

Building Demolition Ordinance No. O2026-008



General Government Committee, July 15, 2026

Background and Request

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

The General Government Committee will be briefed on the Planning Commission's recommendation on Ordinance No. 02026-008, Building Demolition, and then be asked to place the ordinance on the July 21, 2026, City Council consideration calendar with a recommendation to adopt



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



Next Steps

State Environmental Protection Act

- Checklist completed May 12, 2026
- Determination of Non-significance issued May 22, 2026
- Determination Appeal Period ended June 11, 2026

Notice of Intent

- Submitted May 12, 2026
- Comment Period ended July 11, 2026

City Council

- Consideration July 21, 2026

