

AGENDA
GIG HARBOR CITY COUNCIL STUDY SESSION
Thursday, January 25, 2024 - 3:00 PM
Community Rooms

This meeting may also be accessed through Zoom at <https://zoom.us/j/93216056382> or by calling (253) 215-8782 and entering Meeting ID 932 1605 6382.

CALL TO ORDER/ROLL CALL

DISCUSSION ITEMS

1. **Introduction of Parks Commission Appointee**
Mayor Tracie Markley
2. **State Building Code Adoption**
Building Official/Fire Marshal Paul Rice
3. **Redundant Watermain in Gig Harbor North**
Public Works Director Jeff Langhelm
4. **Levy Lid Lift**
Councilmember Brenda Lykins

ADJOURN

PUBLIC COMMENT & DECORUM

Public comment will be not be accepted at this study session.

AMERICANS WITH DISABILITIES (ADA) ACCOMMODATIONS

ADA accommodations can be provided upon request. Those requiring special accommodations should contact the city clerk at cityclerk@gjgharborwa.gov or (253) 853-7613 at least 24 hours prior to the meeting.



**City of Gig Harbor
City Council Agenda Bill**

Meeting Date: January 25, 2024

SUBJECT: State Building Code Adoption

SUBMITTED BY: Building Official/Fire Marshal Paul Rice

DEPARTMENT: Administration

PHONE: (253) 853-7632

SUGGESTED MOTION: None.

BACKGROUND INFORMATION: On March 15 the triennial update to the State Building Code (SBC) will go into effect. In accordance with state law, all local jurisdictions with responsibility for enforcing the SBC may amend the administrative provisions of the Code to coincide with local policies and procedures. Additionally, with the exception of the International Residential Code, amendments may be made to all other portions of the code that are more restrictive but not less.

In this update, the state is adopting the 2021 editions of the International Building, Residential, Fire, Mechanical, Wildland-Urban Interface, Fuel Gas, Existing Building by reference and Energy Conservation Codes promulgated by the International Code Council and the Uniform Plumbing Code promulgated by the International Association of Plumbing and Mechanical Officials, with particular state amendments.

At the local level, most of the proposed changes address “housekeeping” type issues such as revised text locations, the deletion or revision of obsolete definitions and passages as well as providing for consistency across the adopted codes. Additionally, the repeal of Chapter 15.02, Building Code Advisory Board, is proposed with all applicable sections now referencing the Hearing Examiner process of appeal.

The first reading and public hearing of the ordinance adopting the State Building Code will be at the February 12 city council meeting. This may be adopted at first reading with a super majority or brought back for second reading at the February 26 city council meeting.

FISCAL CONSIDERATION: N/A

ATTACHMENTS:

1. DRAFT Building Code Updates Ordinance

STRATEGIC PLAN PRIORITY: N/A

ORDINANCE NO. XXXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GIG HARBOR, WASHINGTON, RELATING TO BUILDINGS AND CONSTRUCTION; ADOPTING THE 2021 EDITIONS OF THE INTERNATIONAL BUILDING CODE, THE INTERNATIONAL RESIDENTIAL CODE, THE INTERNATIONAL MECHANICAL CODE, THE INTERNATIONAL FUEL GAS CODE, THE INTERNATIONAL FIRE CODE, THE INTERNATIONAL EXISTING BUILDING CODE, THE INTERNATIONAL WILDLAND-URBAN INTERFACE CODE, THE INTERNATIONAL ENERGY CONSERVATION CODE AND THE UNIFORM PLUMBING CODE BY REFERENCE; REPEALING CHAPTERS 15.02 AND 15.20, AS WELL AS MAKING CERTAIN CLEAN-UP AMENDMENTS, AMENDING GIG HARBOR MUNICIPAL CODE SECTIONS: 15.06.020, 15.06.060, 15.08.060, 15.10.040, 15.10.060, 15.12.030, 15.14.040, 15.16.050, 15.18.070 AND 15.22.065, PROVIDING FOR SEVERABILITY AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the Washington State Legislature adopted the state building code, to be effective in all counties and cities in Washington (RCW 19.27.031); and

