



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

Permit No:
 PRCTI20230877

COMMERCIAL - TENANT IMPROVEMENT/REMODEL
 Puyallup, WA

Job Address	Address: 100 RIVER RD, PUYALLUP, WA 98371 Parcel # 0420281160	ISSUED July 07, 2023
Owner	SOUTHWEST CORNER PROPERTIES LLC PO BOX 538 PUYALLUP, WA 98371-0173	
Applicant	David Boe 1130 Broadway, Suite 207 Tacoma, WA 98402 (253) 383-7762 dboe@boearc.com	
Contractor	CONCRETE CONSTRUCTION NW 104 MERIDIAN E MILTON, WA 98354 WA L&I #:	
Description of Work	The project is the reconfiguration of the existing parking area at the Korum Ford Service Center to create an Electric Vehicle Charging Court for 8 vehicles (with one stall being van accessible). No change to the existing driveways or storm drainage system - with the existing asphalt being ground and overlaid with new paving. A concrete walk with foundations for the EV Charging Units is proposed along the existing CMU Wall of the Service Center. Landscaping along Meridian will follow the same landscaping design and materials per the recently upgraded frontage along River Road with the completion of the new Lincoln Showroom. A replacement transformer and electrical gear will be installed by PSE as part of this project (necessitated by the installation of the EV Charging Units).	
Permit Types	Commercial - Tenant Improvement/Remodel	
Expiration Date:	January 03, 2024	
Total ESU's		

Building Components:

Quantity	Units	Description
0	SQ FT	Commercial Tenant Improvement/Remodel

Total Value of Work: \$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. 1. INSTALL ADDRESS NUMBERS PER THE FOLLOWING DISTANCES: 0-50 FOOT SETBACK FROM STREET NUMBERS SHALL BE 6 INCHES IN HEIGHT; 51-100 FEET 12 INCHES IN HEIGHT. ALL NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDITIONAL NUMBERS MAY BE NEEDED AT DRIVEWAY ENTRANCE IF BUILDING NUMBERS ARE NOT VISIBLE FROM THE STREET. REAR DOORS OF SUITES OR UNITS SHALL ALSO BE LABELED WITH MINIMUM 4 INCH NUMBERS.
2. FIRE HYDRANTS REQUIRED FOR CONSTRUCTION AND FIRE DEPARTMENT ACCESS SHALL BE INSTALLED AND APPROVED BY THE FIRE CODE OFFICIAL PRIOR TO THE STORAGE OR INSTALLATION OF ANY COMBUSTIBLE FRAMING MATERIAL. ACCESS ROADWAY SURFACES SHALL BE DESIGNED TO CITY STANDARDS AND BE DESIGNED TO MAINTAIN THE IMPOSED LOADS OF A 80,000 POUND FIRE APPARATUS. ASPHALT TREATED BASE, ASPHALT OR CONCRETE PAVEMENT CAN BE USED TO PROVIDE THE REQUIRED ALL-WEATHER DRIVING SURFACE.
3. ANY REQUIRED FIRE LANE MARKINGS SHALL BE INSTALLED PRIOR TO FINAL INSPECTION AND PER CITY ORDINANCE.
4. KNOX BOXES, WHEN REQUIRED, SHALL BE INSTALLED USUALLY TO THE RIGHT OF THE MAIN FRONT DOOR AND NO HIGHER THAN 6 FEET OFF OF THE GROUND. ONLY HINGED KNOX BOXES SHALL BE USED. KNOX BOXES AND KEY SWITCHES CAN BE ORDERED ONLINE AT THE "KNOX COMPANY"
5. FIRE EXTINGUISHERS WILL BE REQUIRED PER CHAPTER 9 OF THE INTERNATIONAL FIRE CODE. GENERALLY, 1 FIRE EXTINGUISHER WITH A MINIMUM RATING OF 2A 10BC SHALL BE INSTALLED PER EVERY 3,000 SQUARE FEET OF FLOOR AREA. THE LOCATION OF THE FIRE EXTINGUISHERS SHALL BE NEAR THE EXIT DOORS AND TRAVEL DISTANCE TO AN EXTINGUISHER SHALL NOT EXCEED 75 FEET. ADDITIONAL SIGNAGE MAY BE NECESSARY TO INDICATE THE FIRE EXTINGUISHER LOCATION.

3. Add root barrier detail to plan set, found here: <https://www.cityofpuyallup.org/1445/100---Roadway>

4. Development Engineering standard commercial conditions:

- Prior to starting site work request an inspection for erosion and sediment.
- Sediment control and erosion procedures shall be practice to eliminate and prevent off site damage. Stormwater runoff originating upgrade of exposed areas shall be controlled to reduce erosion and sediment loss during the period of exposure.
- 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.
- Curb, gutter, sidewalk and approach must be poured per city standards. Any public curb, gutter, or sidewalk broken now or during the course of construction shall be removed and replaced per City Standards.
- The builder/owner shall be responsible for keeping the existing right-of-way free of debris and dirt. 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. The sidewalk shall remain unobstructed at all times. All work to be completed on private property. on "finished construction" and reviewed and accepted by the City of Puyallup.

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

Applicant:
David Boe

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.