



City of Puyallup

Building Division

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

www.cityofpuyallup.org

Permit Review Correction Letter

Permit Application #PRMU20240281

May 17, 2024

The City has completed the review of the above-mentioned permit submittal. All 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 states how the corrections have been addressed in your resubmitted documents. Avoid using "upload additional docs" unless there is NO submittal item available for your document. Please Note: 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
<p>- Revise to match 2018 Prescriptive Energy Code Compliance report. Page A Report selected 1.7 credit; plans show 1.1 credit</p> <p>- Provide fire stop detail for plumbing in 1-HR rated wall for all penetration in wall separating units. Wall section #6 unit separation wall does not reflect penetration in rated wall.</p> <p>Page B10</p> <p>- Provide lengths to all duct work for all floors to identify and verify does not exceed Table 504.8.4.1 for allowable exhaust duct length.</p> <p>Page M3.0</p> <p>- Provide lengths to all duct work for all floors to identify and verify does not exceed Table 504.8.4.1 for allowable exhaust duct length.</p> <p>Page M3.1</p> <p>- Provide egress plan with all dimensions with travel distance for all floors.</p> <p>Page A2</p> <p>- Revise to match 2018 Prescriptive Energy Code Compliance report with what is call out on page A</p> <p>Report selected 1.7 credit; plans show 1.1 credit</p> <p>- Did not locate sheets M300-M303 duct sizes and length.</p> <p>Page M2.0</p> <p>- Provide lengths to all duct work for all floors to verify does not exceed allowable duct length. Did not locate any M300 - M303 sheets.</p> <p>Page M2.0</p> <p>- Provide lengths to all duct work for all floors to identify maximum duct length for all areas.</p> <p>Page M2.0</p> <p>- Provide resubmittal form with response letter how comments were addressed.</p> <p>Markups on the plans are available to reference in the Documents & Images Portal that are associated with comment letter.</p> <p>Provide comment letter with revised plans to address how each item has been addressed. Markups are available in Documents and Images to view.</p> <p>- No EV parking calculations included in parking summary. Provide EV parking to meet Section 429 of the 2018 IBC WA Amendment. Page A2 - Site Plan</p> <p>- IDENTIFY ALL RATED WALLS AND STAIR CONSTRUCTION (R6) FOR ANY PLUMBING IN FIRE RATED PENETRATIONS REQUIRED. PAGE P2F.02</p> <p>- IDENTIFY ALL RATED WALLS AND STAIR CONSTRUCTION (R6) FOR ANY PLUMBING IN FIRE RATED PENETRATIONS REQUIRED. PAGE P2F.03</p> <p>- IDENTIFY ALL RATED WALLS AND STAIR CONSTRUCTION (R6) FOR ANY PLUMBING IN FIRE RATED PENETRATIONS REQUIRED. PAGE P2F.04</p> <p>- IDENTIFY ALL RATED WALLS AND STAIR CONSTRUCTION (R6) FOR ANY PLUMBING IN FIRE RATED PENETRATIONS REQUIRED. PAGE P2F.05</p>			

Engineering Review	Yianni Charitou	(253)435-3612	YCharitou@PuyallupWA.gov
<p>- Incomplete site plan. Please refer to the CoP Site Plan Standards (available to download in the permitting portal). Revise the site plan to include items 1-3 and items A-X of the City's Site Plan Standards. Since the building permit cannot be issued until civil construction permit 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 and fees . [SITE PLAN, sheet A2]</p> <p>- Refer to the PRCNC20240278 corrections and address for all site plans associated with the Bradley Heights Apartments. [SITE PLAN, sheet A2]</p> <p>- The total residential units listed on the construction plan set (236) does not match what was approved by Fruitland Mutual Water Company on the certificate of water availability (233). Please resolve the discrepancy by either reducing the total units on the construction plans or submit an updated certificate of water availability signed by Fruitland Mutual Water Company. [Yianni Charitou @ 05/01/2024 12:18 PM]</p>			
Fire Review	David Drake	(253)864-4171	DDrake@PuyallupWA.gov
<p>- 1. Provide adequate heat in the riser room. The FACP will also be in this room, an FACP is not rated for exterior use and will need heat to keep the electronics from condensation.</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 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>TIF</p> <p>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.</p> <p>The project's proportionate share to this fee program is based</p>	Traffic Division	Open