WHEREAS, the state building code is comprised of a number of published codes, which are adopted by reference in the 2021 editions; and

WHEREAS, the City needs to adopt the 2021 editions locally, for enforcement purposes; and

WHEREAS, the City of Gig Harbor may adopt local amendments to the building code, consistent with Chapter 19.27 RCW; and

Whereas, the City finds that the local amendments contained herein are desirable to protect the public;

Now, therefore:

THE CITY COUNCIL OF THE CITY OF GIG HARBOR, WASHINGTON, ORDAINS AS FOLLOWS:

Section 1. Chapter 15.02 Building Code Advisory Board is repealed in its entirety.

Section 2. Section 15.06.020 of the Gig Harbor Municipal Code is amended as follows:

15.06.020 State building code adoption.

The following codes, together with the specifically identified appendices and the amendments in the Washington Administrative Code (WAC) and as further amended in this title, are hereby adopted by reference:

A. The International Building Code, ~~2018~~ 2021 Edition, as published by the International Code Council, Inc., including Appendix J, and as amended pursuant to Chapter 51-50 WAC;

B. The International Residential Code, ~~2018~~ 2021 Edition, as published by the International Code Council, Inc., including Appendix Chapter G as amended pursuant to Chapter 51-51 WAC;

C. The International Mechanical Code, ~~2018~~ 2021 Edition, as published by the International Code Council, Inc., including Appendix A, as amended pursuant to Chapter 51-52 WAC;

D. The International Fuel Gas Code, ~~2018~~ 2021 Edition, as published by the International Code Council, Inc., as amended pursuant to Chapter 51-52 WAC;

E. The International Fire Code, ~~2018~~ 2021 Edition, as published by the International Code Council, Inc., including Appendix Chapters B, C, F, I and J, as amended pursuant to Chapter 51-54A WAC;

F. The Uniform Plumbing Code, ~~2018~~ 2021 Edition, published by the International Association of Plumbing and Mechanical Officials, as amended pursuant to Chapter 51-56 WAC, including Appendix Chapters A, B, and I;

G. The International Existing Building Code, ~~2018~~ 2021 Edition, as published by the International Code Council, Inc., including Appendix Chapter A;

~~H. The Uniform Code for the Abatement of Dangerous Buildings, 1997 Edition, published by the International Conference of Building Officials;~~

~~I. H.~~ The International Energy Conservation Code, Commercial, ~~2018~~ 2021 Edition, as published by the International Code Council, and as amended pursuant to Chapter 51-11C WAC;

~~J. I.~~ The International Energy Conservation Code, Residential, ~~2018~~ 2021 Edition, as published by the International Code Council, and as amended pursuant to Chapter 51-11R WAC.

J. The International Wildland-Urban Interface Code, 2021 Edition, as published by the International Code Council, Inc., as amended pursuant to Chapter 51-55 WAC;

Section 3. Section 15.06.060 of the Gig Harbor Municipal Code is hereby amended as follows:

15.06.060 Definitions.

The following definitions shall apply when used in this title:

~~Building and Fire Safety Director~~ Building Official/Fire Marshal. Wherever the terms “building official,” “code official,” “fire code official,” “authority having jurisdiction,” or other reference to the chief code enforcement official is used in this title, it shall mean the ~~“building and fire safety director~~ Building Official/Fire Marshal” of the City of Gig Harbor.

~~Building and Fire Safety Department~~ Division. Wherever the terms “building department,” “authority having jurisdiction,” “department of building safety,” “department of mechanical inspection,” “department of fire prevention,” “department of inspection,” or other reference to the department responsible for enforcement of the city building code is used in this title, it shall mean the building and fire safety ~~department~~ division of the City of Gig Harbor.

Section 4. Section 15.08.060 of the Gig Harbor Municipal Code is hereby amended as follows:

15.08.060 Amendment to IBC Section 113.4.

~~113.1 General. The Building Code Advisory Board shall hear and decide those appeals and interpretations described in Chapter 15.02 GHMC.~~

Section 113 Means of Appeals

113.1 General.

In order to hear and decide appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of this code, the hearing examiner system established by GHMC 2.25 shall be utilized.

