



# City of Puyallup Application for Building Permit

PRMU20240400

**333 S. Meridian  
Puyallup, WA 98371  
Tel: (253) 864-4165  
[permitcenter@puyallupwa.gov](mailto:permitcenter@puyallupwa.gov)**

Parcel No: 0420264021	Site Address: 2902 E Pioneer
Owner Name: East Town Crossing, LLC	Tel: 253.845.9544
Owner Address: 2902 E Pioneer	City: Puyallup Zip: 98372
Contractor Name: R & R Construction Consulting LLC	Tel: <input style="width: 100%;" type="text"/>
Contractor Address: 7809 Pacific Ave	City: Tacoma, WA Zip: 98372
WA State License: 604631775	Exp Date: 07.31.2023 City Business License: <input style="width: 100%;" type="text" value="MKMLELL921RP"/>
Contact Name: Ken Rody	Email: ken@randrcc.com
Contact Tel: <input style="width: 100%;" type="text" value="2533185711"/>	Fax: <input style="width: 100%;" type="text"/>
Lender Name: <input style="width: 100%;" type="text"/>	Address: <input style="width: 100%;" type="text"/> Tel: <input style="width: 100%;" type="text"/>

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**Project Description:** East Town Crossing - Multi-Family Building ~~B~~ (24 Unit Apartment Building)

If the project disturbs one acre or more, the applicant must apply for a NPDES Construction stormwater general permit from the Department of Ecology. For additional information visit DOE website [www.ecy.wa.gov/programs/wq/stormwater/construction](http://www.ecy.wa.gov/programs/wq/stormwater/construction)

### Building Permit Information

COMMERCIAL OR RESIDENTIAL	Residential	TYPE OF CONSTRUCTION	VB
OCCUPANCY TYPE	R2	FIRST FLOOR SQ. FT.	10,154
OCCUPANCY LOAD	200 Gross	SECOND FLOOR SQ. FT.	10,138
# OF DWELLING UNITS	24	BASEMENT SQ. FT.	
# OF BEDROOMS	24	GARAGE SQ. FT.	
# OF BATHROOMS	<input style="width: 100%;" type="text"/>	COVERED PORCH SQ. FT.	
BUILDING HEIGHT	36'	PATIO SQ. FT.	971
ZONING	RM-20	DECK SQ. FT.	971
LOT SIZE SQ. FT.	237,610	HEAT TYPE	<input style="width: 100%;" type="text" value="Heat pump"/>
LOT COVERAGE: (%)	4%	CHANGE OF USE?	No
IMPERVIOUS SURFACE SQ. FT.	<input style="width: 100%;" type="text"/>	AIR CONDITIONED?	<input style="width: 100%;" type="text"/>
PROJECT DISTURBED AREA SQ. FT.	<input style="width: 100%;" type="text"/>	FIRE SPRINKLERS?	Yes
SEWER OR SEPTIC	Sewer	LOCATED IN FLOOD PLAIN?	No
WATER PURVEYOR	City of Puyallup	<b>VALUATION</b>	\$ <input style="width: 100%;" type="text" value="2,600,000"/>

