have been evaluated as being Derelict Buildings or Structures, in that the building or structure contains one or more violations listed in Table D, Derelict Buildings or Structures. By definition, Derelict Buildings or Structures are unfit for human occupancy.

2. Posting and Placement of Utility Restraint. Derelict Buildings or Structures shall be posted “MUST NOT BE OCCUPIED.” See Subsection I, Posting of Buildings. Simultaneously, utility restraints may be placed on such buildings or structures. See Subsection J, Utility Restraints.

EXCEPTION:

If the derelict building is occupied, the Building Official may grant an extension as to when the building will be vacated and whether a posting or utility restraint is required.

Buildings, which are posted, shall not be occupied for any purpose until repaired to eliminate the violations listed in the

Notice of Violation, to the satisfaction of the Building Official. In addition, the building shall only be authorized to be entered for preparing a repair plan and schedule to be submitted to the Neighborhood and Community Services Department for approval. Upon approval of the repair plan and schedule, the owner or his or her representatives will be authorized to enter the building to effect repairs. No other entry or occupancy of the building shall be permitted unless approved by the Building Official.

3. Owner Notification, Penalties, Reinspection and Appeals for Derelict Properties shall all be governed by Subsection 2.01.060 F. F., Building Enforcement Procedures.

F. Building Enforcement Procedures.

1. Owner Notification and Penalties.

a. When any property has been evaluated, by inspection, as being “Substandard Property” or “Derelict Property”, the owner shall be notified by first class mail , describing the violations and stating that the building, structure, or property has been found to be in violation of this chapter and is “Substandard” or “Derelict.” The owner shall be given 21 calendar days from the date of the notice to respond to the Building Official to negotiate a repair plan and schedule.

If the building is designated as “Derelict Property”, the owner may be given 10 calendar days from the date of the notice to secure the building, in accordance with Section 2.01.0980, Unoccupied or Vacant Building Standards. The notice shall include the standards for securing an unoccupied or vacant building. In addition, such notification will state that either an Eminent Domain Condemnation proceedings or a Dangerous Unfit Building proceedings may be initiated if there is not an agreed-upon plan and schedule submitted or substantial improvement of the property does not occur in compliance with the agreed upon repair plan and schedule.

b. In the event a valid response to the first notice outlined in subsection (a) is not timely received in the allotted time, a civil penalty in the amount of \$250, may be assessed. These penalties are intended to be only for remedial purposes. A new letter, stating the assessment of penalties, shall be sent by first class mail. The owner shall be given 10 calendar days from the date of the second letter to respond to the letter, and to negotiate a repair plan and schedule with the Neighborhood and Community Services Department for correcting the violations to the satisfaction of the Building Official.

~~c.~~ The process described in Subsection (b) above shall be repeated on a regular schedule and a civil penalty may be assessed every day until such time as there is a valid response. In the event that no response is received and assessed penalties are equal to or exceed \$500.00, the City may file a Certificate of Complaint with the Pierce County Auditor to be attached to the title of the property. A copy of the Certificate of Complaint shall be sent to the property owner and may be sent to all tenants ~~or the~~ mortgage holder, if different from the owner.

e.d. Penalties shall be billed to the owner. Penalties unpaid after 60 calendar days may be referred to a collection agency, approved by the City of Tacoma, for collection.

e.f. Each day that a property or person is not in compliance with the provisions of this chapter may constitute a separate violation of this chapter.

2. Response to Notification. The response to the City shall be the development of a repair plan and schedule for the building repairs, agreed upon by the owner and the City. The schedule shall include:

a. Time for submitting acceptable construction plans, specifications, and calculations when required for the repair of the building or structure.

b. Time for repairing the building or structure once a building permit has been issued.

c. Once the plans and specifications have been approved for permit, the permit shall be obtained within 7+4 calendar days of notification that the permit is ready.

d. If permits are not required, the repair plan and schedule shall outline when the violations identified in the Substandard or Derelict Property Report will be corrected.

e. EXCEPTIONS:

The Building Official may grant extensions to the repair plan and schedule, or agree to an alternative repair plan and schedule, for sufficient reasons upon~~on~~ written request. Such requests must be filed with the Building Official prior to the deadlines set for the completion of the construction. ~~the completion of the construction.~~

3. Reinspection and Penalties. Once a valid response is received and a schedule is set, the property shall be reinspected upon request by the owner, to assess that progress is being made in correcting the violations and adhering to the agreed upon schedule. If progress, in accordance to the schedule, is not being made to the satisfaction of the Building Official, or the owner has not scheduled a required inspection, penalties may be issued up to \$250 per day.

The Building Official may also issue penalties in the amount of \$250 per day if after the initial contact, any of the following occur:

- a. the owner and the City cannot agree upon a repair plan and schedule, or extension thereto or
- b. the owner does not submit plans and specifications for approval, according to the schedule, for the repair of the building, or
- c. the owner fails to obtain the permits in a timely manner when they are ready to be issued, or
- d. the owner fails to start repairs, or
- e. the owner, once having started repairs, fails to ~~adhere to the agreed upon schedule~~meet intermediate progress goals.

This penalty procedure shall be repeated in accordance with Subsection 1 above (Owner Notification and Penalties) until progress, satisfactory to the Building Official, is made.

4. Violations Corrected. Once the building, structure, and property violations have been corrected to the satisfaction of the Building Official, the case shall be closed and, ~~if appropriate, a final report relative to the action placed in the City's files, and~~ any Certificates of Complaint filed with the Pierce County Auditor against the title of the property shall be removed by the City on payment of any assessed penalties and any costs incurred by the City for securing the property.

5. Reviews by the Building Official.

a. General. A person, firm, or corporation who received a Notice of Violation for a Substandard or Derelict Building(s), or a civil penalty, may request an administrative review of the Notice of Violation for a Substandard or Derelict Building(s) or the civil penalty.

An appeal of a civil penalty which has been issued in accordance with this chapter shall be limited to assessing any progress which the property owner has made in correcting the violations identified in the first notice, or the property owner's compliance with the repair plan and schedule that led to the issuance of the civil penalty.

b. How to Request Administrative Review. A person, firm, or corporation may request an administrative review by the Building Official of the Notice of Violation for a Substandard or Derelict Building(s), by filing a written request with the Neighborhood and Community Services Department within 10 calendar days of the first notification date of violations. Such appeal must include all reasons and supporting documentation as to why the notice should be overturned and/or modified.

c. Decision of the Building Official. After considering all of the information provided, including information from the code compliance ~~enforcement~~ officer and the City Attorney, or his or her designee, the Building Official shall affirm, or modify the Notice of Violation for the Substandard or Derelict Building(s), or the amount of any monetary penalty assessed. The Building Official's decision shall be delivered in writing to the appellant by first-class mail.

6. Appeals of the Decision of the Building Official to the Hearing Examiner.

Appeals of the Decision resulting from the Building Official's Review shall be made to the Hearing Examiner within 21 calendar days from the date of the Building Official's Decision. ~~The Hearing Examiner, upon receipt of a properly filed appeal, shall set a hearing date, and the appellant shall be notified of the hearing date by first class mail.~~ Proceedings in regard to appeals filed under this section with the Hearings Examiner shall be conducted in accordance with the requirements of Tacoma Municipal Code

Chapter 1.23 and Office of the Hearing Examiner Rules of Procedure for Hearings. ~~The Hearing Examiner shall issue a Findings of Fact and Order, based on the hearing, in writing, delivered to the appellant by first class mail.~~

7. Buildings Declared Substandard or Derelict. When a building or structure, or any aspect of a building or structure, is declared Substandard or Derelict, it shall be repaired to the minimum building requirements set forth in Section 2.01.070., and the minimum standards of repair set forth in Section 2.01.080 of this chapter.

8. Alternate Procedures. Where Substandard Building Proceedings undertaken against a property have extended over a period of time to where it is necessary to file a Certificate of Complaint with the Pierce County Auditor, the Building Official may declare the property a Public Nuisance as defined in 8.30.020N and proceed to abate the property as such. Where Derelict Building Proceedings undertaken against a property have extended over a period of time to where it is necessary to file a Certificate of Complaint with the Pierce County Auditor, the Building Official may undertake one of the three ~~we~~ following procedures to mitigate the Derelict Status of the Building:

a. ~~Procure the Property through Eminent Domain: Where the property undergoing the Derelict Building Procedure is of sufficient value to be repairable, the~~ Building Official may obtain the property through eminent domain, pursuant to the provisions of the Revised Code of Washington (RCW) 35.80A.

b. ~~Commence Dangerous Unfit Building Proceedings: Where the property undergoing the Derelict Building Procedure is in a state where it is more economical to demolish the building(s) on the property, the~~ Building Official may initiate Dangerous Unfit Building Proceedings pursuant to Tacoma Municipal Code 2.01.060.G and Table E of this chapter.

c. The Building Official may require the property to be registered with the City of Tacoma.
Registration Requirements

At least one responsible owner or person for each Derelict Building with a Certificate of Complaint must register the building within 10 calendar days of the date of the Certificate of Complaint.

The Derelict Building will be considered to be registered on the date the city receives, on a form provided by the Building Official and properly completed and signed by a responsible owner or person with the following information:

1. The street address and tax parcel number of the Derelict Building.
2. The name, address, and daytime and evening telephone numbers of each responsible person for the property, including any owner or other parties of interest;
3. The period of time the property is expected to remain vacant;
4. Any other information requested by the Building Official for the administration of this chapter.
5. A statement which acknowledges the building is a derelict building subject to the provisions of this Chapter which must remain nuisance free at all times.

For every registered Derelict Building, a responsible owner or person must record a notice that the Derelict Building is registered with the City as a tax parcel with the Pierce County Auditor on the form provided by the City of Tacoma. A copy of the recorded notice must be received by the city no later than thirty days from the date the Derelict Building is registered.

A responsible owner or person must renew the registration of each Derelict Building tax parcel on or before January 1st of each year. A responsible owner or person must submit the renewal application to the city on forms provided by the Building Official. Upon satisfactory proof to the Building Official that the Derelict Building is repaired and is on the real estate market for sale or is occupied, the Derelict Building will be unregistered.

At least one responsible owner or person shall pay a registration fee for each registered Derelict Building. At least one responsible owner or person must pay the annual fee to the city at the time the Derelict Building is registered and on January 1st of each year that the Derelict Building remains vacant. The fee will be based on the duration of the vacancy as determined by the following scale:

1. Two hundred and fifty dollars for each Derelict Building vacant for less than one year;
2. Five Hundred dollars for each Derelict Building for at least one year but less than two years;
3. Seven Hundred and fifty dollars for each Derelict Building vacant for at least two years but less than three years;
4. One thousand dollars for each Derelict Building parcel for at least three years and for each year thereafter until the building is occupied.

The fees are intended to defray the costs of administering this section and supplement additional costs that the city incurs for Police, Fire and Enforcement calls for service due to complaints registered by the citizens of the City of Tacoma.

If a responsible owner or person fails to pay the registration fee by the due date, the city is authorized to take action to collect the registration fee, including turning the matter over to collection, in which case costs incurred by the city as a result of the collection process will be assessed to the responsible owner or person in addition to the registration fee. The city may pursue actions to identify the responsible owner or person and contact information. The costs of these actions may be billed to the property owner.

The responsible owner or person for any registered Derelict Building shall advise the Building Official, in writing, of any changes to the contact information on the registration form within thirty (30) calendar days of the occurrence of the change.

The Building Official (and his designee), or code enforcement officers, or both are authorized to conduct inspections to enforce the provisions of this chapter.

G. Dangerous Unfit Buildings or Structures Procedures.

1. General. This section shall apply to all buildings, structures, and properties, residential or commercial, which have been evaluated as being **Dangerous Unfit** Buildings and Structures in that the building or structure contains one or more violations

listed in Table E, **Dangerous Unfit** Buildings or Structures.

2. Posting and Placement of Utility Restraint. **Dangerous Unfit** buildings or structures shall be posted “MUST NOT BE OCCUPIED.” See Subsection H, Posting of Buildings. Simultaneously, utility restraints shall be placed on such buildings or structures. See Subsection J, Utility Restraints.

Buildings, which are posted, shall not be occupied for any purpose until repaired to eliminate the violations listed in the Notice of Violation, to the satisfaction of the Building Official. In addition, the building shall only be authorized to be entered for preparing a repair plan and schedule to be submitted to the Neighborhood and Community Services Department for approval. Upon approval of the repair plan and schedule, the owner or his or her representatives will be authorized to enter the building to **perform the effect** repairs. No other entry or occupancy of the building shall be permitted until the repairs are completed and approved by the Building Official.

3. Owner Notification. The owner shall be notified that the building, structure, or property has been found to be in violation of this chapter and is **dangerous unfit**. The owner may be given 10 calendar days from the date of the notice to secure the building, in accordance with Section 2.01.0980, Unoccupied or Vacant Building Standards. The notice shall include the standards for securing a vacant building. The owner shall be given 21 calendar days from the date of the notice to respond to the Building Official to negotiate a repair plan and schedule.

4. EXCEPTION: Where there is an imminent danger to life or property, the building can be secured by the order of the Building Official, Police Chief, Fire Chief, or Director of the Tacoma-Pierce County Health Department, and the cost assessed to the owner in accordance with the provisions of RCW 35.80.030(1)(h).

The response to the City shall be a plan for repairing or demolishing the building. The response shall include a schedule, agreed upon by the owner and the City, for the repair or demolition of the building or structure. The schedule shall include:

- a. Time for submitting acceptable construction plans, specifications, and calculations when required for the repair or demolition of the building or structure.
- b. Time for actually repairing or demolishing the building or structure once a building permit has been issued.

Once acceptable construction plans, specifications, and calculations for the repair or demolition of the building or structure have been submitted to the City and have been approved for permit, the permit shall be obtained within 7 calendar days of notification that the permit is ready.

5. EXCEPTIONS:

- a. The Building Official may agree for sufficient reason to accept an alternate time schedule for the repair or demolition of the building.
- b. The Building Official may grant extensions to the time schedule for sufficient reasons, upon written request. Such requests must be filed with the Building Official prior to the deadlines set for the completion of the construction.

6. **Dangerous Unfit** Building Complaint to be Initiated. In the event of any of the following, the City may prepare a **Dangerous Unfit** Building Complaint against the building and property, in accordance with Subsection 7, Contents of **Dangerous Unfit** Building Complaints, and schedule a hearing in accordance with Subsection 8, Hearing Procedures:

- a. There is no response from the owner to the notification.
- b. An agreement by the owner and the City cannot be reached in respect to the extent of the repairs of the building or the time schedule for the repair or demolition of the building.
- c. The owner defaults on the time schedule for obtaining the necessary permits and beginning construction or demolition.
- d. The owner, once having started construction or demolition, does not adhere to the agreed -upon schedule, or abandons the construction or demolition.

