



City of Puyallup

Building Division

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

www.cityofpuyallup.org

Permit Review Correction Letter

Permit Application #PRCNC20231424

January 30, 2024

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 upload a Correction Response letter that outlines how the corrections have been addressed in your resubmittal. 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.

Only resubmit the pages of each plan set that were returned to you for each building permit. The pages should be resubmitted in the same order in a single PDF document. If you have questions regarding this requirement, please contact Joyce Kennedy or Julie

Johnson at 253-864-4165, option 1.

Corrections

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

Design Review	Nabila Comstock	(253)770-3361	NComstock@PuyallupWA.gov
<p>- The architectural plan set calls out multiple window types including tempered glazing, laminated glazing, solarban spandrel, and solarban clear. The nonresidential design review standards (below) required that 60% of the surface area of the street-facing wall to consist of windows and/or transparent doorways. The plans show the correct percentage, but it is unclear whether the windows and doorways along the east facade are transparent materials. Are they completely reflective? Please provide more information.</p> <p>PMC 20.26.300 (3)(d) Building Entrances and Design. At least one building entrance for an individual building (or individual tenant spaces) shall face each public street frontage or be located within 50 lineal feet from a public street frontage. Directly linking pedestrian access shall be provided between the street right-of-way and each building entrance. No less than 60 percent of the surface area of any street-facing wall shall consist of windows and/or transparent doorways.</p> <p>- Please clarify in whether there are walls behind the windows along the eastern facade.</p>			
Building Review	Janelle Montgomery	(253)770-3328	JMontgomery@PuyallupWA.gov
<p>- Revise with correct location. Pg 37/140 of structural calcs - convenience store. - Provide water line supply connection for HB-1. Pg P1.0 - Did not locate sheet P3.1. Pg P1.1 - Provide water line supply connection for HB-1. Pg P1.0 - ALL PLUMBING WORK ASSOCIATED WITH CONVENIENCE STORE INSPECTED BY BUILDING INSPECTOR IS REQUIRE TO BE ON PLUMBING PLAN. REMOVE ALL REFERENCE TO SEE CIVIL DRAWINGS IF REQUIRED FOR ANY PLUMBING INSTALLATION AS THESE ARE STAND ALONE CONSTRUCTION PLANS. INCLUDE ALL PLUMBING WORK INSTALLATION BY EOR ON THESE PLANS. PAGE P1.1 - Provide water heater location within structure and line supply lines from water heater to all fixture it will be serving. Pg P1.0 - Did not locate reference #5 or #6 on sheet. P3.1 - PROVIDE PLUMBING DETAIL TO WHERE DRAIN WILL DISCHARGE AND DESIGN ON CONSTRUCTION PLANS. BUILDING INSPECTOR WILL BE INSPECTING CONSTRUCTION OF TRASH ENCLOSURE AND DOES NOT REFERENCE CIVIL PLANS. PAGE G1.4</p>			
Engineering Review	Yianni Charitou	(253)435-3612	YCharitou@PuyallupWA.gov