**I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT.**

**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.**

*Brett Lindsay*

BRETT LINDSAY

3/11/24

**SIGNATURE OWNER / AUTHORIZED AGENT**

**PRINT NAME**

**DATE**

# MECHANICAL

Quantity Scheduled	Description	Permit Rate Per Unit	Total Price
<b>1</b>	<b>Permit Issuance</b>	<b>40.00</b>	<b>40.00</b>
<input type="text"/>	Supplemental Permit	9.60	<input type="text"/>
<input type="text"/>	AC Unit – Stand Alone	19.55	<input type="text"/>
<input type="text"/>	Install Furnace / Burner up to 100,000 BTU	19.55	<input type="text"/>
<input type="text"/>	Install Furnace / Burner over 100,000 BTU	24.00	<input type="text"/>
<input type="text"/>	Install / Relocate Floor Furnace & Vent	19.55	<input type="text"/>
<input type="text"/>	Install / Relocate Recessed Wall Space Heater	19.55	<input type="text"/>
<input type="text"/>	Appliance Vent – Separate	9.60	<input type="text"/>
<input type="text"/>			<input type="text"/>
<input type="text"/>	Repair Heating / Cooling Unit	18.11	<input type="text"/>
<input type="text"/>			<input type="text"/>
<input type="text"/>	Heat Pump/Boiler / Compress. 3 HP; up to 6 Tons; 100,000	19.55	<input type="text"/>
<input type="text"/>	Heat Pump/Boiler / Compress. 3-15 HP or 500,000 BTU	35.95	<input type="text"/>
<input type="text"/>	Heat Pump/Boiler / Compress 15-30 HP or 1,000,000 BTU	49.28	<input type="text"/>
<input type="text"/>	Heat Pump/Boiler / Compress 30-50 HP or 1,750,000 BTU	73.30	<input type="text"/>
<input type="text"/>	Heat Pump/Boiler / Compress over 50 HP or over 1,750,000	122.48	<input type="text"/>
<input type="text"/>			<input type="text"/>
<input type="text"/>	Separate Air Handling Unit to 10,000 CFM	14.10	<input type="text"/>
<input type="text"/>	Separate Air Handling Unit over 10,000 CFM	23.92	<input type="text"/>
<input type="text"/>	Stationary Evaporative Cooler	14.10	<input type="text"/>
<input type="text"/>			<input type="text"/>
<input type="text"/>	Exhaust Vent Fan with Single Duct (Bath Fan)	14.10	<input type="text"/>
<input type="text"/>	Vent System Apart from Heating or AC	14.10	<input type="text"/>
<input type="text"/>	Mechanical Exhaust Hood / Duct (Range Hood) - Residential	14.10	<input type="text"/>
<input type="text"/>	Mechanical Exhaust Hood w/Make-up Air - Commercial	35.95	<input type="text"/>
<input type="text"/>			<input type="text"/>
<input type="text"/>	Commercial / Industrial Incinerator	24.00	<input type="text"/>
<input type="text"/>			<input type="text"/>
<input type="text"/>	Gas Piping: (1 - 4 outlets)	6.30	<input type="text"/>
<input type="text"/>	(5 or more outlets / per outlet)	1.30	<input type="text"/>
<input type="text"/>			<input type="text"/>
<input type="text"/>	Unclassified Appliance or Equipment (Fireplace, etc.)	14.10	<input type="text"/>
<input type="text"/>			<input type="text"/>
<input type="text"/>	Mechanical Duct Work: (1 – 5 Diffusers)	14.10	<input type="text"/>
<input type="text"/>	(6 – 10 Diffusers)	19.55	<input type="text"/>
<input type="text"/>	(11 or more Diffusers)	24.00	<input type="text"/>
<input type="text"/>			<input type="text"/>
<b>TOTAL:</b>			<input type="text"/>

# PLUMBING

Quantity Scheduled	Description	Rate Per Unit	Total	Quantity Scheduled	Description	Rate Per Unit	Total	
<b>1</b>	<b>Permit Issuance</b>	<b>40.00</b>	<b>40.00</b>	<b>GREASE TRAP/INTERCEPTOR</b>				
<b>RESIDENTIAL (1 &amp; 2 DWELLINGS)</b>				<input type="text"/>	Grease Trap	13.00	<input type="text"/>	
<input type="text"/>	1 Bathroom	160.00	<input type="text"/>	<input type="text"/>	Grease Interceptor	13.00	<input type="text"/>	
<input type="text"/>	2 Bathroom	200.00	<input type="text"/>	<b>BACK FLOW DEVICE</b>				
<input type="text"/>	3 Bathroom	240.00	<input type="text"/>	<input type="text"/>	Per Unit	26.00	<input type="text"/>	
<input type="text"/>	Alterations <b>each fixture</b>	13.00	<input type="text"/>	<b>MEDICAL GAS SYSTEM</b>				
<input type="text"/>	Water Heater	13.00	<input type="text"/>	<input type="text"/>	Medical Gas Piping System	80.00	<input type="text"/>	
<b>***COMMERCIAL***</b>				<input type="text"/>	Surgical Vacuum System	80.00	<input type="text"/>	
<input type="text"/>	New Const. <b>each fixture</b>	13.00	<input type="text"/>	<input type="text"/>	Gas Piping: (1 - 4 outlets)	8.50	<input type="text"/>	
<input type="text"/>	Alterations <b>each fixture</b>	13.00	<input type="text"/>	<input type="text"/>	(5 or more outlets/per outlet)	2.00	<input type="text"/>	
<input type="text"/>	Drinking Fountain, Water Cooler, Ice Machine	40.25	<input type="text"/>	<b>OTHER (NOT LISTED)</b>				
<input type="text"/>	Sump, Sewage Ejector Pump	13.00	<input type="text"/>	<input type="text"/>	<input type="text"/>		<input type="text"/>	
<input type="text"/>	Garbage Disposal	13.00	<input type="text"/>	<input type="text"/>	<input type="text"/>		<input type="text"/>	
<input type="text"/>	Water Heater	13.00	<input type="text"/>	<input type="text"/>	<input type="text"/>		<input type="text"/>	
<b>SUB-TOTAL:</b>				<input type="text"/>	<b>SUB-TOTAL:</b>			<input type="text"/>
<b>TOTAL:</b>							<input type="text"/>	

**\*\*\*COMMERCIAL PROJECTS: Please complete a "Plumbing Fixture Worksheet"\*\*\***

A water availability/approval letter shall be submitted with this application for any property located outside the city's water service area.