113.2 Limitations on Authority.

The hearing examiner shall be authorized to hear and decide appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of this code. Any reference, in the adopted codes, to a board of appeals shall be read as ‘hearings examiner.’

113.3 Authority and Limitations.

An application for appeal shall be based on a claim that the true intent of this code has not been correctly interpreted, or the provisions do not fully apply, or an equally good or

better form of construction is proposed. The hearings examiner shall have no authority to waive requirements of this code. The examiner is not authorized to interpret or decide on administrative provisions contained in Chapter 1.

113.4 Further Appeal to Superior Court

The decision by the Hearing Examiner under this Title shall be final and conclusive unless within twenty-one (21) days from the date of the decision, a party makes application to a court of competent jurisdiction for a writ of certiorari, a writ of petition or a writ of mandamus, or other applicable relief.

113.5 Fees.

A fee shall be paid for all appeals of administrative determinations to the hearing examiner. The amount of the fee shall be as specified in the city's currently adopted fee schedule.

Section 5. Subsection R109.1.6, Energy efficiency inspection, of Section 15.10.040 of the Gig Harbor Municipal Code is hereby amended as follows:

15.10.040 Amendment to IRC Section R109.1.

Section R109.1 of the IRC is amended as follows:

R109.1.6 Energy efficiency inspection. Inspections shall be made to determine compliance with the ~~International Energy Conservation Code, Residential, 2018 Edition (Chapter 51-11R-WAC)~~ currently adopted Washington State Energy Code; and shall include, but not be limited to, inspections for: envelope insulation R and U values, fenestration U value, duct system R value, and HVAC and water-heating equipment efficiency.

Section 6. Section 15.10.060 of the Gig Harbor Municipal Code is hereby amended as follows:

15.10.060 Amendment to IRC Section R112.

~~R112.1 General. The Building Code Advisory Board shall hear and decide appeals and make interpretations, all as described in Chapter 15.02 GHMC.~~

~~R112.2 Determination of substantial improvement in areas prone to flooding. When the building official makes a finding required in Section R105.3.1.1, the building official shall~~

determine whether the value of the proposed work constitutes a substantial improvement. A substantial improvement means any repair, reconstruction, rehabilitation, addition or improvement of a building or structure, the cost of which equals or exceeds 50 percent of the market value of the building or structure before the improvement or repair is started. If the building or structure has sustained substantial damage, all repairs are considered substantial improvement regardless of the actual repair work performed. The term does not include:

1. Improvements to a building or structure required to correct existing health, sanitary or safety code violations identified by the building official and which are the minimum necessary to assure safe living conditions; and

2. Any alteration of a historic building or structure provided that the alteration will not preclude the continued designation as an historic building or structure. For the purpose of this exclusion, an historic building is:

- 2.1 Listed or preliminarily determined to be eligible for listing in the National Register of Historic Places; or

- 2.2 Determined by the Secretary of the U.S. Department of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined to qualify as an historic district; or

- 2.3 Designated as historic under an approved state or local historic preservation program.

R112.2.2 Criteria for issuance of a variance for areas prone to flooding. A variance shall only be issued upon:

1. A showing of good and sufficient cause that the unique characteristics of the size, configuration and topography of the site render the elevation standards in Section R323 inappropriate.

2. A determination that failure to grant the variance would result in exceptional hardship by rendering the lot undevelopable.

3. A determination that granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, nor create nuisances, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.

4. A determination that the variance is the minimum necessary to afford relief, considering the flood hazard.

5. Submission to the applicant of written notice specifying the difference between the design flood elevation and the elevation to which the building is to be built, stating that

~~the cost of flood insurance will be commensurate with the increased risk resulting from the reduced floor elevation, and stating that construction below the design flood elevation increases risks to life and property.~~

~~113.1 General. The Building Code Advisory Board shall hear and decide those appeals and interpretations described in Chapter 15.02 GHMC.~~

Section 112 Board of Appeals, is renamed “Means of Appeals” and reads as follows:

112.1 General.

In order to hear and decide appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of this code, the hearing examiner system established by GHMC 2.25 shall be utilized.

