Members

Kevin Bartoy, Chair Roger Johnson, Vice Chair Jennifer Mortensen Alex Morganroth Lysa Schloesser Holly Stewart Carol Sundstrom Jeff Williams

Agenda



Landmarks Preservation Commission Planning and Development Services Department

Marshall McClintock, North Slope Ex-Officio

Staff

Reuben McKnight, Historic Preservation Officer Lauren Hoogkamer, Assistant Historic Preservation Officer BT Doan, Office Assistant

Date: October 9, 2019

Location: 747 Market, Tacoma Municipal Bldg, Conference Room 248

Time: 5:30 p.m.

1. ACKNOWLEDGEMENT OF INDIGENOUS LANDS

2. ROLL CALL

3. CONSENT AGENDA

A. Excusal of Absences

B. Approval of Minutes: 9/25/19

4. BOARD BRIEFINGS

A. 507 South Ainsworth (Wedge Neighborhood Historic Kesh Chavda, Kesh Design Lines LLC 10 mins District)

5. PRESERVATION PLANNING/BOARD BUSINESS

A. Heritage Trees Michael Carey, Urban Forest Program Manager 10 mins
B. Call for New Commissioners Staff 5 mins
C. Events & Activities Update Staff 5 mins

6. CHAIR COMMENTS

Next Regular Meeting: October 23, 2019, 747 Market Street, Tacoma Municipal Bldg., Rm. 248 5:30 p.m.

This agenda is for public notice purposes only. Complete applications are included in the Landmarks Preservation Commission records available to the public BY APPOINTMENT at 747 Market Street, Floor 3, or online at www.cityoftacoma.org/lpc-agenda. All meetings of the Landmarks Preservation Commission are open to the public. Oral and/or written comments are welcome.



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Members

Kevin Bartoy, Chair Roger Johnson, Vice-Chair Jennifer Mortensen Alex Morganroth Lysa Schloesser Holly Stewart Carol Sundstrom Jeff Williams Marshall McClintock, North Slope Ex-Officio

MINUTES (Draft)



Landmarks Preservation Commission Planning and Development Services Department

Staff

Reuben McKnight, Historic Preservation Officer Lauren Hoogkamer, Assistant Historic Preservation Officer BT Doan, Office Assistant

September 25, 2019

Location: 747 Market Street, Tacoma Municipal Building, Room 248

Commission Members in Attendance:

Kevin Bartoy, Chair Roger Johnson, Vice-Chair Marshal McClintock Jennifer Mortensen Carol Sundstrom Holly Stewart Jeff Williams

Commissioner Members Excused:

Alex Morganroth Lysa Schloesser

Commission Members Absent:

N/A

Chair Kevin Bartoy called the meeting to order at 5:31 p.m.

ACKNOWLEDGEMENT OF INDIGENOUS LANDS

ROLL CALL

3. CONSENT AGENDA

Agenda was approved as submitted.

a. Excusal of Absences

- Alex Morganroth
- Lysa Schloesser

b. Approval of Minutes: 8/14/2019 and 8/28/2019

The minutes of the meetings on 8/14/2019 and 8/28/2019 were approved as submitted.

c. Administrative Review

- 811 N. Ainsworth Ave.—façade removal
- TAM Sign
- 2802 N. Carr St.—paint/deck replacement

NOMINATIONS TO THE TACOMA REGISTER —PUBLIC HEARING

a. 423 North D Street, Charles Hebard and Franke Tobey Jones House

Chair Bartoy called the public hearing to order at 5:33 p.m.

Ms. Hoogkamer read the staff report as provided in the packet.

Katie Pratt, Northwest Vernacular, reiterated that the house was a well-designed and intact example of the Colonial Revival style in the neighborhood. The nomination was also made based on the significant philanthropic work of Franke Tobey Jones (criteria B).

Staff Present:

Reuben McKnight Lauren Hoogkamer BT Doan

Others Present:

Katie Pratt. Northwest Vernacular Alison Beason, City of Tacoma Jennifer Weddermann, Weddermann Architecture Erika Selig, Weddermann Architecture Tim Ladwig, Custom Home Solutions LLC

Andy Wagner Tina Friedrich Elizabeth Dorsett Commissioner Williams recused himself from the vote on this nomination, as he sold the house to the current owner.

There were no public comments on the subject. Chair Bartoy closed the public hearing at 5:38 p.m.

Commissioner Stewart made a motion: "I move that the Landmarks Preservation Commission recommend to the City Council that 423 North D Street, Charles Hebard and Franke Tobey Jones House, be included on the Tacoma Register of Historic Places, including the following elements – the house and garage – finding that it does meet Criteria B and C of TMC 13.07.040."

Commissioner Mortensen seconded the motion. It passed unanimously.

5. PRESERVATION PLANNING/BOARD BUSINESS

a. Tacoma Equity Map

Alison Beason, Equity and Human Rights, introduced herself and provided an overview of the equity index. She explained the background and the five components of the index: Livability, Economy and Workforce, Education, Civic Engagement, Equity and Accessibility. The components were drawn from study results of community members' visions for the City. Ms. Beason defined "index" as a general term with examples and went on to define "equity index." A map of equity indices in the City was presented. She also pointed out attention-worthy data points and used examples of specific districts to show how the data affected the index. In conclusion, Ms. Beason showed the Commission both versions of the website (GIS and user-friendly). She gave a demonstration on how to navigate the websites and manipulate the data to see different charts and maps of any selected area.

Commissioner Williams inquired about how the Landmarks Preservation Commission could apply the equity index to better serve the public. The website has information on historic landmarks in the City that could provide insight to the Commission. For example, the Commission could utilize the maps in determining if the owner of a historic landmark had the financial means to afford a restoration, or what would be a reasonable alternative.

6. BOARD BRIEFINGS

a. 811 N. Ainsworth Ave. (North Slope Historic District) New Construction

Mr. McKnight read the staff report as provided in the packet.

Jennifer Weddermann, Weddermann Architecture, stated that the existing structure did not respect any code on setbacks, especially the side and the front of the house. All other houses in the neighborhood are fairly evenly front-loaded. She was looking for guidance from the Commission on how to rebuild on the property. She presented hard-copy of drawing of the house in respect to other houses in the neighborhood.

A clarification was made that there were no historic features left on the house. Chair Bartoy commented on the owner's behavior, which was in complete disregard of historic preservation guidelines and of public safety. Commissioner McClintock informed the Commission that the front façade was down as of before the meeting, which Ms. Weddermann was not aware of. Mr. McKnight noted that the owner had obtained a permit from the City to take down the façade but seemed to have failed to communicate with his architect.

Discussion ensued. Commissioner McClintock inquired about the lot coverage of the proposed house and the footprint of the attic. Commissioner Williams commented that the mass of porch on the 2nd floor cut the house in half creating an odd appearance. Chair Bartoy noted that the new structure was dominant compared to the other structures of the building, which possibly was because the upper windows were larger bringing more emphasis to the upper portion. Commissioner Williams stated that the Commission had already approved a plan including the existing structure. The approved plan should be carried over and followed, even with the façade is now taken down.

The Commission discussed the proposed Craftsman style structure with Ms. Weddermann and explained why it was not recommended. The guidance from the Commission was to use the previously approved plan and the

construction guidelines, as well as to research houses in the neighborhood to draw up a new structure.

b. 1416 N. 11th St (North Slope Historic District) Roofline Alteration

Ms. Hookgamer read the staff report as provided in the packet.

The owners of the property, Andy Wagner and Tina Friedrich, explained their difficulty in spacing and limited lot, which eliminated the option of expanding the footing of the house nor the basement. Also presented were picture examples of how they proposed to extend the roofline to get more space.

The Commission was concerned that the proposed new roofline would significantly alter the appearance of the house, especially when viewed from the alley in the back of the house. The Commission recommended extending the basement, and objected the proposed plan or any plan to change the roofline.

c. Lot adjacent to 1521 N. 5th St. (North Slope Historic District) New Construction

Ms. Hookgamer read the staff report as provided in the packet.

Tim Ladwig, Custom Home Solutions LLC, presented a 3D rendering of the proposed new house and examples of the houses next door, emphasizing features that the proposed house would mimic from its neighbors.

Discussion regarding minor details and suggestions for the proposed design ensued. The material and width of the corner siding were discussed. The Commissioners were okay with a hardy material and wide siding. Commissioner Williams recommended changing the French doors on the 2nd floor and the side of the 1st floor, they looked out of place with other doors of the house. Chair Bartoy requested to see the plan in comparison with the neighboring houses, especially in terms of elevation.

7. PRESERVATION PLANNING/BOARD BUSINESS

a. Vice-Chair Election

Chair Bartoy thanked Commissioner Williams for filling in at the last meeting and asked for any self-nominations before proceeding to nominations. Commissioner Johnson self-nominated after some encouragement from fellow Commissioners.

The self-nomination was favored by other Commissioners and passed unanimously.

b. Events & Activities Update

Ms. Hoogkamer reported to the Commission that the North Slope Walking Tour had 80 people. She also briefly went over each event with flyers provided in the packet.

Commissioner McClintock informed the Commission that there would be a memorial for the Luzon building on Thursday, September 26, 2019, at 7:30 p.mm, at the World Wars building display.

Staff asked for suggestions for the 2020 Conference. The Commission will be asked to volunteer at the conference.

