



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

**Permit No:**  
**PRCTI20230310**

## COMMERCIAL - TENANT IMPROVEMENT/REMODEL

Puyallup, WA

<b>Job Address</b>	Address: 1601 INDUSTRIAL PARK WAY, PUYALLUP, WA 98371 Parcel # 0420212076	<b>ISSUED</b> June 08, 2023
<b>Owner</b> AMB INSTITUTIONAL ALLIANCE FUND III LP 1800 WAZEE ST DENVER, CO 80202		
<b>Applicant</b> Luis Perez Trueba 1200 5th AVE, SUITE 400 Seattle, WA 98101 (206) 739-3260 <a href="mailto:luisp@burgesspnw.com">luisp@burgesspnw.com</a>		
<b>Contractor</b> ELITE MECHANICAL SERVICES LLC 8304 WOODGROVE CT SE OLYMPIA, WA 98513 <a href="mailto:admin@elitemechsvcs.com">admin@elitemechsvcs.com</a> WA L&I #:		
<b>Description of Work</b> ±130,912 SF, NON-STRUCTURAL INTERIOR TENANT IMPROVEMENT: WORK INCLUDES NON-STRUCTURAL DEMOLITION, NEW PARTITIONS, DOORS, AND FINISHES.		
<b>Permit Types</b>	Commercial - Tenant Improvement/Remodel	
<b>Expiration Date:</b> December 05, 2023		

### 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. • Comply with 2018 IFC and 2018 IBC
- 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
  - Separate permits required for Fire Alarm and Fire Sprinkler
  - RTU'S will be required to be tested for shut down
  - Smoke and Fire dampeners will be tested with Fire Alarm. Access doors are required for maintenance and visual

inspection.

- Fire extinguishers required per code
- 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

#### 5. Development Engineering standard commercial conditions:

- Occupancy will not be granted until all work associated with the required utility connection/repair permit PRUSR20230614 to install the sewer sampling tee has been completed and approval has been provided.

-- A commercial development must have installed a side sewer sampling tee installed in conformance to city standard section 04.03 – side sewer.

- The record civil drawings indicate that a reduced pressure backflow assembly has been installed. However if one does not exist on the water service connections an approved backflow prevention assembly must be installed as directed by the Puyallup Municipal Code 14.02.220(3) and conforming to city standard section 03.04 - backflow installation. A reduced pressure backflow assembly (RPBA) is required as directed by the City of Puyallup,

- Due to the proximity of this property to a secondary water source (i.e. clarks creek, meeker ditch, etc.) the applicant shall install a reduced pressure backflow assembly per city standards.

- Any code requirement that may have been overlooked in this plan review does not imply that the requirements have been waived.

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:**  
Luis Perez Trueba