112.2 Limitations on Authority.

The hearing examiner shall be authorized to hear and decide appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of this code. Any reference, in the adopted codes, to a board of appeals shall be read as ‘hearings examiner.’

112.3 Authority and Limitations.

An application for appeal shall be based on a claim that the true intent of this code has not been correctly interpreted, or the provisions do not fully apply, or an equally good or better form of construction is proposed. The hearings examiner shall have no authority to waive requirements of this code. The examiner is not authorized to interpret or decide on administrative provisions contained in Chapter 1.

112.4 Further Appeal to Superior Court

The decision by the Hearing Examiner under this Title shall be final and conclusive unless within twenty-one (21) days from the date of the decision, a party makes application to a court of competent jurisdiction for a writ of certiorari, a writ of petition or a writ of mandamus, or other applicable relief.

112.5 Fees.

A fee shall be paid for all appeals of administrative determinations to the hearing examiner. The amount of the fee shall be as specified in the city’s currently adopted fee schedule.

Section 6. Section 15.12.030 of the Gig Harbor Municipal Code is hereby amended as follows:

15.12.030 Amendment to IMC Section 109 114.

~~109.1 General. The Building Code Advisory Board shall hear and decide those appeals and interpretations described in Chapter 15.02 GHMC.~~

Section 114 Means of Appeals

114.1 General.

In order to hear and decide appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of this code, the hearing examiner system established by GHMC 2.25 shall be utilized.

114.2 Limitations on Authority.

The hearing examiner shall be authorized to hear and decide appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of this code. Any reference, in the adopted codes, to a board of appeals shall be read as 'hearings examiner.'

114.3 Authority and Limitations.

An application for appeal shall be based on a claim that the true intent of this code has not been correctly interpreted, or the provisions do not fully apply, or an equally good or better form of construction is proposed. The hearings examiner shall have no authority to waive requirements of this code. The examiner is not authorized to interpret or decide on administrative provisions contained in Chapter 1.

114.4 Further Appeal to Superior Court

The decision by the Hearing Examiner under this Title shall be final and conclusive unless within twenty-one (21) days from the date of the decision, a party makes application to a court of competent jurisdiction for a writ of certiorari, a writ of petition or a writ of mandamus, or other applicable relief.

114.5 Fees.

A fee shall be paid for all appeals of administrative determinations to the hearing examiner. The amount of the fee shall be as specified in the city's currently adopted fee schedule.

Section 7. Section 15.14.040 of the Gig Harbor Municipal Code is hereby amended as follows:

15.14.040 Amendment to IFGC Section 109 113.

~~109.1 General. The Building Code Advisory Board shall hear and decide those appeals and interpretations described in Chapter 15.02 GHMC.~~

Section 113 Means of Appeal

113.1 General.

In order to hear and decide appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of this code, the hearing examiner system established by GHMC 2.25 shall be utilized.

113.2 Limitations on Authority.

The hearing examiner shall be authorized to hear and decide appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of this code. Any reference, in the adopted codes, to a board of appeals shall be read as 'hearings examiner.'

113.3 Authority and Limitations.

An application for appeal shall be based on a claim that the true intent of this code has not been correctly interpreted, or the provisions do not fully apply, or an equally good or better form of construction is proposed. The hearings examiner shall have no authority to waive requirements of this code. The examiner is not authorized to interpret or decide on administrative provisions contained in Chapter 1.

113.4 Further Appeal to Superior Court

The decision by the Hearing Examiner under this Title shall be final and conclusive unless within twenty-one (21) days from the date of the decision, a party makes application to a court of competent jurisdiction for a writ of certiorari, a writ of petition or a writ of mandamus, or other applicable relief.

113.5 Fees.

A fee shall be paid for all appeals of administrative determinations to the hearing examiner. The amount of the fee shall be as specified in the city's currently adopted fee schedule.

