



RESOLUTION NO. U-11608

1 A RESOLUTION related to Chapter 12.06A of the Tacoma Municipal Code,
2 specifically amending Section 12.06A.230 of the Tacoma Municipal
3 Code.

4 WHEREAS, the City of Tacoma, Department of Public Utilities, Light
5 Division ("Tacoma Power") is requesting changes to Chapter 12.06A "Electrical
6 Code" of the Tacoma Municipal Code ("TMC"), to waive electrical permit
7 occupancy requirements for nonprofit corporations when certain project criteria
8 are met, and

9 WHEREAS currently, nonprofit housing builders wishing to obtain
10 electrical permits and perform electrical work must either intend to occupy the
11 building that is being constructed or must hire a Washington State licensed
12 electrical contractor, if the building is to be sold, and

13 WHEREAS the proposed change would allow nonprofits meeting certain
14 requirements, that do not intend to occupy the building being constructed, to
15 utilize certified electrical trainees under the supervision of an appropriately
16 certified electrician to obtain an electrical permit, and

17 WHEREAS in addition, the nonprofit must maintain ownership of the land
18 on which the building is being constructed, Now, therefore,

19 BE IT RESOLVED BY THE PUBLIC UTILITY BOARD OF THE CITY OF TACOMA:

20 That the Public Utility Board approves the requested revisions to
21 Chapters 12.06A.230 of the Tacoma Municipal Code and the Council of the City
22 of Tacoma is requested to pass an ordinance approving the revisions by
23 amending Section 12.06A.230 of the Tacoma Municipal Code, in substantially
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the form as set forth in the documents on file with the Clerk of the Board, and in such final form as approved by the City Attorney's Office.

Clerk Approved as to form: _____
Chair _____

Chief Deputy City Attorney Secretary _____

Clerk Adopted _____



Board Action Memorandum

TO: Jackie Flowers, Director of Utilities
COPY: Charleen Jacobs, Director and Board Offices
FROM: Tosha Siebert, Transmission & Distribution Section Manager
MEETING DATE: 5/27/2026
DATE: 5/12/2026

GUIDING PRINCIPLE ALIGNMENT (select as many that apply):

Please indicate which of the Public Utility Board's Guiding Principle(s) is supported by this action.

- Customer and Community
- Resource Sustainability and Stewardship
- Employees and Culture

SUMMARY: This is a request to consider a resolution to recommend changes to the Tacoma Municipal Code Chapter 12.06A, specifically 12.06A.230. The proposed change would waive electrical permit occupancy requirements for nonprofit corporations when certain project criteria are met.

BACKGROUND: Currently, nonprofit housing builders wishing to obtain electrical permits and perform electrical work must either intend to occupy the building that is being constructed or must hire a Washington State licensed electrical contractor, if the building is to be sold. The proposed change would allow nonprofits meeting certain requirements, that do not intend to occupy the building being constructed, to utilize certified electrical trainees under the supervision of an appropriately certified electrician to obtain an electrical permit. The nonprofit must maintain ownership of the land on which the building is being constructed.

ARE THE EXPENDITURES AND REVENUES PLANNED AND BUDGETED? No

IF THE EXPENSE IS NOT BUDGETED, PLEASE EXPLAIN HOW IT IS TO BE COVERED.

N/A

IF THE ACTION REQUESTED IS APPROVAL OF A CONTRACT, INCLUDE LANGUAGE IN RESOLUTION AUTHORIZING \$200,000 INCREASE IN ADMINISTRATIVE AUTHORITY TO DIRECTOR? No

ATTACHMENTS: 2026 TMC 12.06A.230 proposed amendment 051226

CONTACT:

Primary Contact: Chad Edinger, Electrical Services Manager, 253-381-9151

Supervisor's Name: Tosha Siebert

Presenter: Seema Ghosh, Electrical Services Manager, 253-290-0441



TO: Kim Hyun, City Manager
FROM: Jackie Flowers, Director of Utilities, Tacoma Public Utilities
COPY: City Council and City Clerk
SUBJECT: Proposed Ordinance Change – revise TMC Chapter 12.06A regarding who may obtain and electrical permit
DATE: May 13, 2026

SUMMARY AND PURPOSE:

Tacoma Power requests a resolution authorizing the amendment of the Tacoma Municipal Code (TMC) Chapter 12.06A, specifically 12.06A.230 to allow nonprofit corporations to obtain electrical permits when certain project criteria are met.

