



Tacoma Power ADU/DADU Construction

Update to the Tacoma Public Utility Board

July 23, 2025



●●● Power's Focus

- Review construction and inspection pricing to ensure reasonable/recoverable
- Review policies which affect cost to developers and rate payers
- Engagement with City of Tacoma's Permit Advisory Taskforce
- Engagement with the Master Builders Association
- Engagement with CoT's Planning and Development Services

●●● Power Policies

- TMC 12.06A.380 E, each newly constructed or remodeled dwelling unit shall be independently metered by Tacoma Power.
- Tacoma Power Customer Service Policy 5.0, each newly constructing single family dwelling unit shall be served underground. A request for exception may be made in writing to the New Service Engineering group.
- Washington Administrative Code (WAC) 296-24-960(6)a, Tacoma Power requires buildings be a minimum of 14' away from lines over 1,000 Volts.

●●● Effects of New Zonning

A single-family zoned lot with a main structure and DADU may now be subdivided into separate premises with ownership by two different parties.

- Decision: No longer allow service conductors supplying the existing main structure to be used to serve the DADU.
- Decision: Meters must be mounted on the associated DADU and main structure.
- Why: Long-term sustainability of the property & structures.

** Tacoma Power will continue to allow common service conductors and placement of multiple meters on ADUs or any other structures which contain multiple dwelling units with a common wall.*

●●● Effects of Urban Infill

Much of the single-family development is occurring in denser urban areas.

- *Existing obstructions which prevent overhead connections*
- *Avoiding arial trespasses across neighboring properties*
- *Avoiding rate payer cost burden of maintaining new facilities (poles, etc.)*

**Since 4/30/25 26 DADU applications have been received*

●●● DADU Cost Breakdown

- Power service application fee: \$56
- Power engineering fee: \$1,588 (overhead) or \$608 (underground)
- Power inspection fee: \$153 (overhead) or \$306 (underground)
- Separate Electricity billing for DADU (Solid Waste possible)
- Resident of DADU would be eligible for Electrical and Solid Waste Bill Payment Assistance programs if they qualify.

●●● Leveraging Tools

Accela

- *Integrating better with CoT PDS: SDEV, WOs, & Building Permits*
- *Completed applications*
- *Workload visibility*

AMI Transformer Load Data

- *Analyzing additional transformer loading*
- *Determining in service transformer under & over loading*