Section 8. Section 15.16.050 of the Gig Harbor Municipal Code is hereby amended as follows:

15.16.050 Amendment to IFC Section 408 111

Section 111 Means of Appeals

~~108.1 General. The Building Code Advisory Board shall hear and decide those appeals and interpretations described in Chapter 15.02 GHMC.~~

111.1 General.

In order to hear and decide appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of this code, the hearing examiner system established by GHMC 2.25 shall be utilized.

111.2 Limitations on Authority.

The hearing examiner shall be authorized to hear and decide appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of this code. Any reference, in the adopted codes, to a board of appeals shall be read as 'hearings examiner.'

111.3 Authority and Limitations.

An application for appeal shall be based on a claim that the true intent of this code has not been correctly interpreted, or the provisions do not fully apply, or an equally good or better form of construction is proposed. The hearings examiner shall have no authority to waive requirements of this code. The examiner is not authorized to interpret or decide on administrative provisions contained in Chapter 1.

111.4 Further Appeal to Superior Court

The decision by the Hearing Examiner under this Title shall be final and conclusive unless within twenty-one (21) days from the date of the decision, a party makes application to a court of competent jurisdiction for a writ of certiorari, a writ of petition or a writ of mandamus, or other applicable relief.

111.5 Fees.

A fee shall be paid for all appeals of administrative determinations to the hearing examiner. The amount of the fee shall be as specified in the city's currently adopted fee schedule.

Section 9. Section 15.18.070 of the Gig Harbor Municipal Code is hereby amended as follows:

15.18.070 Amendment to IEBC Section 112.

Section 112 Means of Appeals

~~112.1 General. The Building Code Advisory Board shall hear and decide those appeals and interpretations described in Chapter 15.02 GHMC.~~

112.1 General.

In order to hear and decide appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of this code, the hearing examiner system established by GHMC 2.25 shall be utilized.

112.2 Limitations on Authority.

The hearing examiner shall be authorized to hear and decide appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of this code. Any reference, in the adopted codes, to a board of appeals shall be read as 'hearings examiner.'

112.3 Authority and Limitations.

An application for appeal shall be based on a claim that the true intent of this code has not been correctly interpreted, or the provisions do not fully apply, or an equally good or better form of construction is proposed. The hearings examiner shall have no authority to waive requirements of this code. The examiner is not authorized to interpret or decide on administrative provisions contained in Chapter 1.

112.4 Further Appeal to Superior Court

The decision by the Hearing Examiner under this Title shall be final and conclusive unless within twenty-one (21) days from the date of the decision, a party makes application to a court of competent jurisdiction for a writ of certiorari, a writ of petition or a writ of mandamus, or other applicable relief.

112.5 Fees.

A fee shall be paid for all appeals of administrative determinations to the hearing examiner. The amount of the fee shall be as specified in the city's currently adopted fee schedule.

Section 10. Chapter 15.20 of the Gig Harbor Municipal Code is repealed in its entirety.

Section 11. New Section 15.22.065 amending UPC Section 107.0 is hereby added to the Gig Harbor Municipal Code as follows:

15.22.065 Amendment to UPC Section 107.0.

Section 107.0, Board of Appeals, is renamed "Means of Appeals" and reads as follows:

107.1 General.

In order to hear and decide appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of this code, the hearing examiner system established by GHMC 2.25 shall be utilized.

107.2 Limitations on Authority.

The hearing examiner shall be authorized to hear and decide appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of this code. Any reference, in the adopted codes, to a board of appeals shall be read as 'hearings examiner.'

107.3 Authority and Limitations.

An application for appeal shall be based on a claim that the true intent of this code has not been correctly interpreted, or the provisions do not fully apply, or an equally good or better form of construction is proposed. The hearings examiner shall have no authority to waive requirements of this code. The examiner is not authorized to interpret or decide on administrative provisions contained in Chapter 1.

107.4 Further Appeal to Superior Court

The decision by the Hearing Examiner under this Title shall be final and conclusive unless within twenty-one (21) days from the date of the decision, a party makes application to a court of competent jurisdiction for a writ of certiorari, a writ of petition or a writ of mandamus, or other applicable relief.