Commissioner Sundstrom noted that 424 N. D St. would be on the tour of remodeled homes.

8. CHAIR COMMENTS

The meeting was adjourned at 7:50 p.m.

^{*}These minutes are not a direct transcription of the meeting, but rather a brief capture. For full-length audio recording of the meeting, please visit: http://www.cityoftacoma.org/cms/One.aspx?portalld=169&pageId=67980

Landmarks Preservation Commission

Planning & Development Services Department



STAFF REPORT October 9, 2019

BOARD BRIEFINGS

AGENDA ITEM 4A: 507 South Ainsworth Avenue (Wedge Neighborhood Historic District)

Kesh Chavda, Kesh Design Lines LLC

BACKGROUND

Built in 1911, this is a contributing structure in the Wedge Neighborhood Historic District. The applicant is proposing to add a second story deck and patio doors to the front façade. The project includes adding bedrooms to the basement and making repairs to the existing home and garage.

ACTION REQUESTED

This is an informational briefing for Commission feedback. No action is requested.

PRESERVATION PLANNING/BOARD BUSINESS

AGENDA ITEM 5A: Urban Forest Management Plan Overview

Michael Carey, Urban Forest Program Manager

At this meeting, staff will provide a briefing on the Urban Forest Management Plan development, which has the potential to include a Landmark Tree Program. The City of Tacoma along with a team of consultants are in the process of developing an Urban Forest Management Plan (UFMP) to create a shared vision and road map for the trees in Tacoma. This will focus on themes throughout the city such as Resource Management, Equity and Accessibility, Canopy Health & Growth, Long-Term Funding, Climate Resiliency, Enhanced Ecosystem Services & Benefits, and Community Engagement & Stewardship. It will also include municipal code review and amendments, policy and planning updates (similar to the Environmental Action Plan, but for trees), and new or tailored public incentive programs and engagement strategies. More information is available on the website www.TacomaTreePlan.org.

ACTION REQUESTED

This is an informational briefing for Commission feedback. No action is requested.

AGENDA ITEM 5B: Call for New Commissioners

Staff

BACKGROUND

The Tacoma City Council is looking for applicants to fill the following positions on the Landmarks Preservation Commission:

- **Architect (One Position):** Open to an individual who is currently or has been in the past a professionally certified architect.
- Professional (Two Positions): Open to individuals who have had professional experience or training
 related to historic preservation originating from employment or study within the following disciplines: Arts or
 art history, architecture, history, architectural history, planning, prehistoric and/or historic archeology,
 conservation, construction or building trade, landscape architecture, urban planning or design, structural
 engineering, land use or real estate law, real estate, appraisal or real estate finance, project management or
 contracting, or related discipline.

- At Large (One Position): Open to individuals who have a demonstrated interest and familiarity with basic historic preservation issues, either through professional practice or volunteer work, and shall be residents within the boundaries of the City
- Non-voting Wedge Neighborhood Ex Officio (One Position): Open to a resident, property owner, or business owner within Tacoma's Wedge Neighborhood Historic District.
- Non-voting North Slope Ex Officio (One Position): Open to a resident, property owner, or business owner within Tacoma's North Slope Historic District.

Applications must be submitted to the City Clerk's Office by Tuesday, October 22, 2019. To apply, please visit cityoftacoma.org/cbcapplication or contact Michelle Emery at (253) 591-5178, servetacoma@cityoftacoma.org; or the City Clerk's Office, located at 733 Market St., Rm. 11, Tacoma, WA 98402.

Current Roster

| Position | Incumbent | Term Start | Term End |
|------------------------|---------------------|------------|----------|
| Architect 1 | Lysa Schloesser | 1/9/18 | 12/31/20 |
| Architect 2 | Carol Sundstrom | 12/18/18 | 12/31/22 |
| Architect 3 | Vacant | | |
| At Large 1 | Alex Morganroth | 1/9/18 | 12/31/20 |
| At Large 2 | Holly Stewart | 1/1/19 | 12/31/21 |
| At Large 3 | Roger Johnson | 1/1/19 | 12/31/21 |
| At Large 4 | Vacant | | |
| Professional 1 | Vacant | | |
| Professional 2 | Jeff Williams | 1/1/17 | 12/31/19 |
| Professional 3 | Kevin Bartoy | 1/9/18 | 12/31/20 |
| North Slope Ex Officio | Marshall McClintock | 1/1/16 | 12/21/19 |
| Wedge Ex Officio | Vacant | | |

AGENDA ITEM 5C: Events & Activities Update

Staff

2019 Events

- 1. Prairie Line Trail Celebration Recap
- 2. Lecture Series:
 - I. Architect Claudia Kiyama: Diversity in Historic Preservation Recap
 - II. Professor Kathryn Rogers Merlino: Sustainability in Historic Preservation (5:30pm @ Honey at Alma Mater, October 10th)
 - III. Professor Andrew Gomez: Oral History and Race in Tacoma (5:30pm @ Honey at Alma Mater, November 14th)
- 3. 6th Annual Holiday Heritage Swing Dance: Save the First Dance (6-9pm @ McMenamins Elks Temple, November 8th)

2020 Events

1. Forum 2020: Preservation Coast to Coast (July 22-26th)

Landmarks Preservation Commission

Planning and Development Services Department



747 Market Street | Room 345 | Tacoma WA 98402-3793 | 253.591.5220

APPLICATION FOR DESIGN REVIEW

Permit Number: BLDRA19-0643

PROPERTY INFORMATION

Building/Property Name: TROY JONES AINSWORTH REMODEL

Building/Property Address: 507 S AINSWORTH AVE

Historic/Conservation District:

Applicant's Name: Kesh Chavda

Applicant's Address: 16611 20th Ave West Lynnwood, WA 98037

Applicant's Phone: 4253449906

Applicant's Email: kesh@keshdesignlines.com

Property Owner's Name: WATSON YU O

Property Owner's Address:

PROJECT SCOPE AND DESCRIPTION

| Project Details | |
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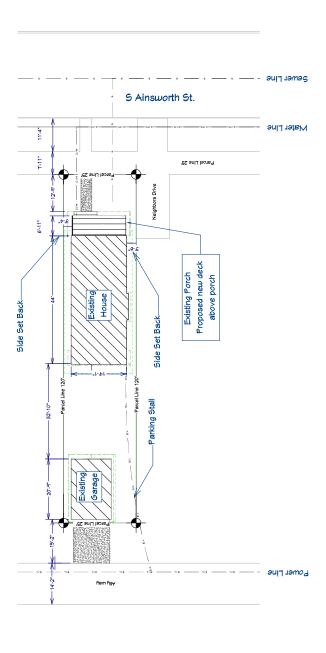


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ENGINEERING: As Needed

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5. GLAZING IN SKYLIGHTS SHALL CONFORM TO IRC R308.6.

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| | |

3. KITCHEN RANGE FAN, EDHAUST RANS, AND CLOTTES DRYERS SHALL BEHALSO TREATUT OTHE CURISE VERYST SHALL BE SMOOTH. NON-COMBUSINEL, NON-MASORBEIN AND EDURED WITH SACK. DO BAT DAMEN AT LE IRANSAT ALL DEMANS TO CURIES SHALL TEMMINER AT LEAST 3. EET ROOM ANY OPENING INTO THE BUILDING.

In UNERWANE FOR DOCUS DESTROAL 275. COL 18 SHALL BY OUR LAKES SPRIED TO 30 WERE ANALYSE OF THE UNESTROATED SHALL S

9. DOORS TO THE EXTERIOR, SHALL HAVE A MAXIMUM 73/4" STEP TO A MINIMUM 36" DEEP LANDING, BUT THE DOOR MAY NOT SWING OVER THE LANDING "ER IRC R311.3

h. Porches, Balconies or laised floor surfaces more tran 30" above the Floor or Glade shall have guard ralls not less than 36" in Height Per IRC R312.1.1. & R311.1.2

o. SOLID FUEL BURNING APPLANCES INCLUDING SITE BUILT HERPLACES, ABRITCHT STOVE, FREPLACE STOVES, FACTORY BUILT TRETVACES INCERTE AND SILVEL COMPTY WITH THE PROVISIONS OF THE RIC AND BC.

FIRE PLACES AND SOLID FUEL JURNING APPLIANCES

4. ENERGY CODE GENERAL NOTES:

1, ALL WORK SHALL CONFORM TO THE INTERNATIONAL MECHANICAL CODE, THE 2012 WASHINGTON STATE ENERGY CODE 2. SEE BUILDING SECTION FOR INSULATION RATING AND LOCATION.

MECHANICAL AND ENERGY NOTES

STANDARD COMPOSITION ROOF LOADING SHALL BE: TOP CHORD LIVE LOAD 25 PSF TOP CHORD DEAD LOAD 12 PSF BOOTHOM CHORD DEAD LOAD 5 PSF TOTAL LOAD 42 PSF

c. UNDER AND AT THE ENDS OF ALL MASONRY, WOOD OR METAL COPINGS AND SILLS.

d. Continuously above all projecting wood trim.

c. HANDRALS SHALL BE ROUNDED ON AT IEAST ONE SIDE OF IACH
HANDRAND ORD FOR THE SECON FROM THAT OR MODE BREES.
HANDRAND ORD FOR THE SECON FROM THE FOR HANDRAL FOR INFORMATION OF THE FULL LUCKING OF THE FULL WING THE OWN THE OWN THE PROPERTY OF THE OWN THE WING THE OWN THE OWN THAT BLEE SHALL ON HOT THE WANDRALS SHALL BETURE THE CE THIS AS 2. HANDRALS SHALL BETURE THE CE THIS SHALL HANDRALS SHALL BETURE THE SHALL HANDRALS S

b. AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME ORSTUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS.

e, WHERE EXTENDR PORCHES, DECKS, HALF-WALLS, RALLINGS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD FRAME CONSTRUCTION.

f. AT WALL AND 300F INTERSECTIONS g. AT BUILT IN GUTTERS.

d. INSTALL FIRE BLOCKING ATTOP AND BOTTOM OF STRINGER SPANAND WALL ALONG STRINGER PER IRC R302,11.