Once the building, structure, and property violations have been corrected to the satisfaction of the Building Official, the case shall be closed and, if appropriate, a final report relative to the action placed in the City's files, and any **Dangerous Unfit** Building Complaints, Findings of Fact and Orders, or general tax liens filed with the Pierce County Auditor against the title of the property shall be removed by the City on payment of any assessed penalties and any costs incurred by the City for securing the property or processing the **Dangerous Unfit** Building Action.

7. Contents of **Dangerous Unfit** Building Complaints. The complaint issued by the Building Official must be in writing and shall be posted on the property and sent by first-class mail and by certified mail, return receipt requested, to all persons having any interest in and to the property, as shown by the records of the Pierce County Auditor, of any building or structure found by the Building Official to be a **Dangerous Unfit** Building within the definition set forth in Section 2.01.050, and Table E, **Dangerous Unfit** Buildings or Structures; provided, that if the whereabouts of any of such persons is unknown and the same cannot be ascertained by the Building Official in the exercise of reasonable diligence, and the Building Official makes an affidavit to that effect, the serving of such complaint upon such persons may be made by sending a copy of the notice by first-

class mail and by certified mail, return receipt requested, to each person at the address of the taxpayer of the property as shown on the last equalized tax assessment roll of Pierce County. If the address of the building involved in the proceeding is different from the address of the taxpayer listed on the tax assessment roll, and the whereabouts of any person in interest is unknown, then a copy of the complaint shall also be mailed by first-class mail and certified mail, return receipt requested, to such person or persons. The complaint shall contain, among other things, the following information:

- a. Name of the owner and other interested persons, as provided herein above.
- b. Street address and legal description of the property on which said building is located.
- c. General description of type of building, wall, or structure deemed dangerous unfit.
- d. A complete itemized statement or list of particulars which caused the building, wall, or structure to be a Dangerous Unfit Building, as defined in Section 2.01.0650G, and Table E, Dangerous Unfit Buildings or Structures.
- e. That said building should be vacated by its occupants.
- f. Whether or not the statement or list of particulars, as provided for in Subsection 7.d above, can be removed or repaired.
- g. Whether or not the building constitutes a fire hazard.
- h. Whether it is reasonable to repair the building or whether the building should be demolished.
- i. If the building is a City landmark or is within a Historic Special Review or Conservation District, the complaint shall provide the procedural requirements of the Landmark Preservation Commission for repair or demolition.
- j. A notice that a hearing shall be held before the Hearing Officer, not less than 10 calendar days nor more than 30 calendar days after the mailing of such complaint on all interested parties, as recorded by the Pierce County Auditor, and posting_ posted in a conspicuous place on the property, and that all parties in interest shall be given the right to file an answer to the complaint, to appear in person or otherwise, and to give testimony at the time of the hearing.
- k. That a copy of such complaint shall also be filed with the Pierce County Auditor, which filing shall have the same force and effect as other lis pendens notices provided by law.

8. Hearing Procedures.

a. The Hearing Officer shall convene the hearing at the time specified in the Dangerous Unfit Building Ceomplaint or soon thereafter. The City shall present its case through the City Attorney, or his or her assistant, who shall be authorized to call witnesses and conduct cross-examinations. The building or property owner, or his or her legal representative, may present his or her case and is authorized to present witnesses and conduct cross-examinations. The agenda for the hearing shall essentially be according to the following:

1. Hearing Officer calls the hearing to order.
2. Introductions of the Hearing Officer, plaintiffs, defendants, and other parties of interest.
3. City Attorney presents the City's case.
4. Defendant presents his or her case.
5. City provides rebuttal.
6. Defendant provides rebuttal.
7. Hearing Officer presents final comments and adjourns hearing.

b. The Hearing Officer shall issue a Findings of Fact and Order. The Findings of Fact and Order shall contain the following:

1. Name of owner or other interested parties, as listed by the Pierce County Auditor.
2. Street address and legal description of the property on which the building is located.
3. General description of type of building, wall, or structure deemed dangerous unfit or substandard.
4. A complete itemized statement or list of particulars which caused the building, wall, or structure to be a Dangerous Unfit Building, as defined in Section 2.01.0650G and Table E, Dangerous Unfit Buildings or Structures.
5. Whether or not the statement or list of particulars, as provided for in paragraph 7.d above, can be removed or repaired.
6. Whether or not the building constitutes a fire hazard.
7. A statement that the City of Tacoma has incurred costs in processing the Dangerous Unfit Building Abatement action and that, pursuant to RCW 35.80.030(1)(h), all costs incurred by the City for this purpose, including demolition, if necessary, shall be assessed against the property and shall be collected thereafter by the County Treasurer as a part of the general taxes.

8. Whether the building is a City landmark or is within a Historic Special Review or Conservation District and the procedures required by the Landmarks Preservation Commission.

9. The Order shall provide specific instructions on whether the building or structure is to be demolished or repaired, and a time frame for doing so. In the event the building is a City landmark or is within a Historic Special Review or Conservation District, the time schedule shall include Landmark Preservation Commission procedures defined in Chapter 13.05.045 of the Tacoma Municipal Code, unless an emergency condition has been declared by the Building Official. In addition, a building, structure, or property that is declared **dangerous unfit** may be required to comply with the requirements set forth in **Subsection Title 13**. There may be reason to negotiate repairs due to the historic significance of the property.

EXCEPTION:

If a building is a City landmark or located within a Historic Special Review or Conservation District, or is determined to be a historic resource by the Landmarks Preservation Commission or Historic Preservation Office, the repair requirements may be waived by the Building Official.

910. A requirement that the property shall be nuisance free at all times.

101. Whether the building should be repaired or demolished. When it is determined that a building or structure, or any aspect of a building or structure, is **dangerous unfit**, such building or structure shall be:

a. Demolished, or

b. Those aspects which were declared **dangerous-unfit** shall be repaired to the minimum building requirements set forth in Section 2.01.070 of this chapter, and the following items shall be complied with whether or not they are addressed in the **Dangerous Unfit** Building Complaint:

1. Exiting facilities, including doors, corridors, stairs, exit enclosures, and smoke-proof enclosures, shall be brought into full compliance with the Building Code. Stairways with risers not exceeding 7-1/2 inches in height, and treads not less than 10 inches in depth, which are in good condition and otherwise meet the Building Code's requirements, do not have to be rebuilt.

2. The fire resistance of all building elements, in regard to the required type of construction, shall be brought into full compliance with the Building Code; provided that, in buildings which have full sprinkler systems, the outside fire-resistive membrane on exterior walls may not be required.

3. If required by the Building Code **or by the Fire Code**, automatic fire sprinkler systems shall be installed.

4. If required by the Building Code or by the Fire Code, as adopted and amended by the City of Tacoma, fire alarm systems shall be installed and shall meet all requirements of the Building Code and the Fire Code, as adopted by the City of Tacoma.

5. **The building shall be brought into structural compliance with the Building Code, except that the building shall be considered as complying with the seismic structural requirements if it can withstand the forces specified by the IEBC**, as adopted and amended in the Building Code in Chapter 2.02 of the Tacoma Municipal Code.

6. The building shall be brought into compliance with provisions of the building code related to accessibility for new construction.

7. The building shall be brought into compliance with the Washington State Energy Code.

EXCEPTION: Exterior stud frame walls need only be provided with insulation which can be accommodated by the stud depth of the wall.

142. The recommendation to repair or demolish shall be based on the estimated costs of repair in relation to the existing value of the building, as determined by the Pierce County Assessor. The Pierce County Assessor shall be requested to make an assessment of the value of the building specifically for the **dangerous unfit** building action. If the cost of repairs exceeds 50 percent of the assessed value of the building, the Hearing Officer may recommend that the building be demolished.

123. Appeals to the Board of Building Appeals. The Findings of Fact and Order shall also state that appeal of the Findings of Fact and Order issued by the Hearing Officer shall be made to the Board of Building Appeals, as established and governed by Chapter 2.17 of the Tacoma Municipal Code. Appeals shall be filed within 30 calendar days from the date of the Findings of Fact and Order. Any appeal of the Findings and Order shall be governed by Chapter 2.17 of the Tacoma Municipal Code.

134. The Findings of Fact and Order shall be sent to all interested parties, as listed by the Pierce County Auditor as having interest in the property, by both first-class mail, and by certified mail, return receipt requested **and posted in a conspicuous place on the property**.

H. Recovery of Costs and Expenses.

The costs incurred by the City, relating to the enforcement of Sections 2.01.060.E and G, may be recovered against the owner of the property as authorized in RCW 35.80.030(1)(h) and shall become due no later than 30 calendar days from the date of

the invoice. "Costs" include, but are not limited to, personnel costs, both direct and indirect, including attorney's fees; costs to secure the building; costs incurred in documenting the violations; hauling, storage and disposal expenses; filing fees and actual expenses in costs of the City in preparing notices, specifications, and contracts in accomplishing and/or contracting and inspecting the work; the costs of any required printing or mailing; and any and all costs of collection.

I. Posting of Buildings.

If a building is determined to be in violation of this chapter to an extent that it fails to provide the amenities which are essential to decent living or the building is unsafe, unsanitary, or structurally unsound, the building shall be posted for non-occupancy.

The notice posted on the building shall state that the building "MUST NOT BE OCCUPIED" and shall be affixed to the main door facing the address street or any other accessible doors, if needed. The "MUST NOT BE OCCUPIED" portion of the notice shall be of letters of sufficient size to be read from the public way.

J. Utility Restraints.

When a building is determined as being in violation of this chapter and is unfit for human occupancy, a utility restraint may be placed against the property by the Building Official, restraining the utility providers from providing utilities to the building. ~~Dangerous Unfit~~ buildings or structures and derelict buildings or structures, which are not occupiable and are posted "MUST NOT BE OCCUPIED," may have utility restraints placed on them. The utility restraint shall be recorded with the Tacoma Public Utilities Department or other utility providers. The utility restraint shall not be released until the building is repaired or demolished. Once the building has been repaired or demolished, the Building Official shall record with the Tacoma Public Utilities Department, or other utility providers, a ~~written~~ release granting utility service to the building or property. The utility restraint shall not interfere with any Code enforcement action taken by the Tacoma Public Utilities Department or other utility providers.

EXCEPTION: Limited utilities may be permitted to be supplied to the property for facilitating the repairs, or for maintaining other vital systems such as fire protection, at the discretion of the Building Official.

K. Emergency Cases.

Where, in the opinion of the Building Official, it appears there is an imminent danger to the life or safety of any person occupying or being admitted to a building or structure or to the public, the Building Official shall cause the immediate vacation of the building, in whole or in part, as is necessary, to mitigate the danger to life. The Building Official shall also order any of the following remedies as necessary to protect the public: the barricading of public rights-of-way, ~~as necessary to protect the public, and shall~~ secure the building from unauthorized entry, ~~and~~ cause the immediate bracing or repair of the building or require maintenance or restoration of essential utilities the absence of which constitute a significant threat to the adjacent properties and/or the public. as necessary to protect the public, or, if that is not possible, to have the ~~If the preceding remedies are not possible, the Building official may have the~~ building or structure demolished. For buildings that are City landmarks, located within a Historic Special Review or Conservation District, or are identified as "historic resources," the Historic Preservation Officer, at the direction of the Building Official, shall actively pursue feasible intermediate alternatives to total demolition within the timeframe determined by the Building Official that will remediate emergency condition and/or retain the building or its historic features. If an alternative to demolition is identified, then it may be pursued as the preferred action. The costs of such emergency vacation, bracing, repair, or demolition of such building or structure shall be assessed to the owner in accordance with the provisions of RCW-35.80.030(h)(1).

L. Permits.

No person, firm, or corporation shall erect, construct, enlarge, alter, repair, move, improve, remove, convert, or demolish any building or structure, or cause or permit the same to be done, without first obtaining all permits required by the Tacoma Municipal Code and the laws of the State of Washington. The owner or their agent is required to obtain all permits, as required by the codes, prior to the work being performed. The time frame of the permits may be conditioned in accordance with the time frames agreed upon in the negotiated repair schedule.

M. Severability.

If any section, subsection, sentence, clause, phrase, or portion of this chapter is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a distinct and independent provision, and such holdings shall not affect the validity of the remaining portions hereof.

N. Repeat Offenders.

A repeat offender is defined as a property owner who has a confirmed non-compliance history, including any identical or similar violations of this chapter at the same site or on a different tax parcel under the same ownership, two (2) times within a twelve (12) month period. If an owner is found to be a repeat offender, he or she may be subject to an inspection fee equivalent to a reinspection fee as defined in Chapter 2.09 of the Tacoma Municipal Code. Owners may appeal a reinspection fee pursuant to Section 2.01.060.F.5 of the Tacoma Municipal Code.

