



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

**Permit No:**  
 PRCNC20240601

**COMMERCIAL - NEW CONSTRUCTION**  
 Puyallup, WA

<b>Job Address</b>	Address: 1023 39TH AVE SE, PUYALLUP, WA 98374 Parcel # 0419034037	<b>ISSUED</b> June 27, 2024
<b>Owner</b>	BCC PUYALLUP LLC 9675 SE 36TH ST STE 115 MERCER ISLAND, WA 98188	
<b>Applicant</b>	Leonard Ruff 6210 36th Ave. NE Seattle, WA 98115 (206) 294-1288 leonard.ruff@cascademissioncritical.com	
<b>Contractor</b>	HOWARD S WRIGHT 415 1ST AVE N SEATTLE, WA 98109 WA L&I #:	
<b>Description of Work</b>	Construct a 2,400 exterior roof shed over exterior electrical switchgear and structural framing for conduit supports - CENTERIS VOLTAGE PARK	
<b>Permit Types</b>	Commercial - New Construction	
<b>Expiration Date:</b>	December 24, 2024	
<b>Total ESU's</b>		

**Building Components:**

Quantity	Units	Description
2400	SQ FT	Commercial Tenant Improvement/Remodel
		<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. • Comply with 2021 IFC and 2021 IBC
  - Total coverage required in the city of puyallup
  - L&I Final required prior to Fire Final
  - Separate permits required for Fire Sprinkler
  - Fire extinguishers required per code
  - All above items to be completed prior to fire final. Fire final required before building final

3. The subject property has been classified as a contaminated site by the Tacoma Pierce County Health Department (TPCHD) and must be remediated per Washington Administrative Code Title 173. It is the applicant's responsibility to coordinate cleanup with TPCHD. Visit <https://www.tpchd.org/healthy-places/contaminated-property-cleanup> for more information. The applicant shall request a remediation status report from TPCHD by emailing [UST@tpchd.org](mailto:UST@tpchd.org). Provide a copy of the status report to the City.

5. Development Engineering standard commercial conditions:

- Prior to starting site work request an inspection for erosion and sediment.
- Occupancy will not be granted until all civil work associated with PRCCP20240183 has been completed and approval has been provided.
  
- Sediment control and erosion procedures shall be practice 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. See approved civil plan PRCCP20240183 for approved method of control.
  
- Stormwater control of roof downspouts required.
- Steps shall be taken to prevent drainage onto adjacent lots.
- Stormwater drainage from existing buildings shall be directed or graded away from the new switchgear building. No drainage shall be directed toward the new switchgear building.
  
- The builder/owner shall be responsible for keeping the existing right-of-way free of debris and dirt. Any violation of PMC chapter 21.14 pertaining to clearing, filling and grading, erosion and sediment control, and storm water discharges shall be prosecuted to the fullest extent of the law.- Any addition/expansion to the footprint of the building including decks and porches not originally shown on the approved set of plans must obtain proper permits prior to construction.
- The applicant is responsible to call the utility notification center at 1-800-424-5555 before beginning any excavation. Call before you dig, it's the law.
- No work shall be done in or on the public right of way without a licensed and bonded contractor first obtaining a right of way permit.

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, 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.**

**Applicant:**  
Leonard Ruff