



Permit Review Correction Letter

Permit Application # PRCNC20230967

October 05, 2023

The City has completed the review of the above-mentioned permit submittal. All of your review comments, conditions, and redlined plans can be found on the [City's permit portal](#). Redlined plans can be found on the City's Permit Portal in the "Reviews" section under "Documents Returned for Corrections". Below please find the permit submittal review comments from your review team and re-submittal instructions. Should you have any questions regarding the review comments, please contact the plan reviewer associated with the comment listed below.

Re-submittal Instructions

To resubmit, you must address all comments and complete and submit the [resubmittal form](#) and a letter of transmittal. Letter of transmittal must be submitted to the 'resubmittal form' item listed in the submittal items list. Avoid using "upload additional docs" unless there is NO submittal item available for your document. Please Note: If you do not resubmit as instructed your re-submittal will be rejected. If you have any questions about how to resubmit, please contact the permit center.

- 1 Log in to your permits portal and navigate to the status page for this permit under the "My Items" tab by selecting the "Upload Submittals" button under the permit number.
- 2 For each submittal item listed re-submit a new version of the submittal item by clicking the "New Version" button next to the file name of the original file submitted. DO NOT click the 'browse' button unless the document you are submitting for that submittal item is not a new version of the originally submitted document. Click 'Upload Documents' at bottom of the page.
- 3 If any re-submittal fees have been assessed, you will need to pay your resubmittal fee at the time of resubmittal. Your resubmittal will not be processed until the fee has been paid.

Corrections

Corrections to be addressed on the next set of resubmitted plans:

Building Review	Ray Cockerham	(253)841-5585	RayC@PuyallupWA.gov
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<p>- 23-0623 Plans-combined G0.01 Underground fire lines must be included in site civil permits. - 23-0623 Plans-combined G0.01 Design Build deferred submittal proposed by McKenzie Architects. Provide electrical plans that detail code compliance. include exit capacity from electrical room, exit illumination, exit signage, energy code compliance and EV as proposed per code. - Property is an attractive nuisance. A separate demolition permit will be required for the demo of the structures currently on the site and will require documentation from the Puget Sound Clean Air agency at the time of submittal for the demo permit.</p> <p>Building plans will need to be complete with all building, mechanical, plumbing, energy code items and accessibility requirements that apply to project.</p>			
Engineering Review	Yianni Charitou	(253)435-3612	YCharitou@PuyallupWA.gov
<p>- The building permit site plan must match the approved civil permit site plan. Since this Mackenzie Architect site plan is included in the construction plan set, please submit the PRCCP20231096 Barghausen civil site plan for the PRCNC20230967 building permit site plan to ensure that the two permits match. The Barghausen civil site plan meets most, if not all, of the site plan standards necessary to approve the site plan. If you choose to use the Mackenzie site plan, please refer to the CoP Site Plan Standards (available in CityView permitting portal) to make sure you have all the necessary information depicted on your site plan including, but not limited to, parcel numbers, easements, utilities, contours, and access.</p> <p>The building permit cannot be issued until the civil permit is approved and issued. A final comparison of the building and civil plans is required prior to building permit issuance. [SITE PLAN, sheet A1.10]</p>			
Engineering Traffic Review	Bryan Roberts	(253)841-5542	broberts@PuyallupWA.gov
<p>- Please verify if end user has been identified for this project. Traffic impact fees have been calculated assuming warehouse (LUC 150) trip generation rates. If end user differs from the current assumption, additional traffic impact and/or operational analysis may be necessary.</p>			
Fire Review	David Drake	(253)864-4171	DDrake@PuyallupWA.gov
<p>- 1. Provide emergency lighting plan including exterior lighting at all exit doors. 2. Site plan does not show riser room being 2hr, notes are called out under fire protection. 3. Provide electronic gate details showing clearances on site plan with Opticon and battery backup.</p>			
Planning Review	Nabila Comstock	(253)770-3361	NComstock@PuyallupWA.gov

- Please see engineering comment regarding site plan requirements.

Conditions

The items listed in the table below are conditions of the permit that do not need to be addressed on the next resubmittal of plans but will need to be fulfilled at some point in the permit review process. The “Condition Category” indicates the approximate phase of the permit process by which the condition must be fulfilled in order for the City to continue processing this permit. “Condition Status” if “Open” means that the condition has not been fulfilled, if “Resolved” means the condition has been fulfilled successfully. For some conditions that require submittal of a document to the City, those documents can be submitted via the Conditions Section of the [City’s permit portal](#).