<ul style="list-style-type: none"> - A lot combination permit is required by Planning as indicated in the 12/7/2023 civil permit corrections. Please add the City assigned site address and County assigned tax parcel number from the lot combination to the site plan. The parcel lines depicted on this building permit site plan must match the new property lines from the approved lot combination permit. [SITE PLAN, C3.0, sheet 1 of 1] - Indicate that construction note 39 is referring to the directional hospital road sign. Add the following language to construction note 39: "The permit holder shall notify MultiCare Good Samaritan Hospital by contacting Aaron Piche, Manager of Engineering Services, at aaron.piche@multicare.org and Heidi Rock at heidi.rock@multicare.org with the proposed impacts and sign displacement duration at least 48 hours in advance of job start. No emergency service vehicle travel routes shall be blocked or rerouted." [SITE PLAN, C3.0, sheet 1 of 1] - Depict, label, and add a construction note for the car wash reclaim tanks and oil/water separator with a reference to the installation under civil construction permit PRCCP20231423. [SITE PLAN, C3.0, sheet 1 of 1] - Add a reference to retaining wall building permit PRRWF20231581 for construction note 28. [SITE PLAN, C3.0, sheet 1 of 1] - No aboveground facilities shall encroach on the recorded easements. The aboveground facilities depicted on these plans as encroaching on said easements include the trash enclosure doors that swing open over the easement, bollards, parking lot lights, roof overhangs and awnings, EV charging station, bus stop bench (in an area of the easement that will be dedicated to the City ROW), fueling facility oil/water separator, convenience store external grease interceptor, and monument sign. [SITE PLAN, C3.0, sheet 1 of 1] - Building permit PRCNC20231424 shall not be issued until civil permit PRCCP20231423 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. Please prepare and coordinate a final building permit site plan submission after the civil permit has been issued. [SITE PLAN, C3.0, sheet 1 of 1] - Depict, label, and add a construction note for the fueling facility oil/water separator with a reference to the installation under civil construction permit PRCCP20231423. [SITE PLAN, C3.0, sheet 1 of 1] - Depict, label, and add a construction note for the convenience store external grease interceptor with a reference to the installation under civil construction permit PRCCP20231423. [SITE PLAN, C3.0, sheet 1 of 1] - Add a reference to sign permit application for installing new monument sign for construction note 29. [SITE PLAN, C3.0, sheet 1 of 1] - Revise trash closure drain to match catch basin type 1 per City standard detail 02.01.03 as depicted on the civil plans. [CONSTRUCTION PLAN SET - TRASH CLOSURE, G1.4, sheet 2 of 18] - Remove AIR/WATER UNIT DETAIL from trash enclosure construction plan set and relocate to car wash construction plan set since it will be located nearby and connected to the car wash water service as depicted on the civil plans. [CONSTRUCTION PLAN SET - TRASH CLOSURE, G1.5, sheet 3 of 18] - Depict, label, and add a construction note for the stormwater drainage vault and oil/water separator with a reference to the installation under civil construction permit PRCCP20231423. [SITE PLAN, C3.0, sheet 1 of 1] - Since the building permit cannot be issued until civil construction permit PRCCP20231423 is issued first and the building plans must match the approved civil plans, please coordinate your final building permit submittal with the approval of the civil permit to avoid redundant or surplus building permit submittals. [Yianni Charitou @ 01/22/2024 4:20 PM] - Verify DFU value for 3-COMP SINK in accordance with to UPC Table 702.1. Kitchen, domestic sink has a 2 DFU value. [CONSTRUCTION PLAN SET - CONVENIENCE STORE, P0.1, sheet 74 of 84] - Recalculate Total SS F.U. to resolve discrepancy. [CONSTRUCTION PLAN SET - CONVENIENCE STORE, P0.1, sheet 74 of 84] - As indicated in the Grease Interceptor Sizing Chart on sheet P0.1, all floor sinks (FS-2) should discharge to the grease waste line and not the sanitary sewer soil waste line as depicted. Redirect floor sinks to grease waste line on the sanitary drainage plan on sheet P1.1 and waste diagram on sheet P2.0. [CONSTRUCTION PLAN SET - CONVENIENCE 			

STORE, P1.1, sheet 78 of 84]

- As indicated in the Grease Interceptor Sizing Chart on sheet P0.1, all floor sinks (FS-2) should discharge to the grease waste line and not the sanitary sewer soil waste line as depicted. Redirect floor sinks to grease waste line on the sanitary drainage plan on sheet P1.1 and waste diagram on sheet P2.0. [CONSTRUCTION PLAN SET - CONVENIENCE STORE, P2.0, sheet 81 of 84]

- Replace the depicted grease interceptor detail with City standard details 04.06.01 and 04.06.02 to match the grease interceptor details on the civil plans. [CONSTRUCTION PLAN SET - CONVENIENCE STORE, P4.2, sheet 84 of 84]

- Please note, separate building permits were required for each structure. The City of Puyallup Permit Center split the submittal into separate building permits and separated the submittals accordingly.

After you have addressed the corrections, only resubmit the pages of each plan set that were returned to you for each building permit. The pages should be resubmitted in the same order in a single PDF document. If you have questions regarding this requirement, please contact the Permit Center at 253-864-4165, option 1.

- Revise trash closure foundation to depict the catch basin type 1 per City standard detail 02.01.03 as required on the civil plans. Include detail 02.01.03 in the construction plans. [CONSTRUCTION PLAN SET - TRASH CLOSURE, S2.9, sheet 14 of 18]

- Depict and label the roof downspout connection to the new stormwater collection system for the proposed trash enclosure. The trash enclosure will be required to have a roof per City standards and downspouts discharging over sidewalks and parking lots are prohibited. Reference the installation of the storm connection for the trash enclosure under civil construction permit PRCCP20231423. [SITE PLAN, C3.0, sheet 1 of 1]

- Dumpster Enclosures shall comply with City Standard Section 208.1:

1. Enclosures (with roof) shall be required for all new commercial and redevelopment projects where Minimum Requirement #1 through #5 or Minimum Requirement #1 through #9 are required, as outlined in the Ecology Manual. Enclosures shall be covered (roof) and fully enclosed to prevent precipitation from entering garbage dumpsters, containers, compactors, grease dumpsters and the enclosure floor. This does not exempt the requirement for watertight containers.