COVER USABLE SPACE UNDER STAIR WITH 1/2" GWB PER IRC R311.2.2

F. OPEN GUARDRAILS SHALL BAVE INTERMEDIATE RAILS OR ORNAMENTAL PATTERN SUCH THAT A SPHERE OF 4" OR MORE IN DIAMETER CANNOT PASS IHROUGH PER IBC R312.1.3.

STANDARD THE ROOF LOADING SHALL BE:
TOP CHORD LIVE LOAD 25 PSF
TOP CHORD LOAD 25 PSF
BOTTOM CHORD DEAD LOAD 5 PSF
TOTAL LOAD 55 PSF

a. ELECTRICAL OR GAS WAITER HAITERS SHALL HAVE THE FOLLOWING:

i. SEPARATEDOWER OR GAS SHUDGE:

ii. NONCOMBUSTINE EN OP DI (UMPRETED SPACES ONLY)

iii. 1979 TAKEG, A MEL ON THO MERCHES SHOWERS SHOWERS SHOWERS SHOWED SHOWERS SHOWED SHOWERS SHOWED SHOWERS SHOWED SHOWED

- ATTIC AND CRAWL SPACE ACCESS PANELS SHALL BE INSULATED AND VEATHER STRIPED.
 - h. RECESSED IIGHTING FIXTURES TO COMPLY WITH WSEC SECTION 502.44
 I. VAPOF RETARDERS SHALL BE INSTALLED PER S. 502.1.6. 6-MIL SLACK POLYETHYLENE GROUND COVER SHALL BE LAPPED 12" AT IOINT AND EXTENS TO FOUNDATION WALL IN CRAWI. SPACE.
 - c. ALL EXTERIOR DOORS (EXCEPT 20 MINUTE DOORS) SHALL BE WEATHER (TRIPPED PER 8,5024.3.

IL. AACHGGGGT VEEE SHALL BE PROTIDE WITH COORSIGNOR SESTENT ACTOR TIES FOR EACH OF THE WEB ACTOR TIES FOR EACH OF THE SHALL BE THOUSE THE OF WHERE A DOMINON, VEHER TIES SHALL BE FIND SHALL BE THE SHALL BE SHALL

15. ADHERED AND ANCHORED VENEER SHALL CONTORM TO RCRYOS. STATCHDLAS ANGHOLEG USED FOR ANCHOREE MASONRY VENER LIVITES SHALL CONFORM TO RYOS, 72.1. VINEER SHALL BE FLASHED PRR IRC RYOS, 75. AND RYOS, 8.

18. ALL STRUCTURALPANEL COMPONENTS OF THE BUILDING SUCH AS SOFTWOOD PLYWODD, PARTICLE BOALD, WAFER BCARD, AND OSB SHEATHING SHALL BE IDENTIRED AS "EXTERIOR".

. SERVICE HOT AND COLD WATER PIPING IN UNCONDITIONED SPACES SHALL RE INSULATED TO THE MINIMUM "VALUES LISTED IN TABLE 5-12 AND SECTION 503.1.1.).

1, ALI ELECTICAL MATERIALS, WOOKWANSHIP AND CONSTRUCTION SIALL CONFORM TO THE REGUIREMENTS OF THE INTERNATIONAL RISIDIATIONAL DELIGIAL COOK AND THE WASHINGTON START RETERRAL COOK LANGES TONION VERY ALL CONDITIONS BEGINS PROCEEDING WITH WORK 2. PROVIDE ELECTRICAL GROUND WIRE; EMBEDDED IN FOUNDATION ELECTRICAL CODE.

ELECTRICAL NOTES

F CUNDATION SIPPERING WOOD SHALL DITEID AT LEAT & ABOVE HEAD LINES AND LINES GALD. COUNDATION WILL MACKITL. MACKITL. MACKITL. SHALL LEF PACED SHALLING WOOD STORE SHALL MACKITL. WALL THE PROPES SHALLING WOOD STORE SHALL MACKITL. OF SHALLING SHALL MACKITL. OF SHALLING STEEP AS INDICATED ON DAWNING OR FER IRE, MAD.

b. COMBUSTIBLE MATERIALS SHALL NOT BE PLACED WITHIN 2" OF THE REPLACE, SMOCE CHARBER OF CHIRMEY WALL DRIVEN THE USE OF THE REPLACE OPENING NO COMBUSTIBLE MATERIAL WITHIN 12" OF THE REPLACE OPENING SHALL PROJECT MORE THEN 1/8" FOR EACH 1" OF CLEARANCE FROM SCARLO SMOOD 18.

9, ALL CHIMNEYS SHALL EXTEND. AT IEAST 2-47 ABOVE THE HIGHEST ELEVATION OF ANY MAT CT THE BUILDING WITHIN TO 'P BUT SHALLIN O'BE LESS THAN 9", ABOVE THE HIGHEST POINT WHERE THE CHIMNET PASSES THROUGH THE ROOF PER IRC. R. 1001.11. AND 1-FBLE & HOURE R. 1001.11.

T. THE RURAN BALL BITERION OF ILEAT IN IN INFONT OR AND 8 EACH 502 FOR THE REPEACE OPENIOW WHEN THE OPENION SAMALIET THAN 6.8; ** THE OPENION S. 16.5 FOR LARGER THE HEARTH SAME DATION OF THE STORM AND 12" TO EACH SIEE, FER RES. 21001.10.

2. CONTRACTOR TO VERIFY ALL BIMENSION DATUMS AND LEVELS PRIDR TO CONSTRUCTION, ALL DIMENSIONS ARE TO FACE OF STUD OR FACE OF CONCRETE UNLESS NOTED DHEWNISE. DO NOT SCALE DRAWINGS FOR CRITICAL DIMENSIONS.

WORK SHALL CONFORM TO THE 2015 INTERNATIONAL RESIDENTIAL
I. THE ZOB INTERNATIONAL BUILDING CODE, THE WASHINGTON
BUILDING CODE, AND ALLAPHICABLE GOCAL JURS SOCION
AND REQUENCYS. ROPECTS IN THE GIT OF SAME
CONFORM TO THE 2015 SEATTE BUILDING CODES.

ARCHITECTURAL NOTES

4. DO NOT SIGNIFICANTLY VARY OR MODIFY THE WORK SHOWN WITHOUT WRITTEN INSTRUCTIONS FROM THE ARCHITECT.

3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THE WORK.

S. REPORT ERFORS AND OMISSIONS TO THE ARCHITECT IMMEDIATELY.

6. THESE DRAWINGS ARE THE PROPERTY OF KISH LESIGH LINES LLC.
AND MAY BE EPPRODUCED ONLY WITH WRITTEN PERMISSION,
AUTHORIZED SEPRODUCTIONS AUST BEAR THE NAME AND SIGNATURE OF
THE ARCHITECT.

PREFABRICATED FIREPLACES, CHIMNEYS AND RELATED COMPONENTS TO BEAR ULAPPROVAL AND BE INSTALL PER MANUFACTURER'S REQUIREMENTS.

1. DEAWINGS INDCATI GENERAL AND TRICAL DEFALS OF CONSTRUCION, WHEE CONDITIONS ARE OUT SPECIFICATION. WHEE CONSTRUCION OF THE DEALS SHOWN SHAILAR CHARACTER TO THE DEBLASS SHOWN SHAILAR OF CONTRUCION SHALL BE USED. SUBJECT TO REPORTE.

8. FOUNDATIONS WHERE THE SURFACE ISSLOPED MORE THAN ONE [1] COCN IN TEN (10) FEET SHALL BE LEVEL OR SHALL BE STEPPED SO HAAT BOTH TOP AND BOTTOM OF SUCH FOUNDATION ARE LEVEL PER SCHOOL; 5.

- IN ACCIONATION OUT SALES FOOD WITH REPING ACCIONAL DATE ALL SALES LAND FOR THE ACTION IS LONG TO A MAIN ALL SALES AND FOR THE ACTION IN ALM AND ALL SALES AN

3. 110 V HARD WIRED SMOKE DETECTORS WITH BATTERY BACKUP SMALLE BRAILERD IN EACH SETEMON SOON AND IN DONE CENTRAL LOCAL STORN ON EACH STORN EACH SMOKE DETECTOR SHALL BE INTERCONNECTED SO AS TO SOUND ALRAMS IN EACH ROOM OR MEAL IF ONE DETECTOR IS INGGRED, FER ICE \$33

DOOR AND WINDOW NOTES

6. CONCRETE SLABS ON GRADE SHALL BE 4" THICK MINIMUM. A 4" THICK GRAVEL BASE COURSE SHALL BE PLACED ON THE PREPARED SUBGRADE WHEN THE SLAB IS BELOW GRADE PER IRC R506.2.2

7. A 6 MIL POLYELETHENE VAPOR BARRIER WITH JOINTS LAPPED NOT LESS THAN 6" SHALL BE PLACED BETWEEN THE CONCRETE FLOOR SLAB AND BASE COURSE PER IRC RSG6.2.3.