Fruitland Mutual Water Co. – (253) 848-5519 / Valley Water Co. – (253) 841-9698 / Tacoma Water Co. – (253) 502-8600

## Plan Submittal Checklist for Single Family Residence

- 2 (two) copies of a site plan, drawn to scale on 8½" x 11". Details to include setbacks, easements, other structures & features, adjacent right-of-way, drive access, septic and/or utility lines, and contours of slopes over 15% grade at 2-foot intervals.
  - 2 (two) sets of plans (**Engineer or Architect Stamped** on all sheets)
    - Foundation Plan: footing size, wall height, section & reinforcing. Provide design calculations for basement walls that are not supported by concrete cross walls spaced per table 404.1b.
    - Floor plan with room use identified  Floor framing plan for each floor (post & beam or joist w/ size & spacing)  Ceiling/roof framing plan or truss layout w/ reactions from truss manufacturer  Truss layout with hanger and reactions for girder/carrier trusses  Truss drawings for TJI's or BCI's  Truss specifications packet **Engineer Stamped**
    - Window & door sizes, header sizes, U-values
    - Complete building sections - special sections (show floor, wall & ceiling height, insulation R-value of floors, walls & ceilings. Show sections through stairs - headroom)
    - Construction details (i.e. structural members, insulation, sheathing, siding, roofing, bracing, dimensions, etc.)
    - Exterior porches & decks (resistance to decay including support footings)
    - Special equipment (fireplace, woodstove, hydro-massage tub, etc.)
    - Location of all smoke detectors
    - Handrail/guardrail details for stairs, landings, decks
  - Energy Worksheets: <http://www.energy.wsu.edu/BuildingEfficiency/EnergyCode.aspx>
  - 2 (two) sets Engineering plans/calculations for special conditions – **Engineer stamped**
    - Basement & retaining walls 4 feet and higher  Beams supporting combined roof & floor loads  Beams supporting other beams or girder trusses  Shear walls when bracing not provided as required.
  - If less than 2,000 square feet of new + replaced hard surface: submit a temporary sediment and erosion control plan per the 2014 update to the 2012 Stormwater Management Manual for Western Washington
  - If greater than 2,000 square feet of new + replaced hard surface: submit a Stormwater site plan, report and temporary sediment and erosion control plan and report that satisfy the 2014 update to the 2012 Stormwater Management Manual for Western Washington and City standards
  - Plan Review Fee
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## Plan Submittal Checklist for Commercial Projects

- 2 (two) copies of a site plan, drawn to scale on 8½" x 11". Details to include setbacks, easements, soil reports, other structures & features, adjacent right-of-way, drive access, septic and/or utility lines, and contours of slopes over 15% grade at 2-foot intervals, Fire Department access and hydrants, and names of adjacent streets.
- 2 (two) complete sets of plans. (**Engineer or Architect Stamped** on all sheets)
- 2 (two) sets of structural calculations – **Engineer Stamped**
- 1 (one) set of specifications
- Driveways, sidewalks, parking, and accessible routes
- Exterior elevations  Complete building sections - special sections
- Building code summary  Proposed use  Construction Type  Occupancy Group Classification  Allowable Area  Actual Area  Dimension yard width on site plan where used for allowable area increase.
- Occupant load calculations and exiting, including exit width calculations
- Energy worksheets including envelope calculations, HVAC, and lighting budget
- Foundation plan including footing sizes, wall heights, cross-sections and reinforcing  Floor plan with room use identified for each floor  Floor framing plan each floor (slab, post & beam or joist)  Ceiling/roof framing plan or truss layout with girder truss reactions
- Window & door sizes, header sizes, and U-Values
- Construction details (i.e. structural members, insulation, sheathing, roofing, diaphragms, shear walls)
- Handrail / guardrail / stair details (with headroom) for stairs and landings
- Smoke detectors, fire alarm, sprinkler system details (if required)
- Engineering for special conditions (truss, basement, retaining walls, shear walls, lateral bracing, load transfer etc.)
- Plumbing plans including layout and fixture count - **Plumbing Fixture Worksheet is required with plumbing plans**
- Special equipment (kitchen, HVAC, Boiler, fireplace, woodstove, etc.)
- Mechanical plans including layout, location and make/model of equipment
- Traffic Scoping Worksheet
- Plan Review Fee