TABLES:

TABLE A POINT LIMITS	
Number of Points	Abatement Category/Process
24 or Less	Standard Property
25 to 49	Non-standard property warning
50 or More	Substandard Property

TABLE B SUBSTANDARD PROPERTY		
EXTERIOR PROPERTY VIOLATIONS		
Item No.	Violation	Maximum Points
1	Unightly or Overgrown Ground Cover, Trees, or Shrubbery	5
2	Garbage/Junk/Debris in Yard	15
3	Abandoned or Inoperable Vehicles in Yard	15
4	Graffiti on Buildings, Fences, or Other Structures	25
5	Missing or Unreadable Address Numbers or Apartment Numbers	10
6	Exterior Stairways, (In Yards) <u>Handrails or Guardrails</u> Need Repair or Replacement, Handrails or Guardrails	15
7	Exterior Stairways (In Yards) Need Handrails/Guardrails	10
8 <u>7</u>	Exterior Sidewalks, or other paved areas, <u>or retaining walls are</u> broken, buckled, or Deteriorated <u>and Needs Repairing or Replacing</u> Deteriorated; Retaining Wall Needs Repairing or Replacing	15
9	Retaining Wall Needs Repairing or Replacing	10
10 <u>8</u>	Broken or Plugged Sewer	25

EXTERIOR BUILDING VIOLATIONS		
Item No.	Violation	Maximum Points
11209	Accessory Structure Needs to be Repaired or Demolished	25
12	Accessory Structures Need Painting	5
139	Chimney(s) Needs to be Repaired or Removed	15
1410	Roofing Needs Repair <u>or Replacing</u>	10 <u>15</u>
15	Roofing Needs Replacing	15
1611	Gutters Need to be Repaired or Replaced	5
1712	Exterior Walls <u>or Siding</u> Need to be Repaired <u>or Replaced</u> or Siding Needs Repair	15
18	Exterior Walls Need Siding Repaired	10
1913	Foundations Need Repair <u>or Replacing</u>	10 <u>15</u>
20	Foundations Need Replacing	15
2114	Porch, Deck, or Balcony Needs to be Repaired, Replaced or Removed	15
22	Porch, Deck, or Balcony Needs Guardrail	15
2315	Porch, Deck, or Balcony Needs <u>Handrail or</u> Guardrail, Needs to be Repaired <u>or</u> Replaced	10 <u>15</u>
2416	Overhangs or Cornices Need Repairing or Replacing <u>Floor, wall and or roof framing including overhangs and cornices needs repair or replacing</u>	15 <u>25</u>
17	Exterior Doors and/or Door Framework Needs to be Repaired, or Replaced <u>or</u> <u>Weather Striping</u>	10

25	Window Glass Needs Replacement	10
2618	Window Frames or Window Glass Need Repair, or Replacement or Weather Striping	15
2717	Exterior Doors and/or Door Framework Needs to be Repaired, or Replaced or Weather Striping	10
2819	Peeling or absence of paint or weather protection on exterior walls, decks, stairs, porches, and other exterior surfaces	5
20	Accessory Structure Needs to be Repaired or Demolished	25
21	Exterior unpermitted or non-compliant work	50
2922	Improper Use of Recreational Vehicles	50
20	Accessory Structure Needs to be Repaired or Demolished	25
3023	Improper placement or use of cargo containers or Use of Semi-Trailers for Storage	50
31	Use of Semi Trailers for storage	50
3221	Exterior unpermitted or non-compliant work	50

INTERIOR VIOLATIONS		
Item No.	Violation	Maximum Points
3324	Inadequate Number of Electrical Convenience Outlets; Electrical Convenience Outlets or Switches do not have Device Plates	10
25	Access to Electrical Panels is Inadequate	15
34	Electrical Convenience Outlets or Switches do not have Device Plates	5
3526	Improper water closets, lavatories, bathtubs, showers, or other plumbing fixtures	15
3627	Insufficient number of water closets, lavatories, bathtubs, showers or other plumbing fixtures as required by the size or occupant load of the occupancy	10
3728	All lavatories, sinks, bathtubs or similar fixtures where the spigot outlet is below the level of the basin rim, and any other fixtures where cross-connection or back-siphonage is possible	25
29	Plumbing piping or fixtures of non-approved materials	10
30	Leaking Plumbing Piping (Supply and/or Waste)	15
31	Sagging, or Improperly Supported Piping or Clogged Plumbing pipes or fixtures	15
32	Unlisted appliances which have been illegally installed Water Heater is Missing or Needs Repair	25
3833	Substandard Inadequate Kitchen	15
3934	Substandard Inadequate Laundry	15
35	Appliances, including solid-fuel-burning appliances, which have been installed without proper clearances to combustible materials	25
36	Unlisted Appliances which have been illegally installed; Improper Gas Piping or Inadequate Supply of Combustion Air for Fuel Fired Equipment	25
37	Inadequate, inoperable, or deteriorated heating, mechanical, or elevator equipment	50

<u>38</u>	<u>Door Locks or Window Locks Missing, Inoperative or Illegal</u>	<u>15</u>
<u>39</u>	<u>Interior Doors, Trim or Cabinetry Need Repair</u>	<u>5</u>
<u>40</u>	<u>Deteriorated brick, concrete, or stone masonry, or detached veneer</u>	<u>15</u>
<u>41</u>	<u>Deteriorated wood building materials and damaged wood due to inadequate wood to earth clearance</u>	<u>10</u>
<u>42</u>	<u>Deteriorated or crumbling plaster or gypsum board or flaking or scaling or peeling of wallpaper, paint, or other interior wall coverings</u>	<u>10</u>
<u>43</u>	<u>Dampness, mold and/or mildew within the building</u>	<u>10</u>
<u>44</u>	<u>No Windows or Inadequate Window Area to Provide Natural Light or Natural Ventilation</u>	<u>15</u>
<u>45</u>	<u>Room and space dimensions less than required by this chapter; unit(s) do not meet the requirements for an Efficiency Dwelling Unit</u>	<u>15</u>
<u>46</u>	<u>Floor, Wall or Ceiling Surfacing Needs Repair</u>	<u>25</u>
<u>47</u>	<u>Exit Signs or Exit Path Lighting are not Provided with Two Sources of Power</u>	<u>25</u>
<u>48</u>	<u>Exit Stairs have Incorrect Rise and Run</u>	<u>25</u>
<u>49</u>	<u>Lack or or inadequate garbage and rubbish storage and disposal</u>	<u>10</u>
<u>50</u>	<u>Infestations or Vermin (See Definitions)</u>	<u>25</u>
4029	Plumbing piping or fixtures of non-approved materials	40
4130	Leaking Plumbing Piping (Supply and/or Waste)	15
4231	Sagging, or Improperly Supported Piping or Clogged Plumbing pipes or fixtures	15
43	Clogged or Inoperative Plumbing Piping	15
4435	Appliances, including solid fuel burning appliances, which have been installed without proper clearances to combustible materials	25
36	Unlisted Appliances which have been illegally installed; Improper Gas Piping or Inadequate Supply of Combustion Air for Fuel Fired Equipment	25
4532	Unlisted appliances which have been illegally installed Water Heater is Missing or Needs Repair	25
46	Improper Gas Piping	15
47	Missing Temperature/Pressure Relief Valve on Water Heater	25
4837	Inadequate, inoperable, or deteriorated heating, mechanical, or elevator equipment	50
49	Inadequate Supply of Combustion Air for Fuel Fired Equipment	15
50	Window Locks Missing or Inoperative	15
<u>51</u>	<u>Overcrowding: Any building or portion thereof, where the exiting is insufficient in number, width, or access for the occupant load served, or where the number of occupants in sleeping rooms exceeds the number permitted by the area of the sleeping room</u>	<u>25</u>
<u>52</u>	<u>Interior unpermitted or non-compliant work</u>	<u>50</u>

51 38	Door Locks or Window Locks Missing, Inoperative, or Illegal	15
52 39	Interior Doors, Trim or Cabinetry Need Repair	5
53	Weather Stripping of Doors and/or Windows Missing or Needs Repair	5
54 40	Deteriorated brick, concrete, or stone masonry, or detached veneer	15
55 41	Deteriorated wood building materials due to inadequate wood to earth clearance	10
56 42	Deteriorated or crumbling plaster or gypsum board or flaking, scaling or peeling of wallpaper, paint, or other interior wall coverings	10
57	Flaking, scaling, or peeling of wallpaper, paint, or other interior wall coverings	10
58 50	Infestations of Vermin (See Definitions)	25
59 44	No Windows or Inadequate Window Area to Provide Natural Light or Natural Ventilation	15
60	Inadequate or no ventilation (either natural or mechanical ventilation)	15
61 45	Room and space dimensions less than required by this chapter; unit(s) do not meet the requirements for an Efficiency Dwelling Unit	15
62 43	Dampness, mold and/or mildew within the building	10
63 49	Lack of or inadequate garbage and rubbish storage and disposal	10
64 47	Exit Signs or Exit Path Lighting are not Provided With Two Sources of Power	25
65	Exit Path Lighting is not Provided With Two Sources of Power	25
66 48	Exit Stairs have Incorrect Rise and Run	25
67 25	Access to Electrical Panels is Inadequate	15
68 46	Floor, Wall or Ceiling Surfacing Needs Repair	25
69 51	Floor Wall and/or Roof Framing Needs Repair	25
70	Wall Surfacing Needs Repair	15
71	Wall Framing Needs Repair	15
72	Ceiling Surfacing Needs Repair	15
73	Ceiling and/or Roof Framing Needs Repair	15
74 51	Overcrowding: Any building or portion thereof, where the exiting is insufficient in number, width, or access for the occupant load served, or where the number of occupants in sleeping rooms exceeds the number permitted by the area of the sleeping room	25
75 52	Interior unpermitted or non-compliant work	50

UNOCCUPIED OR VACANT BUILDING STANDARDS VIOLATIONS		
Item No.	Violation	Maximum Points
76 53	Exterior Openings are not properly secured in accordance with Section 2.01.090	50
77 54	Weather protection is not adequate to prevent deterioration of the building	50
78 55	There is debris within the building or on the premises, which creates a fire-hazard or a nuisance	50

79 <u>56</u>	Fire alarms or Fire Sprinkler Systems are inoperable	50
80 <u>57</u>	Adequate heat is not provided to protect the sprinkler system from freezing	50
81 <u>58</u>	Sewer lines are not capped	50
82 <u>59</u>	The owner does not inspect the property and keep the property from looking uncared for	50
83 <u>60</u>	The owner does not repair door(s), window(s), exterior wall(s), or other areas of the building which have been damaged, thereby exposing the building to unauthorized third-party entry or inclement weather	50

TABLE C FIRE AND LIFE SAFETY HAZARDS		
Item No.	Violation	Maximum Points
1	Exit Doors Have Improper Hardware	15
2	Required Corridors Are Not of One-Hour Construction <u>or are not Properly Rated (or Equivalent)</u>	50
3	Corridor Doors Are Not Properly Rated (or Equivalent)	50
4 <u>3</u>	Corridor Doors Do <u>n^ot</u> Have Closers <u>or Have Improper Hold Open Devices</u>	50
5	Corridor Doors Have Improper Hold Open Devices	25
6 <u>4</u>	Corridor Doors Do <u>n^ot</u> Have Gasketting	25
7 <u>5</u>	Corridor Door Frames Need to be Repaired or Replaced	50
8 <u>6</u>	Transoms Above Corridor Doors are not Sealed or Fire-Rated	50
9 <u>7</u>	Exit Paths Are Not Properly Illuminated	50
10 <u>8</u>	Required Exit Signs are Missing <u>or not Illuminated</u>	50
11	Required Exit Signs are not Illuminated	50
12 <u>9</u>	Exit Stairs Need to be Repaired or Replaced	50
13 <u>10</u>	Exit Stairs Need to be Provided With Handrails/Guardrails, or Handrails/Guardrails Need Repair or Replacement	50
14 <u>11</u>	Exit Stairs Are Missing or Have Improper Landings	50
15	Stair Width is Too Narrow	25
16 <u>12</u>	Stairs Need to be Enclosed in a Fire Rated Shaft	50
17 <u>13</u>	Stair Enclosures are not of the Proper Fire Rating	50
18 <u>14</u>	Doors to Stair Enclosure are Missing or are Blocked Open	50
19 <u>15</u>	Doors to Stair Enclosures Do Not Meet Required Fire Assembly Requirements, or Fire Assembly Needs Replacement or Repair	50
20 <u>16</u>	Exit Windows From Sleeping Rooms <u>are</u> not Provided provided; <u>are too small in Area or Dimension or Have too High a Still height</u>	50
21	Exit Windows From Sleeping Room Too Small in Area or Dimension	50
22	Exit Windows From Sleeping Room Have Too High a Sill Height	50

23 <u>17</u>	Improper or Hazardous Wiring	50
24 <u>18</u>	Missing or Inoperative Unit Smoke Detectors, or Carbon Monoxide Alarms <u>or Fire Extinguishers</u>	50
25	Missing or Inoperative Fire Extinguishers	50
26 <u>19</u>	Improper Storage, Building Clutter, or other Fire Hazards	25
27 <u>20</u>	Required Fire Sprinkler System or Fire Alarm System are Inoperative, <u>Inadequate</u> or <u>Missing</u>	50
28 <u>21</u>	Fire Resistive Occupancy Separation or Area Separation Walls need to be repaired or replaced	25
29 <u>22</u>	Fire resistive construction needs repair or replacement	25
30	Lack of, inoperable, or inadequate fire alarm system	50
23	Fire escapes shall be repaired, replaced or tested in accordance with the provisions of Tacoma Municipal Code Chapter 3.	50

**TABLE D
DERELICT BUILDINGS OR STRUCTURES**

Item No.	Violation
1	<p>Interior Environment Violations, which shall include, but not be limited to, the following, if required specifically by the occupancy classification for the use of the building:</p> <ul style="list-style-type: none"> a. Lack of, or inadequate ventilation. b. Infestation by insects, vermin, or rodents.
2	<p>Structural Hazards, Structural hazards which constitute a danger to life and limb, but are of limited extent, and are repairable. These shall include, but not be limited to, the following:</p> <ul style="list-style-type: none"> a. Cracked or crumbling concrete or masonry foundation walls, footings, or posts, or deteriorated or rotting wood foundations or wood posts. b. Flooring or floor supports which are defective, deteriorated, or of insufficient size to carry imposed loads with safety. c. Members of walls, partitions, or other vertical supports that split, lean, list, or buckle due to defective materials or deterioration, or are of insufficient size to carry imposed loads with safety. d. Members or supports of ceilings and roofs, or other horizontal members which sag, split, or buckle due to defective material or deterioration, or are of insufficient size to carry imposed loads with safety. e. Fireplaces or chimneys which list, bulge, or settle due to defective materials or deterioration, or are of insufficient size or strength to carry imposed loads with safety. f. Exterior cantilever walls or parapets, appendages attached to or supported on the exterior of a building located adjacent to a public way or other space used by pedestrians which are not constructed, anchored, and braced to be able to withstand earthquake forces. g. Exterior walls located adjacent to a public way or other space used by pedestrians, which are not constructed, anchored, and braced to be able to withstand earthquake forces.
3	<p>Hazardous, Inadequate or Insanitary Interior Building conditions which present a hazard to health or do not provide the minimum acceptable amenities for occupancy.</p> <ul style="list-style-type: none"> a. Substandard kitchen or bathroom amenities. b. Deteriorated or crumbling plaster or gypsum board. c. Insanitary or inadequate floor, wall or ceiling surfacing. d. Damage or inadequate interior doors, trim and hardware.
4 3	<p>Hazardous or inadequate wiring which presents an immediate danger to life or limb:</p> <ul style="list-style-type: none"> a. Wiring which is inadequately sized for the presently imposed electrical loads. b. Wiring where, due to improper ground, lack of insulation, or other conditions, short circuits can occur. c. Damaged, missing, or insufficient electrical convenience outlets, electrical components, or equipment.

