



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

Permit No:
PRMU20221586

RESIDENTIAL - NEW MULTI-UNIT

Puyallup, WA

Job Address	Address: 4002 10TH ST SE, PUYALLUP, WA 98374 Parcel # 4389000180	ISSUED August 23, 2023
Owner COPPERBERRY CONDOMINIUMS LLC 1002 39TH AVE SW #302 PUYALLUP, WA 98373		
Applicant Bill Riley 1002 39th ave SW Suite 303 Puyallup, WA 98373 (253) 686-0654 bill@thebrcf.com		
Contractor BRC FAMILY LLC PO BOX 731310 PUYALLUP, WA 98373-0060 WA L&I #:		
Plumbing Contractor MERIDIAN PLUMBING 9723 160TH ST E PUYALLUP, WA 98375 WA L&I #:		
Description of Work South Building of CopperBerry, R-2 Apartments 6 Plex and 600 sq ft commercial office space: IMPACT FEE DEFERRAL CIVIL: PRCCP20221569		
Permit Types	Residential - New Multi-Unit	
Expiration Date: February 17, 2024		
Total ESU's		

Building Components:

Quantity	Units	Description
10992	SQ FT	Apartment Homes
6	#UNITS	SDC - Triplex/Apartments (sewer)
6	QTY	SDC - Commercial/Industrial Plumbing Fixtures (sewer)
4.8	QTY	Street Impact Commercial
6	QTY	Park Impact Residential (1000-1999 sq ft)
7	QTY	Garbage Disposal
68	QTY	Plumbing Fixtures
7	QTY	Water Heater (PL)
6	QTY	Exhaust Hood/Range Hood
18	QTY	Exhaust Vent Fan
6	QTY	Gas Appliances
12	QTY	Suspended Heater, Recessed Wall Heater, or Floor unit Heater

Total Value of Work:	\$982,794.72
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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. Development Engineering standard commercial conditions:

- Prior to starting site work request an inspection for erosion and sediment.
- Occupancy will not be granted until all civil work associated with PRCCP20221569 has been completed and approval has been provided.
- 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. Attached to the site plan is the city of puyallup's stormwater fact sheet. or See approved civil plan PRCCP20221569 for approved method of control.
- Stormwater control of roof downspouts required. See Civil Permit PRCCP20221569
- 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. A double detector check valve assembly (DDCVA) is required or A reduced pressure backflow assembly (RPBA) is required as directed by the City of Puyallup, Fruitland Mutual Water Company, Tacoma City Water or Valley Water District.
- The applicant is responsible to schedule all utility inspections prior to backfilling
- Curb, gutter, sidewalk and approach must be poured per city standards. See Civil Permit PRCCP20221569
- Driveway approach must be a minimum of 30' wide. See Civil Permit PRCCP20221569
- 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.
- A separate right of way permit must be obtained is required by a licensed and bonded contractor to make the sanitary sewer main tap. See Civil Permit PRCCP20221569
- Any code requirement that may have been overlooked in this plan review does not imply that the requirements have been waived.

- 5. • Comply with 2018 IFC and 2018 IBC
 - Total coverage required in the city of puyallup
 - L&I Final required prior to Fire Final
 - Separate permits required for Fire Alarm and Fire Sprinkler

- Fire Alarm is required to monitor the Fire Sprinkler System and required under the City Municipal Code for Total Coverage.

- See separate conditions for Fire Sprinkler and Fire Alarm.
- A Knox box is required at the riser room on the exterior of the building.
- 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

6. • Provide plans and permit on site for inspection.

- Cover and final inspections are required.
- Fire watch is required when sprinkler system is out of service in existing buildings.
- Contractor required at all inspections.
- Hydro test will be required on all new and existing buildings. Appointment required.
- Hydro test, two inspections will be required 2hrs apart. Call to schedule times. Am/pm is not guaranteed without appointment
- Fire pumps will be required to be tested and witnessed by inspector.
- Tool kit required at time of final.
- NFPA placards required
- Due to unforeseeable construction design, all head locations to be field verified for compliance.

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7.

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:
Bill Riley