

# Building Demolition Ordinance No. O2026-008



Planning Commission Briefing, May 26, 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



# Amendments

1. Amended TMC 15.50.020 *Definitions*
  - a. Added “...including foundations...” to the definition of “demolition”
  - b. 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 to be completed May 2026
- Determination of Non-significance to be issued May 2026
- Determination Appeal Period is expected to end in June 2026

## Notice of Intent

- Expected to be submitted May 2026
- Comment Period expected to end May 2026

## Planning Commission

- Work Session June 9, 2026
- Hearing June 23, 2026

## City Council

- General Government Committee July 15, 2026
- Consideration July 21, 2026

