



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

**Permit No:**  
 PRDE20231447

## DEMOLITION

Puyallup, WA

<b>Job Address</b>	Address: 240 15TH ST SE, PUYALLUP, WA 98372 Parcel # 0420274126	<b>ISSUED</b> October 27, 2023
<b>Owner</b>	CREF3 PUYALLUP OWNER LLC 1345 AVE OF THE AMERICAS 46 FLOOR NEW YORK, NY 75039	
<b>Applicant</b>	Demian Hinkle 3315 S Pine Street Tacoma, WA 98409 (253) 472-4489 demian@dickson.net	
<b>Contractor</b>	DICKSON COMPANY 3315 S PINE ST TACOMA, WA 98409-5793 WA L&I #:	
<b>Description of Work</b>	Demolition of Building C (office building), slab, footings and foundations to remain - BLDG. C	
<b>Permit Types</b>	Demolition	
<b>Expiration Date:</b>	April 24, 2024	
<b>Total ESU's</b>		

**Building Components:**

Quantity	Units	Description
1800	SQ FT	Building/Structure Demolition
		<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. Development Engineering standard demolition conditions:

1. All inspections shall be requested through the CityView portal. The job start and erosion and sediment inspections shall be passed prior to starting work.
2. Sediment control and erosion procedures shall be practiced 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. Refer to the City standard details 02.03.02 & 05.02.01 for typical erosion and sedimentation control methods.
3. The applicant shall call the Utility Notification Center at 1-800-424-5555 before beginning any work. Call 811 before you dig, it's the law.

Site-specific Conditions:

- Refer to Civil Permit Application PRCCP20231096 for the location of utilities. The demolition contractor is responsible for locating the existing sanitary sewer service and two water services before cutting and capping at the property line.
- The applicant shall cut and cap the sanitary sewer lateral on the customer's side of the cleanout located at the property line, under the supervision of a City Inspector, prior to any demolition. The existing sewer lateral shall not be reused. The applicant shall request an inspection through the CityView portal. Utility inspections are required prior to backfilling.
- The applicant shall cut and cap the water service on the customer's side of the water meter setter, under the supervision of a City Inspector, prior to any demolition. The applicant shall request an inspection through the CityView portal. The City Water Division shall perform the water meter removal. Contact Jeff Daschofsky at 253-841-5512 to schedule the water meter removal.

I hereby acknowledge that I have read and understand the contents of this permit and I hereby state that the information I have supplied is true and correct.

Indemnification / Hold Harmless

The Permittee shall defend, indemnify and hold the Public Entity, its officers, officials, employees and volunteers harmless from any and all claims, injuries, damages, losses or suits including attorney fees, arising out of or in connection with activities or operations performed by the Permittee or on the Permittee's behalf out of issuance of this Permit, except for injuries and damages caused by the sole negligence of the Public Entity.

However, should a court of competent jurisdiction determine that RCW 4.24.115 applies to this Permit, then the Permittee agrees to defend, indemnify and hold the Public Entity, its officers, officials, employees and volunteers harmless to the maximum extent permitted thereunder. It is further specifically and expressly understood that the indemnification provided herein constitutes the Permittee's waiver of immunity under Industrial Insurance, Title 51 RCW, solely for the purposes of this indemnification. This waiver has been mutually negotiated by the parties. The provisions of this section shall survive the expiration or termination of this Agreement.

3. Demolition to slab, footing and foundations.

Site conditions may not create a hazard; foundation heights over 30 inches, areas that can collect water over 12 inches, bolts, pipes, and other hazards must be mitigated by the contractor prior to final inspection request. See International Building Code for construction site safety requirements.

Provide Puget Sound Clean Air Agency Notification on site for review.

4. Upon demolition of the existing structures, utility service credits become available for the subject site. It is the property owner's responsibility to retain a copy of available utility service credits and to submit them to the City for future utility development credit. Utility service credits are only valid for a period of six years from the date of permit issuance for which the credits are granted. 6 water and 4 sewer FUW credits were granted for the Building C demolished structure. Storm FUW credits can be redeemed on civil permits only. If you would like to redeem a portion or all of the credits on this permit, please provide the property owner's written approval to do so.

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,**

**Applicant:**

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.

Demian Hinkle