2. Enclosures shall be large enough for a garbage service vehicle to pick up and dump the waste without the container being rolled outside the enclosure. The gate opening shall be a minimum of 12 feet wide and swing open a minimum of 120 degrees from the closed position. Each gate shall also include a drop rod and receiving posts to keep the gate fixed, or pinned, in the open and closed position. The vertical clearance of the roof shall be a minimum of 15 feet and the minimum depth of the enclosure shall be 12 feet.

3. Where one (1) enclosure is utilized for both garbage and recycling services the gate opening shall be a minimum of 25 feet.

4. Enclosures should be located within 300' of the business or residence it is serving.

5. Enclosures shall be designed to allow walk-in access without having to open the main service gate.

6. Enclosures for compactors shall be designed on a case-by-case basis. The enclosure width, depth and vertical clearance shall be sized and evaluated based on the compactor and the use of the business or residence.

7. Enclosures should be strategically placed for accessibility and designed to accommodate the turning radius of a SU-30 single unit truck.

8. A grade break shall be provided around the enclosure to prevent runoff from entering the enclosure.

9. No stormwater catch basins or manholes should be located within 10 feet of the enclosure, if unavoidable the lid shall be solid and locking.

10. The interior floor of the enclosure area shall slope towards a Type I catch basin, or equivalent, and be plumbed to sanitary sewer.

11. Roof downspouts for enclosures shall be connected to an existing or new stormwater collection system and accounted for during design. Downspouts discharging over sidewalks and parking lots are prohibited.

12. When designing garbage enclosures, developers are encouraged to contact the garbage service provider to verify the location and access.

Revise the trash enclosure construction plans to comply the criteria above and indicate on the plans how each of the twelve items above are addressed. [CONSTRUCTION PLAN SET - TRASH CLOSURE, G1.4, sheet 2 of 18]

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	The city has adopted a City-Wide Traffic Impact Fee of \$4500 per PM peak hour trip. The \$4,500 traffic impact fee per PM peak hour trip shall be paid prior to building permit issuance. The City policy requires the project trips to be estimated using the Institute of Transportation Engineers' (ITE) Trip Generation, 11th Edition. \$4500 per PM Peak Hour Trip x 67.5 trips generated = \$303,750	Traffic Division	Open
Prior to Occupancy	Retaining wall condition regarding PRRWF20231581 moved to permits PRCNC20240007, PRCNC20240010, and PRCNC20240013 after project was split into multiple building permits. [Yianni Charitou @ 01/22/2024 12:54 PM]	Engineering Division	Resolved
Prior to Issuance	In accordance with Puyallup Municipal Code 11.08.135, new commercial projects that have a structure improvement value exceeding \$200,000 in valuation are required to complete improvements along the property's street frontage. Your project will be required to complete frontage improvements which may include curb, gutter, planter strips, street trees, sidewalks, storm drainage, street lighting, and one-half street paving (only required if the existing pavement condition is poor) as determined by Development Engineering. The building permit shall not be issued until the frontage improvement designs have been approved by the City and a civil permit issued. The building permit shall be conditioned in such a manner that building occupancy will not be granted until the frontage improvements are completed and approved. Building	Engineering Division	Open

Condition Category	Condition	Department	Condition Status
	permit PRCNC20231424 cannot be issued until civil permit PRCCP20231423 is issued first. [Yianni Charitou @ 12/28/2023 7:37 AM]		
Prior to Occupancy	The approved Stormwater Maintenance Agreement 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 @ 12/28/2023 7:38 AM]	Engineering Division	Open
Prior to Issuance	External oil/water separator condition moved to permits PRCNC20240007 and PRCNC20240010 after project was split into multiple building permits. [Yianni Charitou @ 01/22/2024 1:03 PM]	Engineering Division	Resolved
Prior to Issuance	Building permit PRCNC20231424 cannot be issued until a demolition permit is issued first to demolish the existing structures as proposed on the plans. [Yianni Charitou @ 12/28/2023 8:24 AM]	Engineering Division	Open
Prior to Occupancy	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 a varying amount of right-of-way to match the street classification of S MERIDIAN as determined in civil permit PRCCP20231423. Please fill out the attached REETA template form and the Right of Way Dedication Deed form. 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. [Yianni Charitou @ 12/28/2023 9:47 AM]	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