



CITY OF PUYALLUP  
**Development & Permitting Services**  
 333 S. Meridian, Puyallup, WA 98371  
 (253) 864-4165  
[www.cityofpuyallup.org](http://www.cityofpuyallup.org)

**Permit No:**  
 PRCTI20230447

**COMMERCIAL - TENANT IMPROVEMENT/REMODEL**  
 Puyallup, WA

<b>Job Address</b>	Address: 2504 E MAIN, PUYALLUP, WA 98372 Parcel # 0420264065	<b>ISSUED</b> May 03, 2023
<b>Owner</b>	IDIL PUYALLUP LLC 1197 PEACHTREE ST STE 600 ATLANTA, GA 30361	
<b>Applicant</b>	Mark Douglas Evans 1200 5th Avenue, Suite 1300 Seattle, WA 98101 (206) 408-8519 mevans@nelsonww.com	
<b>Contractor</b>	POE CONSTRUCTION INC. PO BOX 899 AUBURN, WA 98071-0899 WA L&I #:	
<b>Description of Work</b>	Installation of manufacturing equipment and machines, crane structure, assembly and testing workstations and storage racking within existing warehouse building. Work includes existing slab modifications for new equipment foundations, equipment anchorage, and new roof penetrations for equipment exhaust piping.	
<b>Permit Types</b>	Commercial - Tenant Improvement/Remodel	
<b>Expiration Date:</b>	October 30, 2023	

**Building Components:**

Quantity	Units	Description	Unit Cost	Subtotal Cost
9126	SQ FT	Commercial Tenant Improvement/Remodel	\$0.00	\$0.00
185625	SQ FT	Factory and Industrial	\$0.00	\$0.00
<b>Total Value of Work:</b>				\$0.00

**Standard Conditions:**

1. \* Final approval by the Building Official is required prior to use or occupancy.\* Work shall not proceed until the inspector has approved the stages of construction.\* Surface storm water shall be diverted from the building site and shall not drain onto adjacent properties.\* I hereby acknowledge that I have read this Permit/Application, that the information given is correct; that I am the owner or the duly authorized agent of the owner; that plans submitted herewith are in compliance with all applicable city, county and state laws and that all construction will proceed in accordance with said laws. This permit shall expire if work is not commenced with 180 days or if the work is suspended for a period of 180 days. Permits expire two years from issuance. \* By leaving the contractor information section blank, I hereby certify further that contractors (general or subcontractors) will not be hired to perform any work in association with this permit. I also certify that if I do choose to hire a contractor (general or subcontractor) I will only hire those contractors that are licensed by the State of Washington. If you are a property owner, contractor or permittee and you are paying for someone to perform the work, they must have a valid contractor registration and the person(s) installing plumbing inside a structure must meet the plumbing certification requirements. If you have any questions regarding these regulations, you may contact the Washington State Department of Labor and Industries or you can find more

information on-line at: <http://www.lni.wa.gov/TradesLicensing/Contractors/HireCon/default.asp>

## 2. RedDot Phasing requirements with Permit Conditions

- Once permit is issued a phasing plan can be established.
- Phase 2 will be allowed to have Partial occupancy under the following conditions.
  - o Make up air or exhausting is not required or called out by the engineers for phase 2.
  - o Oxygen, Natural Gas or Nitrogen are not being used unless they are in approved individual cylinders meeting allowable quantities.
  - o L&I approval has been given for all electrical in phase 2.
  - o Emergency lighting is tested and approved.
  - o Modular Units are not part of phase 2.
  - o Egress path is marked on floor per floor plan.
  - o All operational permits have been obtained by RedDot through Central Pierce Fire & Rescue that are needed for that area.
- Phase 3, 4, and 5
  - o The following areas will not be allowed occupancy until all requirements in that phased area are met. If any of the listed items below are required and not installed, inspected, tested, and approved by L&I and City, those areas will not be approved for partial occupancy.
    - ? Fire Sprinklers
    - ? Suppression
    - ? Fire Alarm
    - ? Mechanical Ventilation and Exhaust
    - ? Oxygen/Nitrogen tank install and piping
    - ? Bay door will be allowed to be secured open as a temporary measure prior to install of louvered system
- Any items not listed above that were previously called out by an engineer will still be required and may alter timelines or phasing. The City strongly suggests that previous reports are reviewed and understood prior to asking for occupancy or phasing.
- Failing to comply with permit conditions will result in revoking the Partial/TCO approval for occupancy in the warehouse for all phases.