Condition Category	Condition	Department	Condition Status
Prior to Issuance	Building permit PRCNC20230967 shall not be issued until civil permit PRCCP20231096 and all necessary demolition permits are issued first. The building permit site plan must match the approved civil permit site plan. A final comparison of the building and civil plans are required prior to building permit issuance. [Yianni Charitou @ 08/04/2023 8:57 AM]	Engineering Division	Open
Prior to Occupancy	In accordance with Puyallup Municipal Code 11.08.135, the new commercial project is required to complete improvements along the property's street frontage. Occupancy shall not be granted until all civil work associated with PRCCP20231096 has been completed by the contractor and approved by the City. [Yianni Charitou @ 08/04/2023 8:38 AM]	Engineering Division	Open
Prior to Completion	A side sewer sampling connection is required to be installed on the commercial sanitary side sewer service in accordance with City policy ENG 21-03. Refer to civil permit PRCCP20231096 Water and Sanitary Sewer Plan sheets for the location of the proposed side sewer sampling connection. [Yianni Charitou @ 08/04/2023 8:44 AM]	Engineering Division	Open
Prior to Completion	An approved reduced pressure backflow assembly (RPBA) device is required to be installed on the domestic water service per City Standard Detail 03.04.02. For more information, visit https://www.cityofpuyallup.org/1131/Backflow-Prevention-Cross-Connection . Upon approval of the installation by the city inspector, the backflow device shall be tested by a Washington State certified backflow assembly tester, and the test report results shall be submitted to the City prior to occupancy of the building.	Engineering Division	Open
Prior to Completion	An approved double check valve assembly (DCVA) backflow device is required to be installed on the irrigation water service per City Standard Detail 03.04.01. For more information, visit https://www.cityofpuyallup.org/1131/Backflow-Prevention-Cross-	Engineering Division	Open

Condition Category	Condition	Department	Condition Status
	<p>Connection. A double check valve assembly (DCVA) may be installed to isolate all irrigation systems that do not use injectors or pumps to apply fertilizer and other agricultural chemicals. A reduced pressure backflow assembly (RPBA) is required to isolate irrigation systems using injectors or pumps to apply fertilizer and other agricultural chemicals.</p> <p>Upon approval of the installation by the city inspector, the backflow device shall be tested by a Washington State certified backflow assembly tester, and the test report results shall be submitted to the City prior to occupancy of the building.</p>		
Prior to Completion	<p>Per City Design Standard Section 302.3, a double detector check valve assembly (DDCVA) backflow device is required on the fire service line to any building which is equipped with a closed fire sprinkler protection system. The DDCVA shall be located inside the building or in a vault at or near the property line and shall be installed in accordance with City Standard Detail 03.10.01-1 and 03.10.01-2.</p> <p>Upon approval of the installation by the city inspector, the backflow device shall be tested by a Washington State certified backflow assembly tester, and the test report results shall be submitted to the City prior to occupancy of the building.</p>	Engineering Division	Open
Prior to Occupancy	<p>The approved Stormwater Maintenance Agreement from PRCCP20231096 shall be recorded prior to the City granting a certificate of occupancy. Once recorded, provide the City with the Auditor File Number (AFN) for verification. [Yianni Charitou @ 08/04/2023 9:25 AM]</p>	Engineering Division	Open
Prior to Occupancy	<p>Right-of-way dedication to match the abutting street classification shall be required as determined by Development Engineering. No building permit or development permit shall be granted for the construction or substantial improvement of any industrial, commercial, or residential building, or plat unless the plans and specifications contain provisions for the dedication to the City of sufficient street right of way for the classification of the street abutting the property according to the street plans and street development needs of the city for that street. In accordance with Puyallup Municipal Code Chapter 11.08.120, the subject site property owner shall dedicate approximately 10.5' of right-of-way to match the street classification of 15TH ST SE. Please fill out the REETA template form and the Right of Way Dedication Deed form provided under civil permit PRCCP20231096. The Deed form must include a legal description and be accompanied by an exhibit (survey completed by licensed surveyor) depicting the right-of-way dedication. Once drafted, please return these documents to me to review with the Engineering Support Specialist and City Engineer. If accepted, the City Engineer will sign the Deed so that it can be recorded with Pierce County.</p>	Engineering Division	Open

If you need assistance with resubmitting your corrections, please contact the Permit Center.

Sincerely,

City of Puyallup Permit Center
(253) 864-4165 option 1
permitcenter@puyallupwa.gov