5. FOUNDATION PLATES SHALL BE BOLTED TO THE FOUNDATION WITH STEEL BOLTS BARBOON TO THE COUNCIETE. THESE SHALL BE A ARMINIMUM, OF TWO, (2) BOLTS FER PIECE AND WITHIN 12" FROM EACH END FER INC BALDS. SEE DRAWING FOR SIZE AND SPACING.

4. WHERE STRUCTURAL COLUMNS AND POSTS ARE EXPOSED TO WEATHER OR WAITER STA.SH ABOYEA CONCRETE SURACE, PROVIDE A MINIMUM. I" PIER OR METAL PEDESTAL ABOYE THE CONCRETE SURFACE.

o. ALI BUIDING RHTRANCE DOORS INCLUDING GABAGE BOORS SHALLE EGUIPPO WHITH COCK COUSSINGS OF A DEAD COCKING LACH OLD VITH AT IEAST 1/2" OF THROW WHICH PERITECTS THE RITHER LAMBA A MAINAUL OF 1/4" BUIDING SHAMASES EGUL IS COROUGH THE NADOR PROMISES GOORS EALL IS COROUGH THE NADOR WITHOUT A KEY OR SPECIAL KNOWLEDGE OR EFFORT.

The Auditory Canada of the British variant of the Canada o

MISCELLANEOUS ASSEMBLY REQUIREMENTS

1. ALL EXPOSED EXTERIOR METALSHALL BE GALVANIZED.

2. ALL WOOD IN CONTACT WITH CONCRETE OR EARTH SHALL BE PRESSURE TREATED LUMBER (PT.) SHALL NOT CONTAIN, OR B. TREATED WITH CHROMIUM COPPER ARSENATE. 3. PROVIDE ATTIC ACCESS, MINIMUM 22" X 30", WITH 30" MINIMUM HEADROOM AT UNOBSTRUCTED, READITY ACCESSIBLE OPENING PIR IRC R807. INSULATE AND WEATHER-STRIP.

2. EXTERIOR DOORS AND WINDOW ASSEMBLIES

b. BUILDING ENTRANCE DOORS SHALL BE EQUIPPED WITH AN OBSERVATION PORT OR WINDOW SIDELIGHT. OBSERVATION PORTS SHALL BE INSTALLED AT MINIMUM 54" TO MAXIMUM 65" ABOVE THE FLOOR.

c. ALL OPERABLE WINDOWS AND SLIDING GLASS DOORS INSTALLED WITHIN 10°0" OF FINISH GRADE SHALL BE EQUIPED WITH A LOCKING DEVCE. THIS LOCK SHALL BE INSTALLED SOIT SANDUNING HARDWARE IS INACCESSIBLE PROM THE EXTERIOR.

- STANDARD AIR LEAKAGE [WSEC SECIION 502.4.3] CAULKING COMPLETE WHEN INSTALLED IN THE FOLLOWING LOCATIONS: i. BETWEEN SOLE PLATE/ SUB FROOR.

 **INENICE, PULMARIC/ DUCT RECISIES FENERATIONS

 **INENICE, PULMARIC/ DUCT RECISIES FENERATIONS

 ** ARATITONS, STUD PRETERATIONS

 ** AROUND WINDOW AND DOOR FRAMES

 ** AROUND WINDOW AND DOOR FRAMES

3. EXTENDR WINDOWS AND GLASS DOORS SHALL BE TESTED BY AN ALPROVED INDEPENDENT LABORATORY AND BEAR A ABIL DESHIFTING MANUFACTURE, PREPARANCE CHARACTERISTICS AND PREPARED INSPECTION GARRY TO NOTICATE COMPLIANCE WITH THE REQUIREMENTS OF IRC SECTION R308

4. GLAZING IN HAZARDOUS LOCATONS SUCH AS:

2. EXTERIOR WINDOWS AND GLASS DOORS SHALL BE DESIGNED TO RESIST THE DESIGN WIND LOADS SPECIFIED IN TABLE (30). 2(2) AND ADJUSTED FOR HEIGHT AND EXPOSURE PER TABLE R30, 2(3).

A POTOTION IN COLUMN TO CO

- SUPLY DUCTS SHALL HAVE VOLUME DAMPERS, OR EQUIVALENT, TO EALANCE SYSTEM (WSEC S.503.6)
- hvac plenums, supply, and return air ducts shall have r-b insulation (wsec table 5-11, alloptions) 1. FOW RATED AT 0.25 W.G. STATIC RESSURE
 18. (OUND RATED AT 1.5 SONES MAXIMUM FOR WHOLE
 18. (OUSE FAN.
 18. INSULATED TO RAIN UNCONDITIONED SPACES.
 18. SOUIPPED WITH A BACKDRAFT DAMPER.
- I WARET WANTING OF DAMING TO SOURCE OF THE STANDARD OF THE STA
 - E, SORICE SPECIFIC VENTILATION SHALL BE PROVIDED IN EACH KITCHEN, EAUL MATHER GLODE, LANDIOR PROOM, STA, INDOOR SWIMMING FOOL ENCLOSIEE AND ANY OTHER ROOMS WEEE EXCESS WATER VAPOROR ODDOR IS PROJUCED.

BAFFLES TO MAINTAIN 1"AIR SPACE ABOVE INSULATION
 BAFFLES TO EXTEND 6" AROYE BATT INSULATION
 "". SAFFLES TO EXTEND 12" AMOVE LODGE TILL INSULATION.

b. SHOWER AND LAVATORIES SHALL LIMIT FLOW TO 2.6 GPM

c. CEILING INSULATION:

IL WOOD COPP TRIESES MAIL HUITER, PROUND CONNECTOR

ALTER (CANGANIC DE GLOAD, SUBME THE DE GRANNESS AND ADDRESS AN

HOUSE HOUSE WITHOUT GONESTIES, CELE OPERLING UNIT SHALL BE EQUIPED WITH A WHOLE HOUSE VENILLING BY STEPS WITH A WALL BE CAMBLE OF PROPINGE AT LEAST BY STEPS WITH A WALL BE CAMBLE OF PROPINGE AT LEAST BY STEPS WITH A WALL BY STEPS WITH A WALL BE CAMBLE BY STEPS WITH A WALL BY STEPS

CONCEALED INSULATION SHALL BE PLACED BEHIND SHOWER/ TUB AND BEHIND PARTITION STUDY CORNER.

15. WOOD STRUCTURAL PANEL SHEATHING PLYWOOD AND OSB) SHALL MEET REQUIREMENTS OF THE IRC R50; 2. EACH PIECE SHALL SARE THE RATING STAMP OF THE APPROPRIATE AGENCY.

16 METAL ROOF SHINGLES AND METAL ROOF PANES SHALL EI NSTAM PER MANUFACTURERS INSTALATION INSTRUCTIONS AND INCE PROS. 4 AND ROOS. 10. THE SLOPE OF METAL ROOFS SHALL BE A MINIMUM OF 3:12.

B. METAL CHIMNEYS SHALL BE ENCLOSED ABOVE THE STORY IN WHICH HE APPLIANCE SERVED IS LOCACION, IN WALLS HANNO, HAILOUR FERE RESISTANCE BATING, AND WITH A SPACE ON ALL SIDES BETWEEN CHIMNEY AND THE ENCLOSING WALL SUFFICIENT FOR EXAMINATION AND REPAIR FOR ENTIRE ECHIMNEY.

E. PROVIDE FIREBLOCKING AT CHIMNEY PER IRC R1003.19. INSTALL FACTORY BUILT FIREPLACES WITH HEARTH AND SURROUNDS PER MANUFACTURER'S SPECIFICATIONS.

15. CLAY AND CONCRETE TILE SHALL 3E INSTALLED AS PER MANUFACIUKEKS INSTALLATION INSTRUCTIONS AND IRC. RYD.3.

14. ASPHALT SHINGLES SHALL HAVE ÆLF-SFAL STRIPS OR BE INTERLOCKING AND COMPLY WITH ASTMD225 OR D3462.

I, FACED, STAPLED BATTS, OR

II. RICTION FIT UNFACED BATT WITH 4 MIL POLY VAPOR

SERRADER, OR PAY PAINT WITH A DRY SUP PEEM RATING
OF 1.0 MAXIMUM.

d. WALL INSULATION SHALL BE:

m. AIRTOW ESTWEEN FRESH AIR POATS AND THE WHOLE HOUSE FANT TO BEENSURED BY UNDIRECUT DOOR/GRILLS (VIAQ., 5302.5.4) n. ALL PREPLACES (VIAQ.SA02.1) SHALL HAVE: FIOOF INSJIATION SHAL HAVE VAPOR BARRIEF ON THE WARM SIDE.

7

SHEET NUMBER

- i. 6" SOUARE NCHES COMBUSTBLE AIR SUPPLY DUCT WITH THEN FITHING DAMPRE DIECTLY CONNECTED TO THE FIRED.

 II. TIGHT FITHING CLASS OR METAL DCORS.

 III. THEN FITHING THE DAMPER WITH MANUAL, OR ALLOWATIC CONTRICTS.

DRAWN BY: K.C.

