

TO: General Government Committee  
FROM: Al Christensen, Building & Fire Safety Official  
DATE: May 8, 2024  
SUBJECT: Ordinance No. O2024-001, Updates to Title 15 (2021 Building Code Update)

---

1) Recommended Action:

Recommend Ordinance No. O2024-001, Updates to Title 15 Building Codes, to the full Council for adoption at the May 21, 2024 Council meeting under consent.

---

2) Background:

The purpose of this ordinance is to amend TMC Title 15, Buildings and Construction, and to adopt the 2021 building, fire, plumbing, mechanical and energy codes required by the State Building Code Act, Chapter 19.27 RCW. The City is also adopting the International Property Maintenance Code (IPMC), 2021 Edition, and the ICC Guidelines for Replicable Buildings.

The State Building Code Council updates the State Building Codes on a three-year cycle. All jurisdictions in Washington State are required to enforce these regulations. The City of Tumwater will be adopting these codes with minor local amendments.

---

3) Policy Support:

Housing Plan Goal H-6.5 Tumwater will maintain current Building Code standards and will use the most up to date Code editions.

---

4) Alternatives:

- ☐ Modify and recommend the City Council approve Ordinance No. O2024-001
  - ☐ Recommend the City Council reject Ordinance No. O2024-001
- 

5) Fiscal Notes:

This is an internally funded work program task.

---

6) Attachments:

- A. Ordinance No. O2024-001, Updates to Title 15 (2021 Building Code Update)