5 4	Hazardous or inadequate plumbing which present a hazard to health, or do not provide minimum acceptable amenities for occupancy: a. Lack of, or inoperable water closets, lavatories, bathtubs, showers, or other plumbing fixtures as required for the occupancy. b. Lack of hot and/or cold running water to plumbing fixtures. c. Lack of, or inadequate water heating facilities. d. Plumbing piping and fixtures improperly installed. e. Plumbing piping and connections which leak, are plugged, or otherwise are inoperative. f. Plumbing fixtures which are not properly connected to the waste and vent system, or which are cracked, inoperative, or leak. g. Lack of or inadequate sewage disposal/or connection of plumbing fixtures thereto.
6 5	Hazardous mechanical equipment which present a hazard to health, life, or limb, or do not provide minimum acceptable amenities for occupancy: a. Lack of or inadequate heating facilities. b. Mechanical equipment with undersized vents or chimneys. c. Fuel-fired equipment with insufficient combustion air. d. Mechanical equipment which, because of lack of maintenance or improper installation, constitutes a fire hazard.
7 6	Faulty Weather Protection: Indications of which shall include, but not be limited to, the following: a. Holes, including broken windows or doors; breaks; cracked, loose, or rotted boards or timbers; and any other conditions in exterior walls and weather-exposed exterior surfaces or attachments which might admit rain or dampness to the interior portions of the walls or occupied spaces of the building. b. Deteriorated or missing roof covering material and flashing. c. Standing water in crawl spaces or basements. d. Deteriorated or rotted stairs, porches, balconies, or decks.
8 7	Fire Hazard: Any conditions which, in the opinion of the Fire Chief, constitute a distinct hazard to life or property.

9 8	Faulty Materials or Construction: Faulty materials are defined as all materials not specifically allowed or approved by the Building Code in effect at the time of construction, or this chapter. Faulty materials also include approved materials which are used improperly. Faulty Construction is defined as materials assembled using improper or substandard workmanship.
10 9	Hazardous or Unsanitary Premises: Those premises on which an accumulation of weeds, vegetation, junk, dead organic matter, debris, garbage, offal, rat harborages, stagnant water, combustible materials, and similar materials or condition which constitute fire, health, or safety hazards <u>or other violations of Chapter 8.30 "Public Nuisance" Code.</u>
11 10	Inadequate Exits: All buildings or portions thereof not provided with exit facilities as required by the Building Code, except those buildings or portions thereof whose exit facilities are safe and conformed with all applicable laws at the time of their construction.
12 11	Inadequate Fire-Protection or Fire-Fighting Equipment: All buildings or portions thereof which are not provided with fire-resistive construction, fire extinguishing systems, <u>carbon monoxide</u> or smoke <u>detection alarm</u> equipment as required by the Tacoma Municipal Code.
13 12	Improper Occupancy: Buildings or portions thereof, where the use or character of its occupancy has changed from the original approved design or intended use, without a recorded action reviewed by the Building Official.

TABLE E	
<u>DANGEROUS UNFIT BUILDINGS OR STRUCTURES</u>	
Item No.	Violation
1	Whenever any door, aisle, passageway, stairway, or other means of exit is not of sufficient width or size, or is not arranged as to provide safe and adequate means of exit in case of fire or panic.

2	Whenever the walking surface of any aisle, passageway, stairway, or other means of exit is racked, warped, buckled, settled, worn, loose, torn, or otherwise is in such condition as to not provide safe and adequate means of exit in case of fire or panic.
3	Whenever any portion thereof has been damaged by fire, earthquake, wind, flood, or by any other cause to such an extent that the structural strength or stability thereof is materially less than it was before such catastrophe and is less than the minimum requirements of the Building Code in effect at the time the building was constructed.
4	Whenever any portion, member, or appurtenance thereof is likely to fail, become detached, dislodged, or collapse and thereby injure persons or damage property.
5	Whenever any portion of a building, any member, appurtenance, or ornamentation on the exterior thereof has deteriorated, or been damaged so as to be no longer capable of withstanding wind pressures or seismic forces specified in the Building Code in effect at the time the building was constructed.
6	Whenever any portion thereof has wracked, warped, buckled, or settled to such an extent that walls or other structural portions have materially less resistance to winds or earthquakes than is required in the case of similar new construction.
7	Whenever the building or structure, or any portion thereof, is likely to partially or completely collapse because of: (i) dilapidation, deterioration, or decay; (ii) faulty construction; (iii) removal, movement, or instability of any portion of the ground necessary for the purpose of supporting such building; (iv) deterioration, decay, or inadequacy of its foundation; or (v) any other cause.
8	Whenever, for any reason, the building or structure, or any portion thereof, is unsafe for the purpose for which it is being used.
9	Whenever the exterior walls or other vertical structural members list, lean, or buckle to such an extent that a plumb line passing through the center of gravity does not fall inside the middle one-third of the base.
10	Whenever the building or structure, exclusive of the foundation, shows 33 percent or more damage or deterioration of a supporting member or members, or 50 percent damage or deterioration of non-supporting members, including wall coverings.

11	Whenever the building or structure has been so damaged by fire, wind, earthquake, flood, or other causes, or has become so dilapidated or deteriorated as to become (i) an attractive nuisance to children; (ii) a harbor for transients or vandals; or (iii) a place for performing criminal or unlawful activities.
12	Whenever any building or structure has been constructed, exists, or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the building regulations of this jurisdiction, as specified in the Building Code or this chapter, or of any law or ordinance of this state or jurisdiction relating to the condition, location, or structure of buildings.
13	Whenever any building or structure which, whether or not erected in accordance with all applicable laws and ordinances, has in any non-supporting part, member, or portion less than 50 percent [or in any supporting part, member, or portion less than 66 percent] of the (i) strength; (ii) fire-resisting qualities or characteristics; or (iii) weather-resisting qualities or characteristics required by law in the case of a newly constructed building of like area, height, and occupancy in the same location.
14	Whenever a building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction, or arrangement, inadequate light, air, or sanitation facilities, or otherwise, is determined to be unsanitary, unfit for human habitation, or in such a condition that is likely to cause sickness or disease.
15	Whenever any building or structure, because of dilapidated condition, deterioration, damage, inadequate exits, lack of sufficient fire-resistive construction, faulty electric wiring, gas connections or heating apparatus, or other cause, is determined to be a fire hazard.
16	Whenever any building, or structure <u>or premise</u> is in such a condition as to constitute a public nuisance.
17	Derelict Buildings where Alternate Procedures have been undertaken pursuant to the provisions of Section 2.01.060.D.8.b.

(Ord. 28149 Ex. A; passed May 7, 2013: Ord. 28109 Ex. E; passed Dec. 4, 2012: Ord. 27908 Ex. A; passed Aug. 17, 2010: Ord. 27875 Ex. A; passed Feb. 23, 2010: Ord. 27027 § 1; passed Dec. 10, 2002: Ord. 26715 § 3; passed Oct. 17, 2000: Ord. 26380 § 1; passed Mar. 16, 1999: Ord. 20530 § 2; passed Aug. 26, 1975: Ord. 17517 § 1; passed Jan. 2, 1964: Ord. 16384 § 5; passed Jun. 29, 1959: Ord. 15742 § 1-13; passed Nov. 13, 1956)

2.01.070 Minimum building requirements and Repair Standards.

No owner shall maintain, or permit to be maintained, any property which does not comply with the requirements of this chapter. All property shall be maintained to the Building Code requirements in effect at the time of construction. Alterations or repairs shall meet the minimum standards in this section and the repair standards set forth in this Section. 2.01.080, Repair Standards.

It is recognized that, in order to maintain the properties as required by this chapter, repairs will need to be made. Repairs, renovations, alterations, and additions in general will be required to meet the applicable codes in effect at the time they are undertaken, with the minimum acceptable standard of repair being made to bring the building or element of a building up to at least the minimum standards as listed in this Section. The following provisions provide guidelines for these repairs, but when renovations, alterations, and additions which, when are undertaken, they may require meeting a higher standard of repair than just meeting the minimum requirements set forth in this Section.

Where there is a change of use or where there is a substantial renovation as defined by the Building code, all work shall be in accordance with the Building Code and the IEBC, as adopted and amended by the City of Tacoma in Chapter 2.02 of the Tacoma Municipal Code.

A. Display of Address Number.

Address numbers posted shall be the same as the number assigned by the City of Tacoma ~~Building and Land Use Services Division~~ Planning and Development Services Department. All buildings shall have address numbers posted permanently in a conspicuous place on contrasting background so they may be read from the street or public way in accordance with the adopted Fire Code. Tenant spaces in buildings shall be clearly numbered or lettered, in a logical and consistent manner.

B. Foundations.

Building foundation systems shall adequately support the building. Those parts of the system constructed of wood shall be free from deterioration or dry rot. Concrete and masonry elements shall be integral without substantial fracturing or cracks.

Exterior walls shall be supported on a continuous concrete or masonry foundation, or an engineer-designed foundation system, which accounts for both vertical and lateral (earthquake and wind) loads, shall be provided. In absence of a continuous masonry or concrete foundation, an approved skirting system shall be provided to prevent the entrance of rodents and other animals to the crawl space or under-floor area of the building.

The building shall be anchored to the foundation system in an approved manner.

Under-floor areas shall be ventilated by an approved mechanical means or by openings in the exterior foundation walls to provide natural ventilation.

When an existing foundation system supporting the exterior walls of a building is a post and beam system, and is found by inspection to be substandard, it shall either be replaced with a continuous concrete or masonry foundation system in accordance with the Building Code or shall be analyzed by an engineer as to its structural adequacy to support vertical and lateral loads and shall be modified according to the engineering report to correct deficiencies, including earth/wood clearances.

Exception: Skirting and other non-structural material, or occasional deteriorated or damaged structural members, may be replaced with the approval of the Building Official.

The building shall be anchored to the foundation system in an approved manner accordance with the Building Code.

In crawl space construction using combustible materials, a minimum clearance of 18 inches accordance with the Building Code shall be provided between the dirt and the floor joists or flooring, and 12 inches between the dirt and floor beams. The dirt shall be covered by a 6-mil black polyethylene or approved equivalent moisture barrier. When the above under-floor clearances are required, access to the under-floor area shall be provided. Access to under-floor areas shall be provided with a minimum 18-inch by 24-inch opening in accordance with the Building Code, unobstructed by pipes, ducts, and similar construction. All under-floor access openings shall be effectively screened or covered. Pipes, ducts, and other construction shall not interfere with the accessibility to or within under-floor areas.

Exception: When proper under-floor clearance is not provided under an existing building, the Building Official may permit the required clearance to be provided only where plumbing or other equipment is located, provided there is at least adequate clearance to prevent deterioration of materials or where the wood is pressure treated with approved wood preservatives.

Under-floor areas shall be ventilated by an approved mechanical means or by openings in the exterior foundation walls.

Mechanical Ventilation: Mechanical ventilation shall meet the Building Code requirements.

Natural Ventilation: if the under-floor space is to be provided ventilation by openings in the foundation walls, such openings shall have a net area of not less than 1 square foot for each 150 square feet of under floor area. Openings shall be located as close to corners as is practical and shall provide cross ventilation. The required area of such openings shall be approximately equally distributed along the length of at least two opposite sides. They shall be covered with corrosion resistant wire mesh with ¼ inch square mesh openings in accordance with the Building Code.

C. Floors.

Floors shall be even, without breaks or holes, and constructed of materials of adequate strength to support the dead loads of the floor materials and the live loads required by the Building Code in effect at the time the building was built. Floors shall be reasonably level and free from deterioration and dry rot.

Floors which are required to be repaired or reconstructed shall, as nearly as possible, follow the requirements of the Building Code for materials, floor loads, support, bracing, sheathing, and nailing. Where it is not practical, in the opinion of the Building Official, to repair or replace a floor to new building code standards, he/she may approve an alternate level of compliance, which is no less than that required by the Building Code in effect at the time the building was built.

D. Exterior Walls.

Exterior walls and exposed exterior surfaces shall be structurally sound, and shall form a weather-tight barrier to the outside elements. Exterior walls shall be free from deterioration and dry rot.

Exterior walls shall comply with the Building Code in effect at the time the building was built for fire resistance, parapets, and opening protection.

Deteriorated or dry rotted elements of exterior walls shall be replaced or repaired. Siding and weather-resistant coatings or coverings shall be maintained in good condition.

Exterior walls which are opened for repair shall be insulated as required by the Energy Code.

New or rebuilt exterior walls shall comply with the Building Code, including requirements for fire resistance, parapets, and opening protection.

E. Windows and Glazing.

Windows and glazing shall be in good condition and maintain a weather barrier against the elements. All glazing shall be uncracked and unbroken. Operable windows shall be able to operate in the manner in which they were designed, and shall not be painted closed or otherwise bind in a manner rendering them inoperable. Sash weights and cords shall be intact and in good condition if needed for the operation of the windows. Frames and sashes shall be free of deteriorated or rotted materials.

Broken glazing (panes of glass, may be replaced with new glazing that matches the broken glass in thickness, thermal performance, fire resistance, and strength, provided that safety glazing shall be used to replace broken glass in all locations where safety glazing is required by the Building Code.

All new windows (glazing and frames) shall meet the Building Code for fire protection due to location relative to the property lines, safety glazing where glass is subject to impact as defined in the Building Code, and the thermal requirements of the Energy Code for building envelope and type of heating.

Exception: In Group R, Division 3 Occupancies where new windows are provided with no modifications to the existing wall framing, the fire protection rating of the new windows shall be at least equal to the windows being replaced.

F. Roofs.

Roof structures shall be structurally sound and free of deteriorated or rotted materials. Roofing shall be weather tight and provide protection to the interior of the building from outside elements. Roof drainage shall be directed to approved locations. Roofs shall be maintained in good repair.

Roof systems shall be provided with adequate ventilation to prevent deterioration.

An attic where the ceiling or roof is constructed of combustible materials and which has a vertical height of 30 inches or more shall be provided with an access opening as required by the Building Code in effect at the time the building was built. If one does not exist, ~~then provide~~ an attic access opening to be provided which complies with the Building Code.

Where ventilation is being added to roof systems, the aggregate net ventilation area shall be provided at a rate of 1/150 of the ceiling area in accordance with the Building Code.

Exception: Where the outlet vents are 3 feet or more above the inlet vents, the aggregate net roof ventilation area may be reduced to 1/300 of the ceiling area.

The vent area shall be divided evenly between the inlet and outlet vents. Vents shall be so located to provide cross ventilation and to avoid creating unventilated areas. The openings shall be covered with corrosion resistant metal mesh with mesh openings of 1/4 inch in dimension.

