



Permit Review Correction Letter

Permit Application # PRCTI20221698

February 12, 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 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	Janelle Montgomery	(253)770-3328	JMontgomery@PuyallupWA.gov
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<p>- Provide TPO manufactures specification to be applied. Identify insulation level to be installed. Meet Table C402.1.3 of the 2018 WSEC prescriptive minimum for metal deck. Page A2.20</p> <p>- Provide roof plan where new decking will be replaced R1 vs R2 exiting decking. Wall details do not reflect what areas of roof work will be completed.</p> <p>Page A4.00</p> <p>- NO COMMENTS AVAILABLE</p> <p>- Provide what insulation will be installed in the re-side of exterior wall. Meet minimum wall prescriptive for walls above grade. Table C402.1.3 of the 2018 WSEC.</p> <p>Provide a plan reflecting what areas new siding will be installed on structure. Page A6.00</p> <p>- Provide resubmittal form with response letter how comments were addressed.</p>			

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	<p>In accordance with Puyallup Municipal Code 11.08.135, non-residential tenant improvement projects that qualify as substantial improvements (the cost of which equals or exceeds 50% of the market value of the structure before the “start of construction” of the improvement) and when the remodel valuation exceeds \$500,000 are required to complete improvements along the property's street frontage. This site is subject to the following condition:</p> <p>(a) Within the downtown business zones of CBD and CBD Core frontage improvements will be required when the value of remodel exceeds 75 percent of the value of the commercial unit being remodeled and exceeds \$500,000 remodel valuation.</p> <p>The value of the remodel (\$3,314,790.00) does not exceed 75 percent of the value of the commercial unit being remodeled (\$5,045,400.00). Therefore, frontage improvements are not required for this project. [Yianni Charitou @ 02/13/2023 8:02 AM]</p>	Engineering Division	Resolved
Prior to Completion	An approved reduced pressure backflow assembly (RPBA) device is required to be installed on the commercial water	Engineering Division	Resolved

Condition Category	Condition	Department	Condition Status
	<p>service per City Standard Detail 03.04.02. For more information, visit https://www.cityofpuyallup.org/1131/Backflow-Prevention-Cross-Connection.</p> <p>Water Department verified an approved RPBA has been installed. [Yianni Charitou @ 11/10/2022 2:28 PM]</p>		
Prior to Occupancy	<p>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. The site plan shall depict the location and connection of the new or existing sampling connection per City Standard Detail 04.03.04. The sampling connection may be installed under civil permit application PRCCP20221725 as long as the retrofit is clearly depicted and labeled on the approved civil plans and City Standard Detail 04.03.04 is included on the details sheet.</p>	Engineering Division	Open
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>Water Department verified an approved RPBA has been installed. [Yianni Charitou @ 11/10/2022 2:29 PM]</p>	Engineering Division	Resolved
Prior to Issuance	CIVIL PERMIT STILL UNDER REVIEW PRCCP20221725 & FEES NEED TO BE PAID	Development & Permitting Services	Resolved

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