61.71.60 :3TAG

- RADON MONITOR, PRINTED INSTRUCTIONS, AND INFORMATION SHEEF SHALE INVESTIGATION OR REST FLOOR UNIT OF MULIFAMIT DWELLING BY THE GENERAL CONTRACTOR AS REQUIRED BY WASHINGTON STATE.



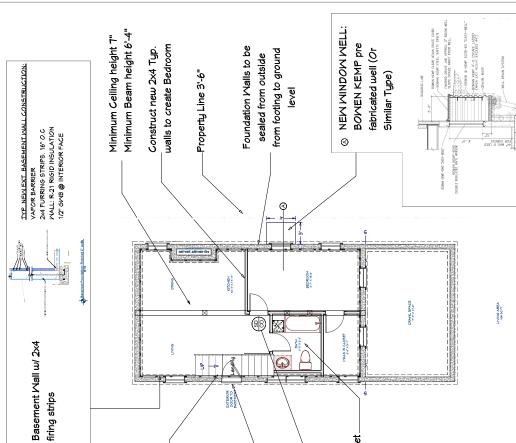
TN3M3SA8 AS BUILT & PROPOSED

504 AW smoosT evA dhiwaniA 705 AINSWORTH REMODEL

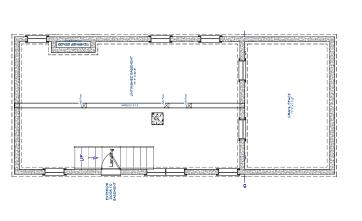
main level Min 8" risers Existing Stairs up to

min 4" treads Typ.

DRAWN BY: K.C. 3 61.71.60 :3TAQ TROY JONES SHEET NUMBER



Existing Egress Door to



Smoke and CO2 detector New Bathroom & Closet

AS BUILT BASEMENT

PROPOSED BASEMENT

AS BUILT & PROPOSED - BASEMENT



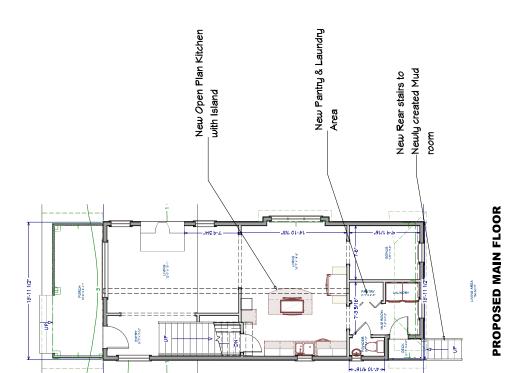
AS BUILT & PROPOSED ROOM RIN FLOOR

AINSWORTH REMODEL TROY JONES

501 Ainswirth Ave Tacoma WA 98405

DRAWN BY: K.C. 61.71.60 :3TAQ

SHEET NUMBER



Remove Mall to create open plan Kitchen DVING 10-4" X M-4" DINING KITCHEN

AS BUILT MAIN FLOOR

AS BUILT & PROPOSED - MAIN FLOOR



AS BUILT & PROPOSED RODIES RECOOR

АІИЅМОКТН КЕМОDEL TROY JONES



New Roof Deck (See Sheet 5 for details)

New Railings (See Sheet 6 for details)

DEMOLITION PLAN

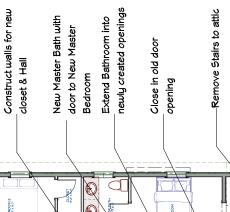
-New Closet

Create Door openings

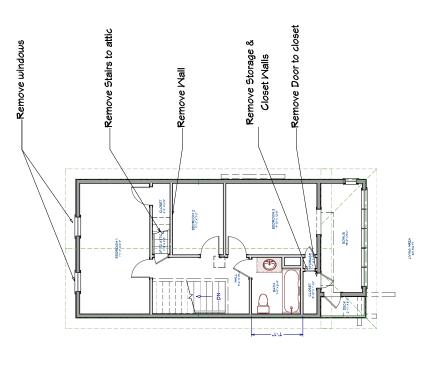
using existing window

 \bigcirc

headers

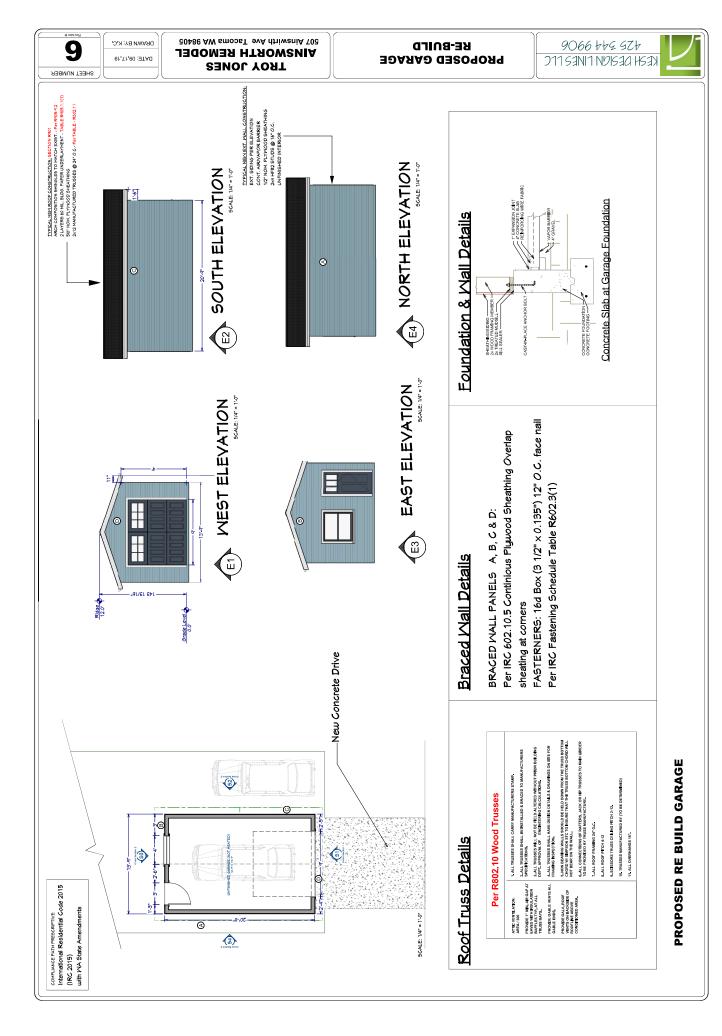


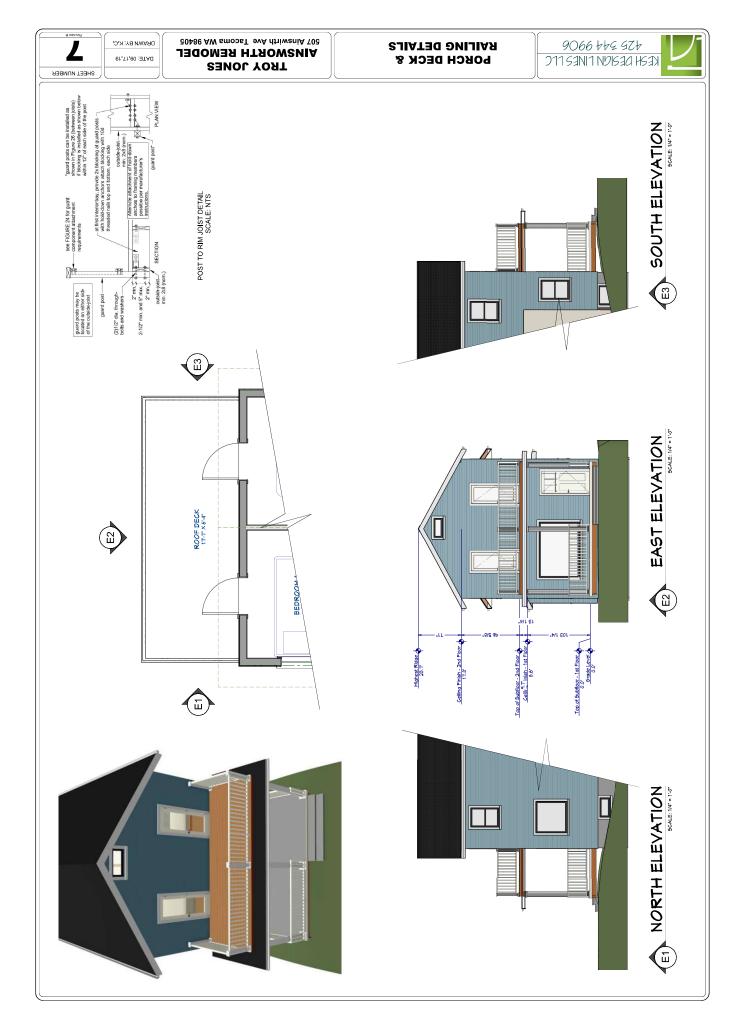
PROPOSED UPPER FLOOR



AS BUILT UPPER FLOOR

AS BUILT & PROPOSED - UPPER FLOOR







WEMORANDUM URBAN FOREST CODE & POLICY

PRE-PROSPECTUS

DESCRIPTION

Project Name: Urban Forest
Management Plan | Urban Forest Code
& Policy: Recommendations for
Municipal Code & Policy relating to
Tacoma's Urban Forest
Report Date: August 12, 2019
To: City of Tacoma, WA & the
Environmental Services Department
Prepared By: Peninsula
Environmental Group, Inc.
& PlanIT Geo