Where attic access openings need to be provided, the opening shall be located in a corridor, hallway, or other readily accessible location. Attics with a maximum vertical height of less than 30 inches need not be provided with access openings. The attic access opening shall not be less than 22 inches by 30 inches. Thirty inch minimum clear headroom in the attic space shall be provided at or above the access opening accordance with the Building Code.

G. Exterior Stairs, Ramps, Porches, and Decks.

Every exterior stair, ramp, porch, deck, or other exterior appurtenances, including guardrails and handrails, shall be constructed of materials of sufficient strength to perform the function for which it is designed and to carry the live and dead loads prescribed by the Building Code in effect at the time the building was built. All material shall be kept in sound condition and good repair. Replacement of materials shall be made as necessary of flooring treads, risers, stringers, decking, and other materials that show excessive wear and/or are broken, warped, loose, or deteriorated. Weather-exposed surfaces shall be protected in an approved manner.

H. Exits.

All buildings shall be provided with exits in accordance with the Building Code.

Exception: Exiting systems which met the Building Code at the time that the building or structure was constructed, which have been maintained in good condition and do not pose a danger to life, in the opinion of the Building Official, may be accepted as an alternative to the Building Code.

Exits shall terminate at a public street or shall terminate to a place of refuge which is sufficiently large enough to receive all the occupants in the structure, and which is no less than 60 feet from the building or structure.

I. Doors, Latches, and Locks.

The width and height for all exit doors shall comply with the Building Code in effect at the time the building was originally constructed, and shall be openable from the interior without a key or special knowledge. All doors serving an occupant load of 50 or more shall swing in the direction of egress.

Doors serving an occupant load of less than ten, as calculated by the Building Code, may have dead bolts, provided a thumb operator, knob, or equivalent is installed on the interior side of the door. Dead bolts which require keys to be operated from the interior are not permitted.

Doors serving occupancies classified as Group A (Assembly), Group E (Educational or Day Care), Group H (Hazardous), and Group I (Institutional) shall be provided with panic hardware when serving occupant loads of 50 or more as calculated by the Building Code, or when otherwise required by the Building Code.

All new doors serving an occupant load of ten or more, as calculated by the Building Code, shall have a minimum width of not less than 36 inches and a minimum height of not less than 6 feet 8 inches, and shall be openable from the inside without a key or special knowledge. All doors serving an occupant load of 50 or more shall swing in the direction of egress.

J. Corridors.

Corridors shall be constructed in accordance with the provisions of the Building Code in effect at the time the building was constructed. ~~Corridors shall terminate at doors to the exterior of the building or to doors leading to stair enclosures or to doors passing through horizontal exits, as defined by the Building Code. Exits from corridors shall not pass through intervening rooms except for lobbies and waiting areas constructed to corridor standards as defined by the Building Code in effect at the time the building was constructed.~~

New, reconstructed, or remodeled corridors shall be constructed in accordance with the provisions of the Building Code.

Exception: Existing duct penetration provided with fire dampers in accordance with the Building Code in effect at the time the building or structure was constructed do not need to be updated to the smoke/fire dampers required by the Building

Code.

~~Newly established required corridors shall not have dead ends which exceed 20 feet, and corridors shall terminate at doors to the exterior of the building or to doors leading to stair enclosures or to doors passing through horizontal exits, as defined by the Building Code. Exits from corridors shall not pass through intervening rooms, except for lobbies and waiting areas constructed to corridor standards as defined by comply with the requirements of the Building Code.~~

The required fire resistive construction rating of walls, fire stops, shaft enclosures, partitions and floors shall be maintained in compliance with the code at the time of their construction. Alterations or minor modifications may require that the construction assembly be brought in compliance with current code.

K. Stairways and Stair Enclosures.

Stairs shall be constructed as required by the Building Code in effect at the time the building was constructed. Stairs shall be enclosed when required by the Building Code in effect at the time the stair enclosure was constructed.

Exceptions:

1. Stairways constructed prior to July 1, 1988, which serve occupant loads of ten or more, but which have risers in excess of 7 inches but not exceeding 7.5 inches, and/or have treads with a depth less than 11 inches but not less than 10 inches measured from tread nose to tread nose.
2. Buildings and structures which have fire escapes which have been maintained and tested in accordance with the Building Code and the Fire Code. See Subsection Q, Fire Escapes, of this chapter.

New or rebuilt stairs shall be constructed as required by the Building Code. New stairs shall be enclosed, when required by the Building Code.

L. Ramps.

Ramps shall be constructed as required by the Building Code.

Exception: Existing ramps which do not exceed a slope of one vertical to eight horizontal (12.5 percent) and which conformed to the Building Code in effect at the time the building or structure was constructed may be used for exiting purposes, provided there are landings at the top and the bottom of the ramp which have lengths equal to the width of the ramp, or 36 inches, whichever is greater. ~~The length of such landings do not need to exceed 44 inches.~~

M. Guardrails.

Unenclosed floor and roof openings, open and glazed sides of stairways, landings and ramps, balconies or porches, which are more than 30 inches above grade or floor below, and roofs used for other than service of the building shall be protected by a guardrail.

Exception: Guardrails need not be provided at the following locations:

1. On the loading side of loading docks.
2. On the auditorium side of a stage, raised platforms, and other raised floor areas, such as runways, ramps, and side stages used for entertainment or presentation; along the side of an elevated walking surface, when used for the normal functioning of special lighting or for access and use of other special equipment; at vertical openings in the performance area of stages.
3. Along vehicle service pits not accessible to the public.

Height. The top of guardrails shall meet the requirements of Building Code in effect at the time the guardrail was built, but need not exceed 42 inches in height.

Exceptions:

1. The top of guardrails for Group R, Division 3 and Group U, Division 1 Occupancies, and interior guardrails within individual dwelling units, Group R, Division 3 congregate living facilities and guest rooms of Group R, Division I Occupancies, do not need to exceed 36 inches in height.
2. The top of guardrails on a balcony immediately in front of the first row of fixed seats and which are not at the end of an aisle may be 26 inches in height.
3. The top of guardrails for stairways, exclusive of their landings, may have a height as specified in the Stairway Handrails section of this chapter.

Openings. Open guardrails shall have intermediate rails or an ornamental pattern that complies with the Building Code in effect at the time the guardrail was built. If the guardrail is new or needs to be reconstructed, the intermediate rails or ornamental pattern shall comply with the presently adopted Building Code. If the existing guardrail does not have

intermediate rails or an ornamental pattern, intermediate rails or an ornamental pattern shall be provided which complies with the presently adopted Building Code.

New guardrails, and guardrails which need to be replaced, shall meet all the requirements set forth for guardrails in the Building Code.

N. Stairway Handrails.

Stairways shall have handrails on each side, and every stairway required to be more than 88 inches in width shall be provided with not less than one intermediate handrail for each 88 inches of required width. Intermediate handrails shall be spaced approximately equally across with the entire width of the stairway.

Exceptions:

1. Stairways less than 44 inches in width or stairways serving one individual dwelling unit in Group R, Division 1 or Division 3 Occupancies, or a Group R, Division 3 congregate living facilities, may have one handrail.
2. Private stairways 30 inches or less in height may have handrails on one side only.
3. Stairways having less than four risers and serving one individual dwelling unit in Group R, Division 1 or Division 3, or a Group R, Division 3 congregate living facilities, or serving Group U Occupancies, need not have handrails.

The top of handrails and handrail extensions shall meet the requirements of the Building Code in effect at the time the stairway was built, but in no case shall be less than 30 inches nor more than 38 inches above the nosing of treads and landings. Handrails shall be continuous the full length of the stairs. Handrail ends shall be returned or shall terminate in newel posts or safety terminals.

The handgrip portion of handrails shall meet the requirements of the Building Code in effect at the time the stairway was built. The handgrip portion of handrails shall have a smooth surface with no sharp corners.

Handrails projecting from a wall shall have a space of not less than 1-1/2 inches between the wall and the handrail.

Handrails used to protect the open side of stairways or landings shall be provided with intermediate rails or an ornamental pattern, when the drop from the stairs or landing is 30 inches or more to the ground or surface below. The intermediate rails or patterns shall be as required by the Building Code under which it was constructed. If such handrail is new or being replaced, it shall meet the requirements of the presently adopted Building Code. If such handrail is existing, but is not provided with intermediate rails or ornamental pattern, intermediate rails or an ornamental pattern shall be provided to comply with the presently adopted Building Code.

Where stairways are missing handrails, handrails shall be provided which meet all the requirements of the presently adopted Building Code.

O. Exit Path Lighting.

General. Except within individual dwelling units, guest rooms, and sleeping rooms, exits shall be illuminated at any time the building is occupied, with light having intensity ~~of not less than 1.0 foot candle at floor level~~ in accordance with the Building Code.

Exception: In auditoriums, theaters, concert or opera halls, and similar assembly uses, the illumination at floor level may be reduced during performances to ~~not less than 0.2 foot candle~~ lower levels allowed in the Building Code.

Sources of Power. The power supply for exit illumination shall normally be provided by the premises' wiring system. Emergency backup power or power on separate circuits shall be in accordance with the Building Code in effect at the time the lighting was installed.

Exit path shall be illuminated at all times the building or structure is occupied. Exit path lighting shall provide a minimum illumination at floor level of 1.0 foot candle in accordance with the Building Code. Where exit path lighting in existing buildings is missing or is required to be upgraded, it shall meet the following requirements:

~~General. Except within individual dwelling units, guest rooms, and sleeping rooms, exits shall be illuminated at any time the building is occupied with light having intensity of not less than 1.0 foot candle at floor level.~~

Separate Sources of Power. The power supply for exit illumination shall normally be provided by the premises' wiring system. In the event of its failure, illumination shall be automatically provided from an emergency system for Group I, Divisions 1.1 and 1.2 Occupancies, and for all other occupancies where the exiting system serves an occupant load of 100 or more.

Emergency systems shall be supplied from storage batteries or an on-site generator set and the system shall be installed in

accordance with the requirements of the Electrical Code.

P. Exit Signs.

Where Required. When two or more exits from a story are required, exit signs shall be installed at stair enclosure doors, horizontal exits, and other required exits from the story. When two or more exits are required from a room or area, exit signs shall be installed at the required exits from the room or area and where otherwise necessary to clearly indicate the direction and path of egress.

Exceptions:

1. Main exterior exit doors, which obviously and clearly are identifiable as exits, need not be signed when approved by the Building Official.
2. Group R, Division 3, and individual units of Group R, Division 1 Occupancies.
3. Exits from rooms or areas with an occupant load of less than 50 wherein allowed within Group I or Group E daycare occupancies, located within a Group I, Division 1.1, 1.2, or 2 Occupancy, or a Group E, Division 3 day-care occupancy.

Graphics. The color and design of lettering, arrows, and other symbols on exit signs shall be in high contrast with their background. Words on the signs shall be in block letters 6 inches in height with a stroke of not less than 3/4 inch in accordance with the currently adopted Building Code, or in accordance with the Building Code in effect at the time the original signs were installed.

Illumination. Signs shall be internally or externally illuminated in accordance with the Building Code in effect at the time the exit signs were installed. Signs shall be internally or externally illuminated by two electric lamps or shall be an approved self-luminous type. When the luminance on the face of an exit sign is from an external source, it shall have an intensity of not less than 5.0 foot-candles from either lamp. Internally-illuminated signs shall provide equivalent luminance.

Power Supply. Current supply to one of the lamps for exit signs shall be provided by the premises' wiring system. Power to the other lamp shall be from storage batteries or an on-site generator set, and the system shall be installed in accordance with the Electrical Code or in accordance with the Building Code in effect at the time the exit signs were installed.

(Note: Refer to Building Code for requirements for exit signs in high-rise buildings and for amusement structures.)

Q. Fire Escapes.

New fire escapes shall not be permitted to be installed. Existing fire escapes complying with this section may be accepted by the Building Official as one of the required exits. The fire escape shall not be the primary or the only exit. Fire escapes shall not take the place of stairways required by the codes under which the building was constructed. Fire escapes shall be subject to re-inspection as required by the Building Official. The Building Official shall require documentation to show compliance with the requirements of this section.

Fire escapes shall comply with the following:

~~1. Access from the corridor shall not be through an intervening room.~~

~~Exception: Access through an intervening room may be permitted if the intervening door is not lockable and an exit sign is installed above the door which will direct occupants to the fire escape. Such intervening rooms shall not be storage rooms, mechanical equipment rooms, kitchens, or similar spaces, and shall be common to the building in general and not part of a tenant space.~~

~~21.~~ All openings in an exterior wall below or within 10 feet, measured horizontally, of an existing fire escape serving a building over two stories in height, shall be protected by a self-closing fire assembly having a three-fourths-hour fire protection rating. When located within a recess or vestibule, adjacent enclosure walls shall be of not less than one-hour fire-resistive construction.

~~32.~~ Egress from the building shall be by an opening having a minimum clear width and height of not less than 29 inches. Such openings shall be openable from the interior without the use of a key or special knowledge or effort. The sill of an opening giving access to the fire escape shall not exceed 30 inches above the floor of the building or balcony. The top of the frame of the opening giving access to the fire escape shall be a minimum of 59 inches above the floor.

~~43.~~ Fire escape stairways and their balconies shall support their dead load plus a live load of not less than 100 pounds per square foot or a concentrated load of 300 pounds placed anywhere on the balcony or stairway so as to produce the maximum stress conditions. The stairway shall have a slope not to exceed 60 degrees from the horizontal and shall have a minimum width of 18 inches. The stairway shall be provided with a top and intermediate railing on each side. Treads shall not be less than 4 inches in width, and the rise between treads shall not exceed 10 inches. All stairway and balcony railings shall support a horizontally applied force of not less than 50 pounds per lineal foot of railing or a concentrated load of 200 pounds placed anywhere on the railing so as to produce the maximum stress conditions.

~~54.~~ Fire escape balconies shall not be less than 44 inches in width with no floor openings greater than 5/8 inch in width except the stairway opening. Stairway openings in such balconies shall not be less than 22 inches by 44 inches. The guardrail of each balcony shall not be less than 36 inches high with not more than 9 inches between intermediate rails.

~~65.~~ Fire escapes shall extend to the roof or provide an approved gooseneck ladder between the top floor landing and roof when serving buildings four or more stories in height having roofs with a slope not exceeding 4 in 12. Such ladders shall be designed and connected to the building to withstand a horizontal force of 100 pounds per lineal foot; each rung shall support a concentrated load of 500 pounds placed anywhere on the rung so as to produce the maximum stress conditions. All ladders shall be at least 15 inches in clear width, be located within 12 inches of the building, and shall be placed flat wise relative to the face of the building. Ladder rungs shall be 3/4 inch in diameter and shall be located 10 inches to 12 inches on center. Openings for roof access ladders through cornices and similar projections shall have minimum dimensions of 30 inches by 33 inches.