BACKGROUND:

This Department’s Recommendation is Based On: The current policy limits those who can obtain an electrical permit to either owner/occupants or licensed electrical contractors. To promote housing affordability, Tacoma Public Utilities recommends adding language to Section 230 to allow nonprofit housing builders to obtain electrical permits when certain project criteria are met.

COMMUNITY ENGAGEMENT/ CUSTOMER RESEARCH:

This proposed change has been requested by a nonprofit agency.

2025 STRATEGIC PRIORITIES:

Equity and Accessibility: (Mandatory)

This proposed change will allow lower cost housing to be built and improve affordability which disproportionately affects minority communities.

Livability: Equity Index Score: Select Index Score.

Decrease the percentage of individuals who are spending more than 45% of income on housing and transportation costs.

Explain how your legislation will affect the selected indicator(s).

Allow cost savings by certain nonprofit housing builders which will lead to increased affordable housing.

ALTERNATIVES:

Presumably, your recommendation is not the only potential course of action; please discuss other alternatives or actions that City Council or staff could take. Please use table below.

Alternative(s)	Positive Impact(s)	Negative Impact(s)
1.Continue with current requirements.	No staff action is needed.	Continue hurdles to building affordable housing.
2.		
3.		



EVALUATION AND FOLLOW UP:

Tacoma Power will track the number of electrical permit applications submitted and approved for eligible nonprofit housing projects. Success will be measured by increased nonprofit utilization of this permit pathway.

STAFF/SPONSOR RECOMMENDATION:

Recommend approval of this change to TMC 12.06A to allow lower cost housing to be built and improve affordability. Request an effective date of July 1, 2026.

FISCAL IMPACT:

Please provide a short summary of the fiscal impacts associated with the grant, agreement, policy action, or other action.

Fund Number & Name	COST OBJECT (CC/WBS/ORDER)	Cost Element	Total Amount
1.N/A			
2.			
TOTAL			

What Funding is being used to support the expense?

N/A

Are the expenditures and revenues planned and budgeted in this biennium's current budget?

NO, PLEASE EXPLAIN BELOW

THE PROPOSED CHANGES ARE EXPENDITURE AND REVENUE NEUTRAL

Are there financial costs or other impacts of not implementing the legislation?

No

Will the legislation have an ongoing/recurring fiscal impact?

No

Will the legislation change the City's FTE/personnel counts?

No

ATTACHMENTS:

Proposed Amendments to Chapter 12.06A of the Tacoma Municipal Code.

Title 12. Utilities

Chapter 12.06A. Electrical Code

§ 12.06A.230. Permit to owner – Conditions.

- A. Electrical permits to perform electrical work on a new or existing Building owned by the Permit applicant and not intended for rent, sale, or lease may be issued to the applicant, provided that:
1. The applicant may be required to provide documentation that they are the Owner of the Building where electrical work is to be performed, such as a copy of a deed, along with evidence of identity;
 2. The applicant affirms as part of the permit submittal that the Building where the electrical work is to be performed is not for rent, sale, or lease at the time of Permit submittal and that they do not intend to rent, sell or lease all or any part of the Building for at least twenty-four months after the final electrical inspection;
 3. If the Building where the electrical work is to be performed is used as a residence by any person other than the applicant at the time of Permit submittal, or will be so used at any time during the twenty-four months following final electrical inspection, the applicant further affirms their residence at such Building and their intent to reside therein for at least two years after final inspection; and
 4. The electrical work shall be done by the applicant and he or she, as well as any person(s) who gave assistance with the electrical installation, must be present during all inspections.
- B. If it is apparent from the character of electrical work performed by or with the knowledge of the Owner, whether performed prior to or after Permit issuance, that the Owner and/or person assisting the Owner are not qualified to do the work under the Permit applied for or issued, an electrical inspector may require the work that is in violation of this chapter be changed, altered, or repaired by a licensed electrical contractor.
- C. Electrical permits to perform electrical work on a new or existing Building owned by a nonprofit corporation and intended for sale may be issued a Permit if the following conditions are met:
1. An appropriately certified electrician or a properly supervised certified electrical trainee is performing the installation, repair, or maintenance of wires and equipment for a nonprofit corporation that holds a current tax-exempt status as provided under 26 U.S.C. Sec. 501(c)(3);
 2. The certified electrician or certified electrical trainee is not compensated for the electrical work;
 3. The value of the electrical work does not exceed thirty thousand dollars; and
 4. The nonprofit corporation has and maintains ownership of the land (not including improvements) on which the Building is sited. The nonprofit applicant may be required to provide documentation, such as a copy of deed and evidence of identity, that they are the Owner of the land.