CONTACT



Peninsula Environmental Group, Inc. Community & Resource-Specific Planning

824-D East 8th Street
Port Angeles, WA 98362
Port Angeles | Port Townsend | Olympia
Office: (360) 504-3825 | Online:
www.peninsulaenvironmental.com



PlanIT Geo, LLC

7878 Wadsworth Blvd. Ste. 340 Arvada, CO 80003 Office: (303) 214-5067 | Online:

www.planitgeo.com



Environmental Services DepartmentOffice: (253) 404-6989 | Online:
www.cityoftacoma.org/UrbanForestry

1. EXECUTIVE SUMMARY

Trees in communities amplify human experience and wellbeing. Their provision of valuable economic and environmental benefits as natural resources is well documented¹. Even so, urban and community tree canopy cover is decreasing across the nation. Urban tree cover in the U.S. dropped by 0.2 percent between 2000 and 2018 while impervious cover increased 2.8 percent². This reduction of community tree canopy cover occurred concurrently while many tree protection ordinances, canopy cover goals and land conversion policies across the country attempted to arrest or reduce canopy decline. Community leaders and planners focused on urban tree canopy growth must encourage comprehensive and diverse tree resource policies for their community in order to promote equitable access to the benefits of urban canopy.

Trees make cities more livable. Research on the public health, economic and social benefits of urban forests and their relative economic value, is relatively new but well documented. Community leaders and planners who interact with projects through the lens of urban and community forestry will improve the wellness and quality of life for Tacomans. Enabling tree planting for public health, as well as the urban forest's other benefits, will improve public health across the City for future generations.

Urban tree canopy benefits vulnerable populations. Urban tree canopy reduces ambient temperatures within cities substantially. Research shows a casual reduction of heat-related illnesses throughout a city with advanced urban tree canopy. Trees reduce concentrations of airborne particulate matter, the most damaging type of air pollution globally and clinically more represented in industrial cities. The environmental benefits for urban trees directly correlate with improved human wellbeing and public health.

It is this public health initiative that strongly factors urban forestry and green infrastructure into environmental justice and social equity. A successful urban and community forest is qualified by more than the measurement of its benefits, but by definition includes the fair and equitable access to such provided benefits to all community members.

¹ Nowak, D.J., Greenfield, E.J., 2018. U. S. urban forest statistics, values and projections. J. For. 116, 164–177.

² Nowak, David; Greenfield, Eric. November 2017. Declining urban and community tree cover in the United States. USDA Forest Service, Northern Research Station, Syracuse, NY; Urban Forestry & Urban Greening 32 (2018)32-55

Long-term urban and community forestry funding is multi-faceted. There is no single beneficiary of urban tree benefits and likewise, limiting the funding source to one source (utility or the general fund) puts limitations on how that budget can be spent, as well as placing unintended barriers on collaboration across departments. Long-term funding for urban forests requires budget portfolio diversification to be successful. Urban forestry is a complex ecology which intertwines many different agencies and organizations, both public and private. Urban forestry and City-wide tree canopy care is not an isolated concern, it is impacted by many of the goals and policies with Tacoma's comprehensive plan.

A comprehensive urban forest strategy will guide us towards a sustainable urban forest future. In early 2019, the City of Tacoma solicited the development of the Urban Forest Management Plan (UFMP), subsequently awarding the contract to urban forest and green industry planning firms PlanIT Geo, Peninsula Environmental Group and Conservation Technix (collectively the "Urban Forestry Team").

A component of the project -an analysis and revision of urban and community forestry policy and Tacoma Municipal Code (TMC)- where necessary. This document, the urban and community forest policy pre-prospectus, intends to assess the effectiveness of existing tree-related policy and municipal code within Tacoma, and introduce new (to Tacoma) concepts standardized in the industry for urban and community forestry policy.

To date, the Urban Forestry Team has conducted multiple phases of collaborative stakeholder engagement aimed at identifying existing policy and processes. Staff interviews were conducted including nearly 30 staff members representing multiple departments, workgroups and commissions. Informal meetings were conducted with multiple Councilmembers to better capture the intent and feasibility of conceptual urban & community forestry policy and TMC revisions.

1.1 EXISTING POLICY AND CODE:

Urban Forest Policy (UFP) Element. In 2010, Council adopted the UFP Element of the Comprehensive Plan (later referred to as "One Tacoma"), which identified a 30% tree canopy cover goal by the year 2030, "30 by 30". This UFP defines core focus areas including changes to regulations and standards to address tree retention, as well as leading by example through responsible planting, care and maintenance of trees on City-owned property.

Tacoma 2025. In 2015, Tacoma's ten-year, City-wide Strategic Plan and Vision (Tacoma 2025) was adopted. Several key community priorities were identified, including improving community health and the vitality of our Neighborhood Business Districts, and sustaining and improving Tacoma's Natural Environment. Studies show a direct correlation between improved human health and more vibrant and profitable business districts in areas with higher quality tree canopy.

Urban Forest Manual (UFM). In 2014, Tacoma's Environmental Services Department published Volume 3 of the Tacoma UFM. The UFM is a technical guide created to facilitate the planning, design, installation and maintenance of landscaping that is required for new development and redevelopment per TMC, Title 13.06.502 Landscaping and Buffering Standards. The UFM is intended to be used concurrently with TMC, Title 13.06.502 to ensure the requirements and standards are executed properly. This manual can also be used as a guide for the planning, design, installation and maintenance for any landscaping project.

Environmental Action Plan. In 2016, the City's EAP was adopted by Council with a focus on increasing healthy urban forest canopy. Specific EAP actions include improving regulations to encourage tree preservation and protection on private property and in the City right-of-way, as well as developing an Urban Forestry Implementation Strategy that identifies and prioritizes strategic and equitable planting locations, incentives, public engagement and education, retention strategies and maintenance.

TMC benchmarking and analysis. Peninsula Environmental Group analyzed existing TMC related to the urban and community forest. This analysis of TMC identified discrepancies and informed us further on staff challenges brought up during the staff interviews. Existing TMC was then benchmarked across multiple Washington communities, ranging in size and population. This benchmark informs community leaders and planners on the regional status of urban and community forest planning and protection, and effective regulatory vehicles applied in the process.

1.2 SUMMARY RECOMMENDATIONS

The Urban Forestry Team has identified updates to specific urban and community forestry policy to amplify the sustainability of the urban forest, resulting in a greener and healthier city for all Tacomans.

- 1) Identify and align Urban Forestry Management Plan goals and actions with One Tacoma policy.
- 2) Develop new independent Urban and Community Forestry Title in TMC.
- 3) Renovate existing sections of TMC to remove discrepancies and align with best-management-practices.

2. ALIGN URBAN FOREST POLICY WITH ONE TACOMA

How can adaptive and deliberate urban forest planning complement the efforts of One Tacoma?

One Tacoma is a fundamental piece of the Urban Forest Management Plan. Collectively the Urban Forestry Team will prepare recommended polices and actions through this lens, to both amplify and compliment it's visioning. While focused on Tacomans value and responsibility towards a greener city, the Urban Forest Management Plan will implement actions to meet these city policies.

An analysis of One Tacoma was prepared with a focus on the urban forest to identify current policies and where improvement was necessary to meet the guidelines of One Tacoma. We identified seven leading urban forest elements directly associated with these policies. These seven elements, listed below, will facilitate the policies through direct, actionable policy items defined in the Urban Forest Management Plan. Table 2, on the following page, is a brief primer on how the urban forest elements correlate with One Tacoma, and how the two complement each other.

Table 1: Main Urban Forest Elements Associated with One Tacoma

1) Resource Management a) Resilience and risk management b) Street trees c) Viewsheds 2) Equity and Accessibility 3) Canopy Growth-30/30 4) Long-term Funding 5) Climate Resiliency a) Risk mitigation b) Energy savings 6) Municipal Code and Policy a) Preserving trees during development b) Landmark tree policy c) Single title/consolidation 7) Environmental a) Net-loss b) Watershed scale planning

1) Resource Management

1.a) Resilience and risk management

Structure, composition and species diversity.

Risk management and avoidance.

Resource inventories and prioritization.

1.b) Street Trees

Supportive places, improved livability.

Street design and engineering to support trees. Street tree maintenance.

1.c) Viewsheds

Identification/management of preserved viewsheds.

Long-term ecological and geological net-loss reduction.

2) Equity & Accessibility

Enable equitable disbursement and access to open areas, street trees, parks and environmentally protected areas.

3) Canopy Growth-30/30

Maximize accessible planting areas and retain existing canopy to facilitate meeting a City-wide canopy cover goal of 30% by 2030.

4) Long-term funding

Diversified budget portfolio.

Encourage urban forest contribution from beneficiaries of tree benefits: stormwater, public health, energy distribution.

5) Climate Resiliency

5.a) Risk Mitigation

Identify and prioritize vulnerability to heatwave mitigation, urban heat island effect, and other climate-related emergencies.

5.b) Energy Savings

Reduce energy costs, and associated combustible emissions, through tree benefits.

6) Municipal Code and Policy

6.a) Preserving Trees During Development

Reduced canopy loss through preservation of trees during development action.