~~33 inches.~~

~~76.~~ The lowest balcony shall not be more than 18 feet from the ground. Fire escapes shall extend to the ground or be provided with counter-balanced stairs reaching the ground.

~~87.~~ Fire escapes shall be kept clear and unobstructed at all times and shall be maintained in good working order. Fire escape stairways, balconies, railings, and ladders shall be visually inspected annually and shall be subjected to a stress test every five years in accordance with the provisions of Chapter 3.02 of the Tacoma Municipal Code. Fire escapes failing the stress test shall be repaired or removed from the building, as directed by the Fire Chief. If the fire escape is removed from the building, it shall be replaced with stairways meeting all requirements for stairways in new construction. ~~shall be repaired or removed from the building, as directed by the Fire Chief. If the fire escape is removed from the building, it shall be replaced with stairways meeting all requirements for stairways in new construction.~~

~~98.~~ The fire escapes shall be periodically tested and inspected in accordance with the Fire Code.

~~109.~~ The fire escape shall have clearance from electrical service conductors as required by the Electrical Code.

R. Exits for Sleeping Rooms.

All sleeping rooms below the fourth story in buildings shall be provided with two exits. One of the exits may be a window opening onto a public way or into a court or yard which provides access to a public way. Such exit window shall provide a net openable area of 5.7 square feet with a minimum clear width of 20 inches and a minimum clear height of 24 inches, and a maximum sill height of 44 inches measured from the floor of the sleeping room.

Exceptions:

1. In buildings constructed prior to May 26, 1981, existing window with a net openable area of 5 square feet, a minimum clear width of 22 inches, a minimum clear height of 22 inches, and a maximum sill height of 48 inches measured from the floor of the sleeping room, shall be deemed to meet the exit window requirement. Where the window frame is to be replaced, this exception shall not apply, except as necessary to fit within the rough framed opening, in which case the opening dimensions shall be maximized. (Note: If a new opening needs to be created or an existing opening needs to be enlarged to provide an exit window from a sleeping room, this exception shall not apply.)

2. Where the sill height exceeds the maximum specified, including when Exception 1 applies, a landing with a minimum depth of 24 inches and width equal to the width of the window and frame, but not less than 36 inches, may be provided directly below the exit window within the sleeping room, provided: stairs shall be provided to the landing if its height exceeds 12 inches above the sleeping room floor, and that the landing and stairs do not decrease the minimum required dimensions of the sleeping room below those required by this chapter and the Building Code.

3. The size of egress windows below the fourth floor opening onto a court yard may be modified by the Building Official or the Fire Chief.

Escape and rescue windows with a finished sill height below the adjacent ground elevation shall have a window well. Window wells at escape or rescue windows shall comply with the following:

1. The clear horizontal dimensions shall allow the window to be fully opened and provide a minimum accessible net clear opening of 9 square feet, with a minimum dimension of 36 inches.

2. Window wells with a vertical depth of more than 44 inches shall be equipped with an approved permanently affixed ladder or stairs that are accessible with the window in the fully open position. The ladder or stairs shall not encroach into the required dimensions of the window well by more than 6 inches.

Bars, grilles, grates, or similar devices may be installed on emergency escape or rescue windows, doors, or window wells, provided:

1. The devices are equipped with approved release mechanisms which are openable from the interior without the use of a key or special knowledge or effort; and
2. The building is equipped with smoke detectors installed in accordance with the Building Code.

S. Minimum Room Dimensions for Residential Buildings.

1. Ceiling heights. Habitable space shall have a ceiling height of not less than 7 feet. Where exposed beam ceiling members are spaced at less than 48 inches on center, ceiling height shall be measured to the bottom of these members. Where exposed beam ceiling members are spaced at 48 inches or more on center, ceiling height shall be measured to the bottom of the deck supported by these members, provided that the bottoms of the members are not less than 7 feet above the floor.

If any room in a building has a sloping ceiling, the prescribed ceiling height for the room is required in only one-half the area thereof. No portion of the room measuring less than 5 feet from the finished floor to the finished ceiling shall be included in any computation of the minimum area thereof.

If any room has a furred ceiling, the prescribed ceiling height is required in two-thirds the area thereof, but in no case shall the height of the furred ceiling be less than 7 feet.

Exception: The Building Official may permit lower ceiling heights where existing conditions make the strict compliance with this section impractical.

2. Floor area. Dwelling units and congregate residences shall have at least one room which shall have not less than 120 square feet of floor area. Other habitable rooms, except kitchens, shall have an area of not less than 70 square feet. Sleeping rooms shall be increased in floor area by a minimum of 50 square-feet for each occupant in excess of two. Efficiency dwelling units shall comply with the requirements of Subsection T.

3. Width. Habitable rooms, other than a kitchen, shall not be less than 7 feet in any dimension.

T. Efficiency Dwelling Units.

An efficiency dwelling unit shall conform to the requirements of the Building Code in effect at the time the building was constructed, except as herein provided:

1. The unit shall have a living room of not less than 220 square feet of superficial floor area. An additional 100 square feet of superficial floor area shall be provided for each occupant of such unit in excess of two.
2. The unit shall be provided with a separate closet.
3. The unit shall be provided with a kitchen sink, cooking appliance, and refrigeration facilities, each having a clear working space of not less than 30 inches in front. Light and ventilation conforming to this chapter shall be provided.
4. The unit shall be provided with a separate bathroom containing a water closet, lavatory, and bathtub or shower.

U. Residential Dwelling or Dwelling Unit Room Arrangement.

Rooms in dwellings and dwelling units containing two or more sleeping rooms shall be arranged in such a manner that bathroom or water closet compartment access is provided without traveling through a sleeping room.

Exception: Where each bedroom has its own bathroom facilities.

Rooms in dwellings or dwelling units shall be so arranged that access to all sleeping rooms can be made directly without traveling through other sleeping rooms, bathrooms, or water closet compartments.

Dwellings and dwelling units shall be self-contained, with access to all portions being possible without leaving the dwelling or dwelling unit.

V. Overcrowding, Residential Buildings.

For single family dwellings, duplexes, and multi-family dwellings with three or more units, the maximum number of residents of each dwelling unit shall not exceed the gross area divided by 200, rounded to the nearest whole number. Bedrooms will accommodate two persons with a minimum size of 70 square feet, with no dimension being less than 7 feet. An additional 50 square feet shall be provided for each person in excess of two.

~~50 square feet shall be provided for each person in excess of two.~~

Children less than one year of age shall not be considered in applying the above provisions.

W. ~~Smoke Detectors~~Alarms, Carbon Monoxide Alarms, Fire Sprinkler Systems, and Fire Alarm Systems.

1. Smoke ~~detectors~~alarms.
 - a. General. ~~Dwelling units, congregate residences, and hotel or lodging house guest rooms that are used for sleeping purposes~~

~~shall be provided with smoke detectors. Detectors shall be installed in accordance with the approved manufacturer's instructions. Group I-1 and Group R occupancies shall be provided with single- and multiple-station smoke alarms in accordance with the Fire Code. Note: This requirement applies to all existing I-1 and Group R occupancies including those not undergoing additions, alterations or repairs.~~

~~b. Additions, alterations, or repairs to Group R Occupancies. When the valuation of an addition, alteration, or repair to a Group R Occupancy exceeds \$1,000.00 and a permit is required, or when one or more sleeping rooms are added or created in existing Group R Occupancies, smoke detectors shall be installed in accordance with the current Building Code.~~

~~Exception: Repairs to the exterior surfaces of a Group R Occupancy are exempt from the requirements of this section.~~

~~eb. Power source. In new construction, required smoke detectors shall receive their primary power from the building wiring when such wiring is served from a commercial source, and shall be equipped with a battery backup. The detector shall emit a signal when the batteries are low. Wiring shall be permanent and without a disconnecting switch other than those required for over-current protection. Smoke detectors may be solely battery operated when installed in existing buildings; where no construction is taking place; or in buildings that are not served without from a commercial power source; or in buildings which undergo alterations, repairs or additions regulated by the Building Code, and in existing areas of buildings undergoing alterations or repairs that do not result in the removal of interior wall or ceiling finishes exposing the structure, unless there is an attic crawl space or basement available which could provide access for interconnection without the removal of interior finishes.~~

~~ec. Location within dwelling and sleeping units. In dwelling units, a detector A smoke alarm shall be installed within each sleeping room and directly outside of each sleeping area in the immediate vicinity of bed rooms. A minimum of one smoke alarm shall be installed on each story, including those without sleeping rooms. Dwelling units equipped with smoke alarms compliant with the code in effect at the time of construction or smoke detectors connected to a fire alarm system as a substitute for smoke alarms shall be deemed sufficient at a point centrally located in the corridor or area giving access to each separate sleeping area. When the dwelling unit has more than one story, and in dwellings with basements, a detector shall be installed on each story and in the basement. In dwelling units where a story or basement is split into two or more levels, the smoke detector shall be installed on the upper level, except that when the lower level contains a sleeping area, a detector shall be installed on each level. When sleeping rooms are on an upper level, the detector shall be placed at the ceiling of the upper level in close proximity to the stairway. In dwelling units where the ceiling height of a room open to the hallway serving the bedrooms exceeds that of the hallway by 24 inches or more, smoke detectors shall be installed in the hallway and in the adjacent room. Detectors shall sound an alarm audible in all sleeping areas of the dwelling unit in which they are located.~~

~~ed. Additional Locations in efficiency dwelling units, congregate residences and hotels. In addition to those smoke alarms required by Section D above single- or multiple-stations smoke alarms shall be located in every room in the path of egress from the sleeping area to the door leading from the sleeping unit. In efficiency dwelling units, hotel suites, and in hotel and congregate residence sleeping rooms, detectors shall be located on the ceiling or wall of the main room or each sleeping room. When sleeping rooms within an efficiency dwelling unit or hotel suite are on an upper level, the detector shall be placed at the ceiling of the upper level in close proximity to the stairway. When actuated, the detector shall sound an alarm audible within the sleeping area of the dwelling unit or congregate residence, hotel suite, or sleeping room in which it is located.~~

~~F2. Carbon Monoxide Alarms shall be installed in existing apartments, condominiums, hotels, motels, and certain single-family residences by January 1, 2013, in accordance with state law and adopted codes the Fire Code.~~

~~23. Fire Alarm Systems.~~

~~a. Certain Group R, Division 1 Occupancies shall be provided with approved manual and automatic fire alarm systems, which include Group R-2 in apartment houses occupancies three or more stories in height or containing 16 or more dwelling units shall be equipped with a fire alarm system, and in~~

~~b. Group R1 occupancies~~

~~R-1 hotels three or more stories in height or containing 20 or more guest rooms, or as part of a high-rise building shall be equipped with a fire alarm system and in congregate residences three or more stories in height or having an occupant load of 20 or more. A fire alarm and communication system shall be provided in Group R-1 Occupancies located in a high-rise building.~~

Exceptions:

1. A manual fire alarm system need not be provided in buildings not over two stories in height when all individual dwelling units and contiguous attic and crawl spaces are separated from each other and public or common areas by at least one-hour fire-resistive occupancy separations and each individual dwelling unit or guest room has an exit directly to a public way, exit court, or yard.

2. A separate fire alarm system need not be provided in buildings which are protected throughout by an approved supervised fire sprinkler system having a local alarm to notify all occupants. The alarm signal shall be a distinctive sound which is not

used for any other purpose other than the fire alarm. ~~Alarm signaling devices shall produce a sound that exceeds the prevailing equivalent sound level in the room or space by 15 decibels minimum, or exceeds any maximum sound level with a duration of 30 seconds minimum by 5 decibels minimum, whichever is louder.~~ The minimum sound pressure levels shall be 75 decibels ~~in Group R Occupancies. Sound levels for all alarm signals~~and shall not exceed a maximum of 110 decibels. ~~For the purposes of this section, area separation walls shall not define separate buildings.~~

b. Occupancies Other Than Group R. Fire alarm systems shall be provided in all other buildings other than Group R occupancies in accordance with any currently adopted requirement to do so or the provisions of the Building Code and Fire Code in effect at the time the building was constructed, or when last substantially renovated, remodeled, extended, or altered.

~~34. Fire Alarm Systems and Fire Sprinkler systems and equipment used to detect a fire, activate an alarm, or surppress or control a fire or any combination thereof shall be maintained in an operable conditions at all times in accordance with the International Fire Code. All inspections, testing and maintenance of fire sprinkler systems shall be in accordance with local and national codes~~the Fire Code.

X. Kitchen Facilities.

Each dwelling unit shall be provided with a kitchen. The kitchen area shall contain:

1. A sink with hot and cold running water.
2. Space for a stove, hot plate, or microwave.
3. Space for a refrigerator.
4. Adequate counter space for food preparation and dish washing.
5. Adequate storage space for kitchen utensils and food.
6. Adequate floor space between cabinets and countertops.

Kitchens shall be provided with light and ventilation meeting the minimum standards set forth in this chapter.

Kitchens shall have a minimum clear passageway of three feet between countertops and appliances or countertops and walls.

Communal kitchens shall be permitted only in rooming house or boarding homes. Such communal kitchens shall be located within a room accessible to the occupants of each guest room sharing the use of the kitchen without going outside the rooming house or boarding home, or going through a unit of another occupant.

Commercial kitchens shall comply with the Mechanical Code in effect at the time the kitchen was constructed, and the requirements of the Tacoma-Pierce County Health Department. Commercial kitchens shall be provided with grease hoods and grease traps or interceptors when determined necessary by applicable code.

Y. Laundry Facilities.

All residential buildings shall provide facilities for the washing of clothes in accordance with the provisions of the codes in force at the time the building was constructed. In an apartment house, where laundry facilities are not provided for each unit, ~~means such as~~ laundry trays or washing machines shall be provided elsewhere on site and shall be available to tenants.

Clothes dryer exhaust systems shall be independent of all other systems and shall be exhausted outside the structure in accordance with the manufacturers instructions unless the listing on the appliance is for a ductless system.

Z. Electrical System and Lighting.

All occupied buildings shall be connected to an approved source of electrical power. An approved source of electrical power shall be Electrical Utilities authorized to furnish electrical power within the limits of the City of Tacoma.

All electrical equipment, components, and wiring shall be installed and maintained in a safe manner in accordance with applicable codes. All electrical equipment shall be listed by an approved testing and/or listing agency. All damaged or missing electrical components or equipment shall be replaced, repaired, or removed as appropriate.

