

Building Demolition Ordinance No. O2026-008



City Council, July 21, 2026

Background

The intent of the ordinance is to amend Chapter 15.50 of the Tumwater Municipal Code to address the building demolition requirements for removal of foundations, which are not currently called out in the code



Amendments

1. Amended TMC 15.50.020 *Definitions*
 - a. Added “...including foundations...” to the definition of “demolition
 - b. Added definition of foundation:

“G. “Foundation,” as defined in the International Building Code, means the structural element that transfers the weight of a building to the underlying earth.”
 - c. Added the sentence “When permit applications for replacement structures have been submitted to the city, valuation does not include the removal of foundations.” to the definition of “valuation”



Additions

2. Added new section TMC 15.50.033 *Foundation removal*
 - A. *When a structure is completely demolished all foundations and slabs must be removed unless otherwise approved by the building official.*
 - B. *If approved by the building official, foundations may remain when permit applications for replacement structures have been submitted to the city.*



Amendments

2. Amended TMC 15.50.035 *Application requirements*
 - a. Added “...including foundations,...” to the items required on a site plan for a demolition
 - b. Added “... how the site will be addressed after demolition, including, removing foundations, final grading, and erosion control,...” to the items included in a written work schedule for a demolition



Background and Request

Adopt Ordinance No. 02026-008, Building Demolition