107.5 Fees.

A fee shall be paid for all appeals of administrative determinations to the hearing examiner. The amount of the fee shall be as specified in the city's currently adopted fee schedule.

Section 10. Severability. If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, clause or phrase of this Ordinance.

Section 11. Copies of Codes Filed with City Clerk. Pursuant to RCW 35A.12.140, copies of all of the codes adopted by reference in this Ordinance have been filed with the City Clerk for use and examination by the public prior to adoption.

Section 12. Effective Date. This ordinance shall take effect 5 days after passage and publication as required by law.

PASSED by the City Council and approved by the Mayor of the City of Gig Harbor this 12th day of February 2024.

CITY OF GIG HARBOR

TRACIE MARKLEY, MAYOR

ATTEST/AUTHENTICATED:

By: _____
JOSH STECKER, City Clerk

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

By: _____
DANIEL P. KENNY

FILED WITH THE CITY CLERK:
PASSED BY THE CITY COUNCIL:
PUBLISHED:
EFFECTIVE DATE:
ORDINANCE NO:



**City of Gig Harbor
City Council Agenda Bill**

Meeting Date: January 25, 2024

SUBJECT: Redundant Watermain in Gig Harbor North

SUBMITTED BY: Public Works Director Jeff Langhelm, PE

DEPARTMENT: Public Works

PHONE: (253) 853-7630

SUGGESTED MOTION: None.

BACKGROUND INFORMATION: Currently there exists an operational issue within the water distribution system in Gig Harbor North, where St. Anthony Hospital and the associated medical campus is located. Specifically, there is a need for a redundant water supply to provide a backup supply of water to hospital campus in the case of disruption of city water.

Since 2019 the city has been working on establishing a water inter-tie in Canterwood Blvd. with Washington Water Service that would help supply water to the hospital campus during an emergency water supply issue. However, this project has been delayed due to negotiations related to the necessary interlocal agreement (ILA) with Washington Water.

During summer 2023 the city experienced an issue with the watermain on Canterwood Blvd. that resulted in the hospital campus not having water service for about 45 minutes. This incident focused staff's need to reassess the best and fastest solution for this issue by either completing the proposed emergency inter-tie in Canterwood Blvd. or constructing a redundant watermain to this area of Gig Harbor North as proposed in the city's current Water System Plan. At this point, staff has determined that the redundant water main connection between Canterwood Blvd. and Bering St would be the best way to supply water to the hospital campus during an emergency. See the attached proposed map.

The concept of the redundant watermain project consists of connecting the existing 8-inch ductile iron (DI) pipe in Bering St to the existing eight-inch DI pipe at the hospital campus with approximately 800 feet of new watermain. Per the Water System Plan, the project design cost is estimated to be \$320,000 and the project construction cost is estimated at \$500,000.

At the January 25 study session staff will present the current status of the Canterwood Inter-tie and request approval from council to stop all work on the Canterwood Inter-tie project and reallocate funds and resources to the redundant main connection.

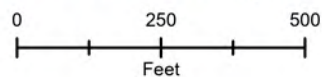
FISCAL CONSIDERATION: N/A

ATTACHMENTS:

1. Water Route Map

STRATEGIC PLAN PRIORITY: Ensure sustainable future for public services and facilities.

Emergency Water Intertie Gig Harbor Water Department



St Anthony
Hospital

Cushman Powerline

BARLEY LN
GRIFFIN PL
HUDSON LN
CARTIER LN
DRAKE LN

52ND AVE CT NW

BRIDLEPATH DR NW

BERING ST

BALTIC ST

Target

Extent Map



Legend

- City Boundary
- Existing Water Main
- Potential Water Connection Alignment
- Connection to Existing System

The map features are approximate and are intended only to provide an indication of said feature. Additional areas that have not been mapped may be present. This is not a survey. Topography and other data may not align. The City assumes no liability for variations ascertained by actual survey. ALL DATA IS EXPRESSLY PROVIDED AS-IS AND WITH ALL FAULTS. The City makes no warranty of fitness for a particular purpose. The information on this map will change over time without notice.