Flexible cords or extension cords shall not be used for permanent wiring, or for running through doors, windows, or cabinets or concealed within walls, floors or ceilings.

The electrical system shall be safe and not be a shock or fire hazard to the occupants of the building. Services shall be adequately sized and provided with fuses, breakers, and other appropriate safety equipment. Wiring shall be maintained in a safe condition.

Exit facilities and other hallways and stairs shall be provided with supplied and operable lighting capable of providing a minimum of one foot-candle lighting intensity at floor level. Emergency power shall be provided if required by the code under

which the building was constructed.

Every habitable room shall contain at least two supplied and operable electrical convenience outlets, or one supplied electric convenience outlet and one supplied and operable light fixture.

Every kitchen, furnace room, and laundry room shall contain at least one supplied electric convenience outlet and one supplied and operable light fixture.

Every bathroom, rest room, and toilet compartment shall contain at least one supplied and operable electric light fixture. In addition, every room containing lavatories shall be provided with at least one convenience outlet.

AA. Heating, Mechanical, and Elevator Equipment.

Heating equipment shall be provided to heat every dwelling and guest room, and shall have the capacity to heat all habitable rooms to 70 degrees Fahrenheit with an ambient outside temperature of 20 degrees Fahrenheit. Such equipment shall be in compliance with the Mechanical Code or the Building Code in effect at the time of installation. Solid-fuel-burning appliances, or cooking appliances and portable heating devices shall not be used to provide the primary heat for the dwelling or guest rooms.

A supply of air for complete combustion of the fuel and for ventilation of the space containing the fuel-burning equipment shall be provided for the fuel burning equipment.

Elevators shall be maintained in compliance with the code at the time of installation and the manufacturer's specifications. In buildings equipped with passenger elevators, at least one elevator shall be maintained in operation at all times when the building is occupied. Buildings equipped with only one elevator shall be permitted to have the elevator temporarily out of service for testing or servicing. See the Building Code for alteration, repair and maintenance standards. If the elevator is not required in accordance with the current Building Code, it may be removed and the shaft sealed in accordance with the Building Code.

BB. Water Heating Equipment.

Every dwelling or dwelling unit shall have water heating equipment which is properly installed and maintained in safe and good working condition. Such equipment shall be provided with piping to distribute the hot water to all locations required by the Building, Plumbing, and Mechanical Codes and this chapter. Water heating equipment shall be capable of heating water to

120 degrees Fahrenheit in quantities to permit a reasonable amount of hot water to be drawn at every required kitchen sink, lavatory, bathtub, or shower on demand. Hot water heating equipment shall have its thermostat set no lower than 120 degrees Fahrenheit, and shall be provided with all safety equipment prescribed by the Plumbing and Mechanical Codes. Water-heating equipment required by this section shall be independent of the building heating system.

CC. Light and Ventilation.

1. Lighting. All occupied portions of buildings shall be provided with natural or artificial light.

All habitable rooms in residential dwelling buildings or dwelling units shall be provided with natural light.

Natural light shall be provided for each room by windows and/or skylights which combine to have a minimum area of one-tenth (1/10) of the floor area of the room or combination of rooms being considered.

Artificial light shall be provided with electrical fixtures wired to house power provided by a supply utility which provide a minimum light intensity of 1.0 foot-candle at floor level. Existing lighting which met the Building Code in effect at the time the building was constructed, has been maintained in safe condition, and which provides the minimum 1.0 foot-candle at floor level is deemed as meeting this section. New lighting shall be required to meet the Washington State Energy Code.

Adjacent rooms may be considered as one room, provided that the opening in the wall between the two rooms provide a minimum clear opening of one-tenth (1/10) of the floor area of the interior room, 25 square feet, or one-half of the area of the wall between the rooms, whichever is greater.

2. Ventilation. All occupied portions of buildings shall be provided with natural or mechanical ventilation.

Natural ventilation shall be by means of openable windows, doors, skylights, or other approved openings to the exterior of the building. Natural ventilation shall be provided ~~at a rate of one twentieth (1/20) of the floor area of the space or combination of spaces being considered~~ in accordance with the Building and Mechanical Code.

Existing mechanical ventilation meeting the requirements of the Building and Mechanical Codes in effect at the time the building was constructed shall be considered satisfactory. New or revised mechanical ventilation shall meet the requirements of the ~~Washington State Ventilation and Indoor Air Quality Code~~ Building and Mechanical Code.

DD. Solid-Fuel-Burning Appliances.

Exception: Solid-fuel-burning furnaces with an approved ducted heat distribution system, and an automatic fuel delivery

system. A ~~City of Tacoma~~ building permit is required for the installation of a solid-fuel-burning device.

Solid-fuel-burning appliances shall be listed by an approved testing agency and shall be installed in accordance with their listing and with the manufacturer's installation instructions, and shall comply with the applicable Washington State Department of Ecology emissions standards and/or the United States Environmental Protection Agency emission standards for air quality.

The appliance shall be vented in accordance with the ~~International Mechanical Code, International Building Code, or the International Residential Code~~ Building and Mechanical Code and manufacturer's listing. Masonry chimneys must be lined. Factory-built chimneys shall be listed by an approved testing agency and shall be installed in accordance with their listing.

The installation of a used appliance is prohibited, except for engineered installations with prior approval by the Building ~~O~~fficial or other authorities having jurisdiction.

EE. Chimneys.

Every smoke pipe and every chimney shall remain adequately supported and free from obstructions and shall be maintained in a condition which ensures there will be no leakage or back-up of noxious gases. Every chimney shall be reasonably plumb. Loose bricks or blocks shall be rebonded. Loose or missing mortar shall be replaced. Unused openings into the interior of the structure must be permanently sealed using approved materials. Chimneys used for approved gas appliances shall be lined with approved materials.

Masonry chimneys supported on chimney brackets ("shelf chimneys") shall be removed, or the chimney shall be modified to provide an approved support system.

FF. Plumbing.

Supply, waste, and vent plumbing piping shall be in good condition and free from leaks. Waste piping shall be adequately sized to safely convey waste water to the City Sewer or to other approved plumbing waste disposal systems. Vent piping shall be adequately sized and configured to prevent siphoning of plumbing fixture traps. All plumbing fixtures shall be in good condition, free from cracks and leaks, and shall be properly connected to the waste and vent system of the building.

GG. Number of Plumbing Fixtures.

Dwelling Units: Every dwelling unit shall be provided with a kitchen sink, a water closet, a lavatory (bathroom sink), and either a bathtub or a shower.

Lodging Houses: Lodging Houses shall be provided with a minimum of a kitchen sink, a water closet, a lavatory (bathroom sink), and a bathtub or a shower, provided that, where the bathtub or shower is provided in the same room as a water closet and lavatory, that there shall be an additional water closet and lavatory in the building in a different location.

Apartment Houses, Hotels, and Motels: Each apartment house dwelling unit, hotel unit, or motel unit shall be provided with a water closet, a lavatory (bathroom sink), and a bathtub or a shower.

Exception: Apartment houses, hotels, and motels existing prior to January 1, 1961, which contain communal toilet and bathing facilities rather than facilities for each unit, may continue operation without requiring modification, provided:

1. There are separate toilet and bathing facilities for each sex.
2. Toilet and bathing facilities shall be separate from each other or of adequate size to permit simultaneous use.
3. The men's toilet facilities shall contain:

Water Closets: One for every ten guest rooms, or fraction thereof, but not less than one.

Urinals: One for every 25 guest rooms, or fraction thereof, but not less than one.

Lavatories: One for every 12 guest rooms, or fraction thereof, but not less than one.

4. The women's toilet facilities shall contain:

Water Closets: One for every eight guest rooms, or fraction thereof, but not less than one.

Lavatories: One for every 12 guest rooms, or fraction thereof, but not less than one.

5. The bathing facilities for each sex shall contain:

One shower and bathtub combination and, in addition, shall provide one additional shower for every eight guest rooms over eight.

Dormitories: Dormitories shall provide toilet facilities in accordance with the exception listed for Hotels and Motels.

Commercial and Industrial Buildings: Commercial and Industrial Buildings shall be provided with toilet facilities for each

sex.

Each toilet facility shall be provided with a minimum of one water closet and one lavatory. In addition, each men's toilet facility shall also be provided with a urinal where there are more than four persons using the

facility. Exceptions:

1. Commercial and Industrial buildings may provide a single toilet facility with a lockable door where ~~four or less persons are employed~~ the total occupant load is 15 or less.
2. Restaurants with ~~seating for 24 or less patrons~~ a total occupant load including customers and employees of 15 or less may provide a single toilet facility with a lockable door.

The number of fixtures provided in each of the toilet facilities for commercial and industrial buildings shall meet the requirements set forth in the Building Code.

Exception: Toilet facilities which provided adequate fixtures in accordance with the ~~Plumbing~~ Building Code in effect when the building was constructed.

HH. Sanitation.

1. Floors. In other than dwelling units, toilet room floors shall have a smooth, hard, nonabsorbent surface, such as Portland cement, concrete, ceramic tile, or other approved material which extends upward onto the walls at least 5 inches.
2. Walls. Walls within 2 feet of the front and sides of urinals and water closets shall have a smooth, hard, nonabsorbent surface of Portland cement, concrete, ceramic tile, or other smooth, hard, nonabsorbent surface to a height of 4 feet, and except for structural elements, the materials used in such walls shall be of a type which is not adversely affected by moisture.

Exceptions:

1. Dwelling units and guest rooms.
2. Toilet rooms which are not accessible to the public and which have not more than one water closet.
3. Hardware. In all occupancies, accessories such as grab bars, towel bars, paper dispensers, and soap dishes, provided on or within walls, shall be installed and sealed to protect structural elements from moisture.
4. Bathtub and Shower. Bathtub and shower enclosures in all occupancies shall be finished as specified in items 1 and 2 above, to a height of not less than 70 inches above the drain inlet. Materials other than structural elements used in such walls shall be of a type which is not adversely affected by moisture.
5. Water Closet Room Separation. A room in which a water closet is located shall be separated from food preparation or food storage rooms by tight-fitting doors.

II. Infestation.

Every building shall be kept free from infestations of vermin. Where infestations of vermin are found, they shall be promptly eliminated by extermination. After elimination of infestations, proper precautions shall be taken to prevent reinfestations. (~~See definition of vermin.~~)

JJ. Accessory Structures.

All accessory structures shall be maintained structurally safe and sound and in good repair. All exterior surfaces of accessory structures shall be of a material specifically for use in such a weather-exposed location. Accessory structures shall not be used for the storage of garbage or rubbish unless such garbage or rubbish is placed in an approved container or stored in a manner so as not to constitute a health or safety hazard.

An accessory structure shall contain no habitable space. No person shall occupy or allow another to occupy an accessory structure for living purposes. Plumbing shall not be permitted in an accessory structure, except as permitted by the Tacoma Land Use Regulatory Code.

Accessory buildings are not permitted on building lots separate from the main building, except as permitted by the Tacoma Land Use Regulatory Code. Detached accessory buildings located on a site where the main building has been removed may remain on the lot for up to a year, without the main building being replaced.

Exception: With the permission of the Building Official, accessory buildings may remain on a building lot where the main building has been destroyed for longer than one year, for sufficient reasons, presented to the Building Official in writing.

KK. Accessibility for the Physically Disabled.

All buildings shall be in compliance with the provisions of the ~~American National Standards Institute 117.1 Building Code~~ that were in effect at the time the building was constructed. Additions, renovations, and/or remodeling of existing buildings shall meet the requirements of the ~~present American National Standards Institute 117.1~~ currently adopted Building Code as it

applies to existing buildings and to the specific project.

LL. Exterior Maintenance.

1. Buildings. The exterior of buildings shall be maintained in a manner which appears neat and orderly. Weatherproofing elements, such as roofing and siding, shall be firmly attached and in good condition. Glazing and exterior doors shall be intact and in good repair. Painted surfaces shall be fully covered and all peeling or blisters shall be scraped and repainted.
2. Sidewalks, Retaining Walls and Paving. The owner shall be responsible for maintaining sidewalks and other paving on the property. Sidewalks, Retaining Walls and other paving on the property shall provide a reasonably even surface without potential hazards.
3. Exterior Property Areas, Yards, and Courts. The owner shall be responsible for maintaining all exterior property areas, yards, and courts in a reasonably neat, clean, and sanitary condition. Property areas shall be maintained free from any accumulation of garbage, litter, debris, overgrown, or noxious vegetation, or other conditions which constitute a nuisance as defined by Chapter 8.30 of the Tacoma Municipal Code. For the purposes of this section, owners shall be responsible for maintaining the property to the centerline of abutting public streets and alleys, pursuant to Chapter 9.17 of the Tacoma Municipal Code.

MM. Interior Maintenance.

Interior wall, ceiling and floor coverings, interior doors, trim, cabinetry and their hardware shall be maintained in reasonable condition and if damaged repaired or replaced. Holes in drywall or other approved surfaces must be repaired to prevent the spread of fire and finished in an approved manner. Mold and mildew must be cleaned to prevent health issues and wall and ceiling coverings shall be painted if needed to ensure that the area is sanitary.

MMNN. Recreational Vehicles or Other Vehicles.

No recreational vehicles, as defined by this chapter, or other vehicles shall be used for the purpose of living, sleeping, cooking, or any similar use while parked on public or private property.

NNOO. Cargo Containers and Semi-Trailers.

1. Except as permitted by the City of Tacoma Land Use Regulatory Code, cargo containers shall not be permitted to be used as storage buildings.
2. Semi-trailers shall not be used for storage buildings.

General Note: Requirements necessary for the strength, stability or proper operation of an existing fixture, structure or equipment, or for public health, safety or general welfare, not specifically covered by this code, shall be determined by the Building Official.

(Ord. 28149 Ex. A; passed May 7, 2013: Ord. 26715 § 3A; passed Oct. 17, 2000: Ord. 26380 § 1; passed Mar. 16, 1999: Ord. 20530 § 3; passed Aug. 26, 1975: Ord. 18914 § 1; passed Sept. 2, 1969: Ord. 17517 § 1; passed Jan. 2, 1964: Ord. 16384 § 6; passed Jun. 29, 1959: Ord. 15742 §§ 1-13; passed Nov. 13, 1956)

2.01.080 — Repair standards.