6.b) Landmark Tree Policy

Voluntary preservation and catalogue of historic, cultural, memorial, and ecological significant trees.

6.c) Single Title/Consolidation

Clear access to Tacoma policies related to urban forestry.

7) Environmental

7.a) Net-loss

No-net-loss of tree canopy.

Reduce tree canopy degradation within environmentally critical areas.

Reduce canopy fragmentation.

7.b) Watershed Scale Planning

Plan and mitigate tree canopy connectivity on a watershed scale.

Track canopy and habitat connectivity across watersheds.

3. CONSOLIDATED URBAN FORESTRY TITLE

Urban forests are instrumental to the fabric of city life. The planning, management, growth, preservation, and long-term funding of Tacoma's urban forest are necessary actions for the public good. These urban forestry actions result in amplified health, safety and welfare of Tacoma's citizens. City growth and redevelopment impacts and influences the urban forest. The urban forest complements urban design. Therefore, the new Consolidated Urban Forestry Title should be implemented.

It is important for community leaders and planners to facilitate a deliberate inter-sectoral and collaborative approach to urban forest planning that mitigates the barriers associated with interconnected and diverse public planning goals.

A focused, single-source for urban and community related municipal code, located in a new Title, will help Tacoma achieve its goal of 30% City-wide tree canopy by 2030. A new Urban & Community Forestry Title will document the importance of trees and urban canopy for community leaders, City staff and citizens well into the future.

This effort will mitigate inconsistencies across TMC chapters and provide a "one-stop shop" for tree related issues, topics, and procedures. Developers and other permittees will more clearly understand requirements as it relates to the urban forest.

A recent study by Nature Conservancy³ noted a barrier to long-term urban forest funding are informational and organizational silos. To prevent these silos, **redeveloping City staff workflow, permit effectiveness and departmental collaboration is a focus of this recommended Title consolidation.** Focusing the efforts of multiple public agencies and departments across the municipal organization, and structured by the new Title, creates opportunities to advance tree planting and tree protection to meet Tacoma's 30/30 goal.



A single-source chapter for City ordinances related to tree planting and protection align to One Tacoma through multiple urban forestry references, particularly Environmental + Watershed Health Policy EN-4.30, "Increase awareness of urban forest best management practices..."

Currently, tree-related code in Tacoma is generally accessed through an action occurring rather than the resource itself. Tree related code in Tacoma is activated through commercial and industrial development and through environmentally sensitive (Critical Areas) code. At this time, the Urban Forest Team plans to retain development triggered tree-related code in development sections. Lateral transition of these specific codes may result in confusion for property owners, developers and staff.

Outcomes from a consolidated Urban Forestry Title in Tacoma Municipal Code:

- 1) Compliments and implements UF-1.5, EN-1.1, EN-4.30, EN-4.31 of One Tacoma into Urban Forestry Policy.
- 2) Single source of policy for urban forest related topics, outside of urban forest standards triggered through development/disturbance actions.
- 3) Improve cross-sectoral urban forestry processes; increase permit efficiency and workflow processes.
- 4) Promote greening policies through regulation, incentives and stewardship.
- 5) Define roles and responsibilities of an existing committee/commission such as the Sustainable Tacoma Commission or newly created committee/commission to manage the new Title.

³ McDonald, R., Jijabar, L., et al. Funding Trees for Health: An analysis of finance and policy actions to enable tree planting for public health. 2018, The Nature Conservancy. Arlington. VA.

- 1) Definition of Tacoma's Urban Forest
- 2) Landmark Tree Protection
- 3) Right-of-way Tree Protection and Management
- 4) City-wide Tree Planting Goals
- 5) Reference to Tacoma Urban Forest Manuals and other Policies
- 6) Tree Pruning Standards
- 7) Urban Forest Committee/Commission

3.1 LANDMARK TREE PROTECTION AND INVENTORY - SUMMARY

Landmark tree policies acknowledge the scientific consensus that large trees provide substantially more social, public health and environmental benefits than small trees. Tree growth correlation to tree benefits is an exponential one. Mature large trees, those greater than 40 feet tall and/or 30 inches in diameter, deliver on average an annual net benefit two to six times greater than mature small trees⁴. The presence and stature of large trees has a measurable human health impact, relieving stress, decreasing respiratory illness by providing particulate matter deposition on leaves, and inspiring awe in the community⁵.



One Tacoma Design + Development Goal 5 and 13 align with the protection, preservation and resilience of historic, cultural, and landmark elements within Tacoma. Specifically, policies DD-5.11, DD-13.5 and DD-13.6 correlate with the protection of landmark trees.

Common themes in landmark tree ordinances across Washington and the nation:

- 1) Potential Landmark trees can be voluntarily or non-voluntarily designated.
 - a) Voluntary designation by the property owner is generally coupled with title recording on the property mandating the preservation of the tree while the tree remains healthy.
 - b) Non-voluntary/mandatory designation applies to trees that meet a certain criteria, most often a combination of size and species, that immediately protects a tree from removal or mal-pruning while the tree remains healthy.
- 2) Designation committees for voluntary designation of landmark trees can be a public urban forester, municipal arborist, City Council or committee, or tree board.
- 3) Documentation and inventorying of voluntary landmark trees is often facilitated through a landmark tree database and tree management software.
 - a) This list is often in conjunction with historical society's and historical tours, and could potentially be managed through the City's Landmarks Preservation Commission.
- 4) Qualifying criteria for landmark trees normally contain subjective and/or objective requirements for historical, cultural, ecological significance, or other important qualifying attributes.

⁴ McPherson, E.G.; et. al. 2003. Northern mountain and prairie community tree guide: benefits, costs and strategic planting. Center for Urban Forest Research, Pacific Southwest Research Station, USDA Forest Service. 92p.

⁵ McDonald, R.I., et al, Planting Healthy Air: A global analysis of the role of urban trees in addressing particulate matter pollution and extreme heat. 2016, The Nature Conservancy Arlington, VA.

- 5) Variances and relief of landmark tree protection are often provided through the following:
 - a) High-risk rating through qualified Tree Risk Assessor and/or conspicuously dead trees.
 - b) Spatial conflict of actively permitted development/redevelopment are exempt.
 - c) Utility work as necessary to retain utility connectivity are exempt.
 - d) Other large public land-owning organizations with their own Urban Forest Management Plan or similar document can be exempt.

Outcomes landmark tree protection and inventory:

- 1) Compliments and implements DD-5.11, DD-13.5 and DD-13.6 of One Tacoma into Urban Forestry Policy.
- 2) Conservation of culturally or historically relevant City landmarks that have importance to a community.
- 3) Ecological inventory of large, important trees and economic quantification of their provided ecosystem services.
- 4) Species diversity improvement often landmark trees will be trees of special ecological significance and rare species presence, resulting in a higher species richness across the City.

3.2 RIGHT-OF-WAY TREE PROTECTION AND MANAGEMENT

The "right-of-way" (ROW) is defined as (typically) an easement provided to the City over the land of the abutting property owner, which establishes an accessory right for public benefit or transportation, such as for roadways, sidewalks, or utilities. According to TMC 8.30.020,

"The public right-of-way includes the area of land, the right to possession of which is secured by the City for right-of-way purposes and includes the traveled portion of the public streets and alleys, as well as the border area, which includes, but is not limited to, any sidewalks, planting strips, traffic circles, or medians."

Currently, the City of Tacoma requires abutting property owners to maintain adjoining rights-of-way. This includes streets and alleys extending from the owner's property lines out to the curbs or edges of pavement (includes sidewalks and planting strips) if improved, or if unimproved (unpaved), out to the centerlines of the road. There are several places in the Tacoma Municipal Code where these obligations are stated: Chapters 9.17, 9.18, 8.30, 8.31, and 12.09.

Street trees, curbs, sidewalks, and utilities play vital roles in Tacoma's public realm, helping to make the City more livable and sustain the quality of life. It is not uncommon for conflicts to arise between trees and infrastructure, particularly in locations where they were installed some time ago. These conflicts can compromise pedestrian access to the sidewalk and/or tree health.

Each tree and infrastructure conflict is unique and should be appropriately addressed given the conditions of the multiple elements impacted or impacting the situation. Instilling proper right-of-way tree protection and management will enable the City to implement practices and procedures that maintain the quality of life for the citizens of Tacoma while supporting ongoing initiatives such as the 30% tree canopy by 2030 and requirements set by ADA.

Common outcomes of right-of-way tree protection and management include:

- 1) Maintained and enhanced urban forest accessibility to support equity and social justice.
- 2) Reasonable and justifiable tree preservation that considers all variables and impacts. Right-of-way tree protection does not imply all trees are absolutely preserved. Trees are inventoried and evaluated to determine their fate in an infrastructure conflict situation.
- 3) Protection of trees during construction and infrastructure repair/replacement/installation prevents devastating damage to trees which could otherwise cause tree decline, need for removal, and potential public hazard.
- 4) Reduced tree risk, increased tree longevity, tree canopy retention, reduced tree maintenance costs, proper tree care, improved public health, reduced infrastructure conflicts, and equitable access to the urban forest.

5) A decision matrix with various mitigation strategies or amendments to address the tree and infrastructure conflict by considering existing conditions among other variables. See the <u>Seattle Trees & Sidewalks Operations Plan</u> as an example.