Condition Category	Condition	Department	Condition Status
	on the ITE land use code 220, Multifamily Low-Rise		
Prior to Issuance	<p>Park impact fee was established by Ordinance 3142 dated July 3, 2017 and shall be charged per new dwelling unit based on its size:</p> <p>Park Impact Fee (Per residential dwelling Unit):</p> <p>Less than 500 sqft \$1,560.05</p> <p>500 - 999 sqft \$2,313.53</p> <p>1,000 – 1,999 sqft \$3,291.31</p> <p>2,000 sqft or more \$4,017.30</p> <p>500 - 999 sqft \$2,313.53 x 16 Units</p> <p>1,000 – 1,999 sqft \$3,291.31 x 12 Units</p>	Traffic Division	Open
Prior to Issuance	<p>This building permit cannot be issued until demolition permits PRDE20230753 and PRDE20231242 are completed and closed.</p> <p>- The applicant is responsible to demolish the existing septic systems that serve units 1-4, 9-11, 13-20, 22, 24-29, 31-32, 34-37, 39-41, 46, 49-50 per Tacoma Pierce County Health Department standards. The City Inspector shall verify that there are no septic tanks for units 31 and 35 as labeled on the site plan. Septic decommissioning certificates are required to be filed with Pierce County and copies submitted to the City of Puyallup.</p> <p>The septic decommissioning for units 21, 44, 45, & 47 is permitted under PRDE20230753.</p> <p>The septic decommissioning for units 8, 12, 23, 33, 38, 42, 43, & 48 is permitted under PRDE20231242.</p> <p>- The applicant shall expose, cut, and cap the inactive sanitary sewer stubs for units 1, 2, 3, and 4 under the supervision of a City Inspector prior to demolition or removal of the mobile home. Furthermore, the applicant shall cut and cap the sanitary sewer lateral for units 5, 6, and 7 under the supervision of a City Inspector prior to any demolition or removal of the mobile home. The sanitary sewer line for unit 30, permitted under PRDE20231242, must be cut and capped before disconnecting units 5, 6, or 7.</p> <p>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.</p> <p>The City may agree to delay the septic decommissioning as long as there is a guarantee of funds made available to the City. The</p>	Engineering Division	Open

Condition Category	Condition	Department	Condition Status
	<p>guarantee would be in the amount of \$10,000.00 by means of a bond or an assignment of funds. The demolition permit has been conditioned that a final approval shall not be granted until the TPCHD septic decommissioning certificate are provided to the City by the permit holder. If the septic decommission certificates are not provided prior to demolition permit expiration, and there is a financial guarantee on file with the City, the City will request or withhold the bond or assignment of funds. No development permits shall be issued for this site until the TPCHD septic decommissioning certificates are provided to the City. [Yianni Charitou @ 04/29/2024 10:26 AM]</p>		
Prior to Issuance	<p>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. You can initiate the civil permit by completing and submitting an application found here: https://www.cityofpuyallup.org/450/Permits-and-Applications.</p>	Engineering Division	Open
Prior to Issuance	<p>A certificate of water availability is required from Fruitland Mutual Water Company, the site's water purveyor. You can initiate the certificate request by completing the application found here: http://www.fruitlandwater.com/Water_availability_letter_only.pdf and submitting it to Fruitland Mutual. (PMC 14.22.020)</p>	Engineering Division	Open
Prior to Occupancy	<p>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.</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</p>	Engineering Division	Open

Condition Category	Condition	Department	Condition Status
	<p>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 the designated right-of-way as indicated on the approved civil plans. 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 @ 04/29/2024 1:27 PM]</p>		
Prior to Completion	<p>All commercial development, multi-family, mixed use facility, or irrigation systems water service connections must have installed an approved backflow prevention assembly installed as directed by the Puyallup Municipal Code 14.02.220(3) and conforming to city standard section 03.04 - backflow installation. An approved backflow assembly device is required to be installed on the commercial water service per Fruitland Mutual Water Company standards. Fruitland Mutual's written acceptance of backflow device required prior to resolving condition. [Yianni Charitou @ 04/29/2024 2:44 PM]</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