~~It is recognized that, in order to maintain the properties as required by this chapter, repairs will need to be made. Repairs, renovations, alterations, and additions in general will be required to meet the applicable codes in effect at the time they are undertaken, with the minimum acceptable standard of repair being made to bring the building or element of a building up to at least the minimum standards listed in Section 2.01.070 of this chapter. The following provisions provide guidelines for these repairs, renovations, alterations, and additions which, when undertaken, require meeting a higher standard or repair than just meeting the minimum requirements set forth in Section 2.01.070 of this chapter.~~

~~Where there is a change of use or where there is a substantial renovation as defined by the Building Code, all work shall be in accordance with the Building Code and the IEBC, as adopted and amended by the City of Tacoma in Chapter 2.02 of the Tacoma Municipal Code.~~

~~A. Foundations.~~

~~When an existing foundation system supporting the exterior walls of a building is a post and beam system, and is found by inspection to be substandard, it shall either be replaced with a continuous concrete or masonry foundation system or shall be analyzed by an engineer as to its structural adequacy to support vertical and lateral loads and shall be modified according to the engineering report to correct deficiencies.~~

~~Exception: Skirting and other non-structural material, or occasional deteriorated or damaged structural members, may be replaced with the approval of the Building Official.~~

~~The building shall be anchored to the foundation system in an approved manner.~~

~~In crawl space construction using combustible materials, a minimum clearance of 18 inches shall be provided between the dirt and the floor joists or flooring, and 12 inches between the dirt and floor beams. The dirt shall be covered by a 6 mil black polyethylene or approved equivalent moisture barrier. When the above under floor clearances are required, access to the under floor area shall be provided. Access to under floor areas shall be provided with a minimum 18 inch by 24 inch opening, unobstructed by pipes, ducts, and similar construction. All under floor access openings shall be effectively screened or covered. Pipes, ducts, and other construction shall not interfere with the accessibility to or within under floor areas.~~

~~Exception: When proper under floor clearance is not provided under an existing building, the Building Official may permit the required clearance to be provided only where plumbing or other equipment is located, provided there is at least adequate clearance to prevent deterioration of materials or where the wood is pressure treated with approved wood preservatives.~~

~~Under floor areas shall be ventilated by an approved mechanical means or by openings in the exterior foundation walls.~~

~~Mechanical Ventilation: Mechanical ventilation shall meet the Building Code requirements.~~

~~Natural Ventilation: If the under floor space is to be provided ventilation by openings in the foundation walls, such openings shall have a net area of not less than 1 square foot for each 150 square feet of under floor area. Openings shall be located as close to corners as is practical and shall provide cross-ventilation. The required area of such openings shall be approximately equally distributed along the length of at least two opposite sides. They shall be covered with corrosion-resistant wire mesh with 1/4 inch square mesh openings.~~

~~B. Floors.~~

~~Floors which are required to be repaired or reconstructed shall, as nearly as possible, follow the requirements of the Building Code for materials, floor loads, support, bracing, sheathing, and nailing. Where it is not practical, in the opinion of the Building Official, to repair or replace a floor to new building code standards, he/she may approve an alternate level of compliance, which is no less than that required by the Building Code in effect at the time the building was built.~~

~~C. Exterior Walls.~~

~~Exterior walls and exposed exterior surfaces shall be structurally sound, and shall form a weather tight barrier to the outside elements.~~

~~Deteriorated or dry rotted elements of exterior walls shall be replaced or repaired. Siding and weather resistant coatings or coverings shall be maintained in good condition.~~

~~Exterior walls which are opened for repair shall be insulated as required by the Energy Code.~~

~~New or rebuilt exterior walls shall comply with the Building Code for fire resistance, parapets, and opening protection.~~

~~D. Windows and Glazing.
Broken glazing (panes of glass) may be replaced with new glazing that matches the broken glass in thickness, thermal performance, fire resistance, and strength, provided that safety glazing shall be used to replace broken glass in all locations where safety glazing is required by the Building Code.~~

~~All new windows (glazing and frames) shall meet the Building Code for fire protection due to location relative to the property lines, safety glazing where glass is subject to impact as defined in the Building Code, and the thermal requirements of the Energy Code for building envelope and type of heating.~~

~~Exception: In Group R, Division 3 Occupancies where new windows are provided with no modifications to the existing wall framing, the fire protection rating of the new windows shall be at least equal to the windows being replaced.~~

~~E. Roofs.~~

~~Roof structures shall be structurally sound. Roofing shall be weather tight and provide protection to the interior of the building from outside elements. Roof drainage shall be directed to approved locations. Deteriorated or dry rotted materials shall be replaced or repaired. Roofs shall be maintained in good repair.~~

~~Where ventilation is being added to roof systems, the aggregate net ventilation area shall be provided at a rate of 1/150 of the ceiling area.~~

~~Exception: Where the outlet vents are 3 feet or more above the inlet vents, the aggregate net roof ventilation area may be reduced to 1/300 of the ceiling area.~~

The vent area shall be divided evenly between the inlet and outlet vents. Vents shall be so located to provide cross-ventilation and to avoid creating unventilated areas. The openings shall be covered with corrosion resistant metal mesh with mesh openings of 1/4 inch in dimension.

Where attic access openings need to be provided, the opening shall be located in a corridor, hallway, or other readily accessible location. Attics with a maximum vertical height of less than 30 inches need not be provided with access openings. The attic access opening shall not be less than 22 inches by 30 inches. Thirty inch minimum clear headroom in the attic space shall be provided at or above the access opening.

F. Doors, Latches, and Locks.

All new doors serving an occupant load of ten or more, as calculated by the Building Code, shall have a minimum width of not less than 36 inches and a minimum height of not less than 6 feet 8 inches, and shall be openable from the inside without a key or special knowledge. All doors serving an occupant load of 50 or more shall swing in the direction of egress.

Doors serving an occupant load of less than ten, as calculated by the Building Code, may have dead bolts, provided they have a thumb operator, knob, or equivalent on the inside. Dead bolts which require keys to be operated from the inside are not permitted.

Doors serving occupancies classified as Group A (Assembly), Group E (Educational or Day Care), Group H, (Hazardous), and Group I (Institutional) shall be provided with panic hardware when serving occupant loads of 50 or more, as calculated by the Building Code, or when otherwise required by the Building Code.

G. Corridors.

New, reconstructed, or remodeled corridors shall be constructed in accordance with the provisions of the Building Code. Exception: Existing duct penetration provided with fire dampers in accordance with the Building Code in effect at the time the building or structure was constructed do not need to be updated to the smoke/fire dampers required by the Building Code.

Newly established required corridors shall not have dead ends which exceed 20 feet, and corridors shall terminate at doors to the exterior of the building or to doors leading to stair enclosures or to doors passing through horizontal exits, as defined by the Building Code. Exits from corridors shall not pass through intervening rooms, except for lobbies and waiting areas constructed to corridor standards as defined by the Building Code.

H. Stairways and Stair Enclosures.

New or rebuilt stairs shall be constructed as required by the Building Code. New stairs shall be enclosed, when required by the Building Code.

I. Guardrails.

New guardrails, and guardrails which need to be replaced, shall meet all the requirements set forth for guardrails in the Building Code.

J. Stairway Handrails.

Where stairways are missing handrails, handrails shall be provided which meet all the requirements of the Building Code.

K. Exit Path Lighting.

Exit path shall be illuminated at all times the building or structure is occupied. Exit path lighting shall provide a minimum illumination at floor level of 1.0 foot candle. Where exit path lighting in existing buildings is missing or is required to be upgraded, it shall meet the following requirements:

General. Except within individual dwelling units, guest rooms, and sleeping rooms, exits shall be illuminated at any time the building is occupied with light having intensity of not less than 1.0 foot candle at floor level.

Exception: In auditoriums, theaters, concert or opera halls, and similar assembly uses, the illumination at floor level may be reduced during performances to not less than 0.2 foot candle.

Separate Sources of Power. The power supply for exit illumination shall normally be provided by the premises' wiring system. In the event of its failure, illumination shall be automatically provided from an emergency system for Group I, Divisions 1.1 and 1.2 Occupancies, and for all other occupancies where the exiting system serves an occupant load of 100 or more.

Emergency systems shall be supplied from storage batteries or an on-site generator set and the system shall be installed in accordance with the requirements of the Electrical Code.

~~L. Exit Signs.~~

~~Where exit signs in existing buildings are missing or are required to be upgraded, they shall meet the following requirements: Where Required. When two or more exits from a story are required, exit signs shall be installed at stair enclosure doors, horizontal exits, and other required exits from the story. When two or more exits are required from a room or area, exit signs shall be installed at the required exits from the room or area and where otherwise necessary to clearly indicate the direction and path of egress.~~

~~Exceptions:~~

~~1. Main exterior exit doors, which obviously and clearly are identifiable as exits, need not be signed when approved by the Building Official.~~

~~2. Group R, Division 3, and individual units of Group R, Division 1 Occupancies.~~

~~3. Exits from rooms or areas with an occupant load of less than 50 when located within a Group I, Divisions 1.1, 1.2, or 2 Occupancy, or a Group E, Division 3 day care occupancy.~~

~~Graphics. The color and design of lettering, arrows, and other symbols on exit signs shall be in high contrast with their background. Words on the sign shall be in block letters 6 inches in height with a stroke of not less than 3/4 inch.~~

~~Illumination. Signs shall be internally or externally illuminated by two electric lamps or shall be of an approved self-luminous type. When the luminance on the face of an exit sign is from an external source, it shall have an intensity of not less than~~

~~5.0 foot candles from either lamp. Internally illuminated signs shall provide equivalent luminance.~~

~~Power Supply. Current supply to one of the lamps for exit signs shall be provided by the premises' wiring system. Power to the other lamp shall be from storage batteries or an on-site generator set, and the system shall be installed in accordance with the Electrical Code.~~

~~(Note: Refer to Building Code for high rise buildings and for amusement structures.)~~

~~(Ord. 28149 Ex. A; passed May 7, 2013; Ord. 26380 § 1; passed Mar. 16, 1999; Ord. 17842 § 2; passed Mar. 18, 1965; Ord. 15742 §§ 1-13; passed Nov. 13, 1956)~~

2.01.0980 Unoccupied, vacant, or partially secured building standards.

A. Intent.

It is the intent of this section that buildings which are unoccupied, vacant, or partially secured, but are occupied, shall present a neat and orderly appearance, and, as much as possible, will appear occupied or ready for occupancy. If a building is to remain unoccupied or vacant for a period of time, it shall meet the following standards:

1. All exterior openings shall be properly secured as outlined in Subsection C below, Standards for Securing Buildings. Openings shall be secured by the normal building amenities, including, but not limited to, doors, shutters, grills, and window glazing, which can be considered appropriate for securing an occupied building. If it becomes necessary to temporarily secure openings by covering them with structural paneling, the use of the paneling shall be limited to a maximum of 30 calendar days. Where it becomes impractical to secure buildings using the normal security measures, the Building Official may permit the use of medium density overlay or other approved materials, installed in the window frames and painted with a glossy paint of such color to simulate glazing. In such case, the paneling or other approved materials shall blend with the exterior finish of the building, to provide the building with a neat and tended appearance.

2. The building shall be properly weather-protected to prevent deterioration of the exterior and interior of the building. This weather protection shall be approved by the City and shall include the roof and wall assemblies.

3. All miscellaneous debris which constitutes a fire hazard shall be removed from the building and property, and the property shall be left in such condition as to not be in violation of the [City of Tacoma's Nuisance Ordinance Code](#), Chapter 8.30 of the Tacoma Municipal Code. The property shall remain nuisance free at all times.

4. All buildings which have automatic fire sprinklers systems and/or fire alarm systems shall have such systems maintained in operable condition at all times.

5. Adequate heat shall be maintained within an unoccupied or vacant building to prevent plumbing and automatic fire sprinkler systems from freezing, or alternatively the plumbing, automatic fire sprinkler systems, or any other element in the building sensitive to freezing may be winterized in an approved manner.

6. All sewer lines shall be capped. (When approved by Planning and Development Services, this may be accomplished by providing an approved plug at the fixtures within the building.)

7. The owner shall inspect the property periodically to assure that the property remains in compliance with this chapter. In the

event that the unoccupied building does not conform to this standard, the Building Official may order the owner to inspect the property, according to a specific schedule, and to provide written reports that the inspections have been performed and that the property is in compliance with these standards.

B. Procedures for Securing Buildings.

1. Vacant Buildings.

Once a building is determined to be vacant and is open to unauthorized third-party entry, the Building Official shall make reasonable effort to contact the owner to have the building secured. If the owner cannot be contacted with reasonable effort, the City of Tacoma shall secure the building. If such building is presenting an immediate danger to the health, safety, and welfare of the public, or is requested to be immediately secured by the Building Official, the City of Tacoma Police Department, the City of Tacoma Fire Department and/or the Tacoma-Pierce County Health Department, the Building Official shall immediately cause the building to be secured. In the event that the City of Tacoma secures the building, all costs incurred shall be assessed to the owner of the property.

2. Occupied Buildings.

If a building is occupied and determined by the City of Tacoma to be in violation of this chapter and presents an immediate danger to the health, safety, and welfare of the occupants or the public, the building shall be ordered vacated by the Building Official, and the Building Official shall cause the building to be immediately secured from unauthorized third-party entry. In the event that the City of Tacoma secures the building, all costs incurred shall be assessed to the owner of the property.

3. Occupied Buildings which have been secured due to vandalism or other hazards.

Occupied buildings that have been secured due to vandalism or other hazards may remain secured for a period of 21 calendar days while the owner obtains estimates for the repair of the damaged door(s), window(s), exterior wall(s), or other areas of the building which have been damaged due to hazards beyond the control of the owner. It shall be a violation of Section 2.01.0980 of the Tacoma Municipal Code if the owner has not made repairs within 30 calendar days from the date of the Notice of Violation or negotiated a repair schedule.

C. Standards for Securing Buildings.

To secure a building, all doors, window openings, or other openings on floors accessible from grade shall be closed and locked, or shuttered to prevent third-party entry, to the satisfaction of the Building Official.

(Ord. 28149 Ex. A; passed May 7, 2013; Ord. 28109 Ex. E; passed Dec. 4, 2012; Ord. 26715 § 4; passed Oct. 17, 2000; Ord. 26380 § 1; passed Mar. 16, 1999; Ord. 15742 § 1-13; passed Nov. 13, 1956)

~~2.01.100100090~~ Residential Building Rental Registration Program. Repealed by Ord. 27154.

(Ord. 27154 § 1; passed Oct. 21, 2003; Ord. 26715 § 5; passed Oct. 17, 2000; Ord. 26380 § 1; passed Mar. 16, 1999; Ord. 25560 § 1; passed Aug. 23, 1994; Ord. 15742 § 9; passed Nov. 13, 1956)