Outcomes of the UFMP to support right-of-way tree protection and management:

- 1) Improved permitting system that will alert the appropriate City personnel for reviewing and evaluating a situation where trees may be impacted.
- 2) Cyclical inventory and assessment of trees in the right-of-way to identify potential risks, trees in decline, pests and disease threats, monitoring needs, and treatment needs. Continual monitoring of trees in the ROW will inform future management decisions and tree/infrastructure mitigation approaches.
- 3) Appropriate tree species selection for new plantings in the rights-of-way.
- 4) Tree planting best practices such as appropriate soil volume, irrigation needs, proper planting depth, quality tree nursery stock, and young tree care (e.g. scaffold branches, lowest permanent branch, central leader).

3.3 CITY-WIDE TREE PLANTING GOALS

Tacoma's 30% City-wide canopy goal is achievable with well-planned tree canopy growth. Planting trees without equitable access of benefits, adequate spatial capacities and poor genetic selection are common challenges that result in an unhealthy urban forest and misspent budgets. Solving these discrepancies requires careful consideration of urban design and engineering and tree-resource management, translated through the lenses of social equity and environmental justice. This may require tailored strategies, new policies and increased resourcing for these areas. The existing policies/procedures will not provide more equitable access to the urban forest resources. Proven tree planting policy goals and municipal code are equity driven, prioritized by asset generation, contain measurable performance standards, are adaptive and provide feedback.

In pursuit of Tacoma's 30/30 goal, the Urban Forestry Team are strategically applying the following datasets to inform decisions on canopy growth priorities, areas with missing or inequitable tree canopy, and areas historically low in tree canopy.

- 1) Land-use and environmental characterization data
- 2) Canopy cover data & tree inventory data
- 3) Tacoma's Equity Index
- 4) Urban heat island index



One Tacoma's Environmental + Watershed Heath chapter, policy EN-4.29 calls out Tacoma's initiative to have 30% City-wide tree canopy by 2030.

Common themes in tree planting goals and policies across Washington:

- 1) Consistent application, regulation and stewardship across land-use, stakeholders and time.
- 2) Long-term commitment to equitable tree canopy growth at all levels of City government.
- 3) Identify and define best management practices in tree planting and care, as well as adopting internal procedures to ensure trees are not only planted well but also succeed and establish into mature trees.
- 4) Sequence tree planting and mitigation designs and selection using environmental and physical criteria.
- 5) Coordination with street engineering/design and urban design to promote maximum tree benefits with the built environment.

Outcomes from outlining City-wide Tree Planting Goals:

- 1) Compliments and further implements EN-4.29 of One Tacoma into Urban Forestry Policy.
- 2) Focus budgets and planning mechanisms to realize the goal of 30% City-wide tree canopy by 2030.
- 3) Accelerate informed decision making on site-specific and environmentally accurate tree species. Improved access to information on approved and prohibited tree species within the City.
- 4) Align permitting and trigger processes for re/development actions where supplemental tree installation is a viable co-design. Reduce missed opportunities for collaborative tree planting and green urban design.
- 5) Increased urban forest biodiversity and ecological resiliency through planned natural resource management techniques. Appropriate species selection while adapting genetic diversity to climate change.
- 6) Accelerate growth of urban forest benefits. Large trees with contiguous tree canopy provide scientifically more environmental and ecological benefits that small trees and fragmented canopies.
- 7) Reduced conflict with City infrastructure. Planning for urban trees from the inception of project design alleviates common future conflicts with utilities, sidewalks and other street infrastructure. Currently, this is captured in Title 12 "Utilities" in the TMC.

4. EXISTING TACOMA MUNICIPAL CODE RENOVATION

The first tree protection ordinance in Tacoma, and Washington State, was adopted in 1927 as "9.18 Trees and Shrubs – Trimming and Removal". This called for the protection of Tacoma's street trees growing in the right-of-way (see 9.18.030). From then, a number of tree, vegetation, plant and forest-related municipal codes have been added through a long history of Tacoma ordinances. Some of this municipal code is heavily antiquated and its applicability has eroded with time.

The TMC Renovation task is aimed at the following:

- 1) Fix inaccuracies and discrepancies in existing code.
- 2) Updating old antiquated municipal code relating to trees.
- Addressing several inconsistencies/conflicts between existing TMC and Policies.
- 4) Updating and consolidate authority to approve actions (e.g. City Manager, Director of Public Works, City Engineer, Committee).
- 5) Resolving references to permits and processes that no longer exist.
- 6) Removing inconsistencies with industry best-management-practices.
- 7) Fixing conflicts between critical areas and right-of-way codes.

We've identified 110 tree-related code references with existing TMC, of which 37 contained outdated and inaccurate information related to current urban forest policy.



Environmental + Watershed Health Policy EN-4.30 mentions the importance of actively pursuing urban forest best management practices.

Broadening Horizons in Historic Preservation Lecture Series

The events are free and open to the public. For more information about the Tacoma's Historic Preservation Office events, visit us online at cityoftacoma.org/HPEvents



DIVERSITY IN HISTORIC PRESERVATION

Architect Claudia Kiyama, M.Arch September 26 at 5:30 p.m. Murray Board Room on UPS Campus (1500 N. Warner St, Tacoma)



SUSTAINABILITY IN HISTORIC PRESERVATION

Professor Kathryn Rogers Merlino October 10 at 5:30 p.m. Honey Café (1322 Fawcett Ave, Tacoma)



ORAL HISTORY AND RACE IN TACOMA

Professor Andrew Gomez November 14 at 5:30 p.m. Honey Café (1322 Fawcett Ave, Tacoma)

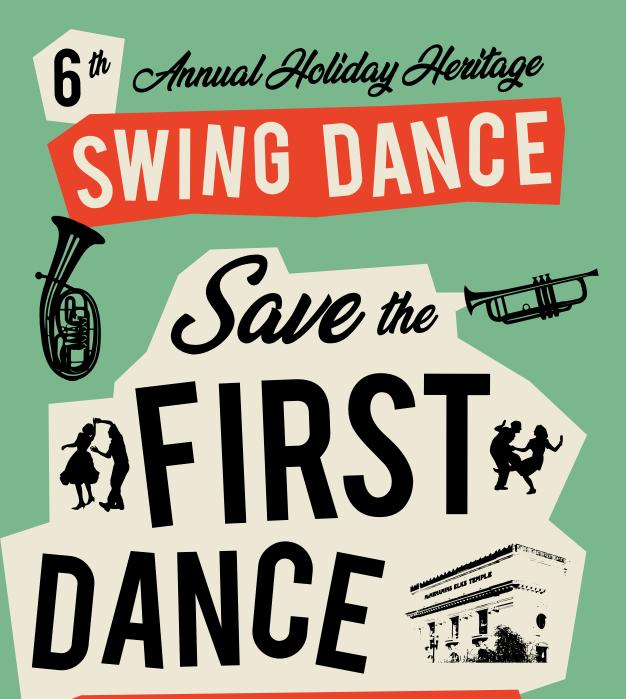
The lecture series is sponsored by the City of Tacoma's Historic Preservation Office, Tacoma Historical Society and Historic Tacoma.

For more information about the events or to request an interpreter or access accommodation, please contact Lauren Hoogkamer by email at landmarks@cityoftacoma.org or call (253) 591-5254.

TACOMA HISTORICAL SOCIETY







FRIDAY, NOVEMBER 8TH - 6PM - 9PM

at

MCMENAMINS ELKS TEMPLE, SPANISH BALLROOM

Live Music by

PIERCE COUNTY COMMUNITY BIG BAND

Dance Demos by

STUDIO 6 BALLROOM

I N F O

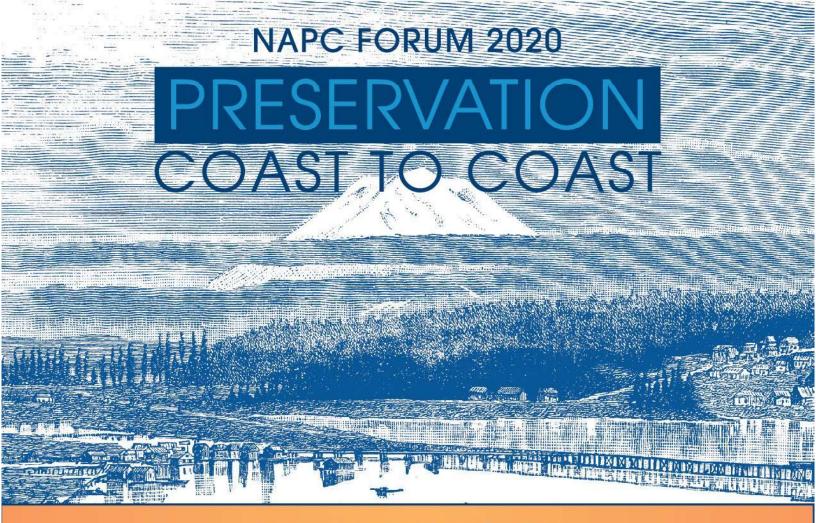
Join us at the newly restored Elks Temple for a night of dancing featuring the Pierce County Community Big Band and dance demos by Studio 6 Ballroom. Suggested donation for entry goes to support heritage events and programming in 2020. Presented by the Landmarks Preservation Commission.

Presented by the Landmark Preservation Commission.

More information can be found on our website at:

www.cityoftacoma.org/hpevents landmarks@cityoftacoma.org and 253-591-5254





TACOMA, WASHINGTON JULY 22-26, 2020