## 3. Development Engineering standard commercial conditions:

- Any and all deferred submittals from City of Puyallup permits B-20-0235, B-21-0386, E-20-0137, PRCTI20220873, and PRCTI20221916 shall be addressed under this building permit for the manufacturing facility. A pre-treatment application is required as are civil plans stamped by a qualified Professional Engineer (PMC 14.06).
- The manufacturing equipment is only permitted to connect to City water under permit PRCTI20230447. The 16 water fixture units totaled in the Plumbing Fixture Count Summary were used to calculate and assess water system development fees for PRCTI20221916. The water SDCs collected under PRCTI20221916 apply to all manufacturing equipment. Until the City approves the pre-treatment facilities, the manufacturing process water shall be pumped and hauled off site for treatment. The sanitary sewer connection for the manufacturing area requires a permit revision or new utility connection permit to assess sanitary sewer SDCs.
- All commercial development, multi-family, mixed use facility, or irrigation systems water service connections must have installed an approved backflow prevention assembly installed as directed by the Puyallup Municipal Code 14.02.220(3) and conforming to city standard section 03.04 - backflow installation.
- Any violation of PMC chapter 21.14 pertaining to clearing, filling and grading, erosion and sediment control, and storm water discharges shall be prosecuted to the fullest extent of the law.- Any addition/expansion to the footprint of the building including decks and porches not originally shown on the approved set of plans must obtain proper permits prior to construction.
- The applicant is responsible to call the utility notification center at 1-800-424-5555 before beginning any excavation. Call before you dig, it's the law.
- No work shall be done in or on the public right of way without a licensed and bonded contractor first obtaining a right of way permit.
- Any code requirement that may have been overlooked in this plan review does not imply that the requirements have been waived.

## 4. Manufacturing Permit Fire Conditions

- Comply with 2018 IFC, 2018 IBC and current NFPA codes and standards
- FPE report to be fully completed and may require a closeout letter stating all items are code compliant.
- All other permits must be Finaled prior to this permit
- Total coverage required in the city of puyallup
- L&I Final required prior to Fire Final
- Exit lighting test required, contractor to provide light meter, each phase will be tested separately. After all phases are installed a final light test will be required.
- Separate permits required for Fire Alarm and Fire Sprinkler.
- Fire extinguishers required per code and will be field verified for placement.
- Elevator – L&I Final required prior to inspection; Fire Alarm contractor required onsite for inspection.
- A Knox box is required at the front entry on the exterior of the building if equipped with a Fire Alarm System or Fire Sprinkler System.
- PIV must have a Knox lock or approved lock with an extra key provided in Knox box
- Existing buildings will need to contact central pierce fire & rescue and update the key in the Knox box
- All above items to be completed prior to fire final. Fire final required before building final

Schedule your inspection online through the City of Puyallup online permit system. This is a request for inspection only. A date and time will be selected by Inspector depending on availability. Email prior to inspection for date and time. Fire Inspections are Monday – Thursday there will be no inspections on Fridays.

David Drake 253-864-4171 ddrake@puyallupwa.gov

Permit is valid 180 days from date of issuance. Permit validity is subject to all adhering to all applicable codes, ordinances and standards, and conditions of this permit.

**I certify that I am the owner of this property or the owner's authorized agent, including an appropriately licensed contractor. I have read and examined this application and furnished true and correct information. I will comply with all provisions of law and ordinances governing this type of construction work, whether specific herein or not. By submitting this application, I give the jurisdiction permission to enter the property to perform inspections. The granting of this permit does not presume or give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction. I understand that failure to comply with the above may result in revocation of the permit.**

**Applicant:**  
Mark Douglas Evans