



City of Puyallup

**Building Division**

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

[www.cityofpuyallup.org](http://www.cityofpuyallup.org)

## INSPECTION REPORT

**Date of Inspection:** Jul 11, 2024

**Inspection Result:** **FAILED**

**Permit Number:** PRMU20221586

**Property Address:** 4002 10TH ST SE, PUYALLUP, WA 98374;

**Contractor:** BRC FAMILY LLC PO BOX 731310 PUYALLUP, WA 98373-0060

**To construct:** South Building of CopperBerry, R-2 Apartments 6 Plex and 600 sq ft commercial office space: IMPACT FEE DEFERRAL CIVIL: PRCCP20221569  
- REVISION (1) - 09/11/2023 - POURING 5'7" FOUNDATION WALL ON THE WEST WALL INSTEAD OF A 4' FOUNDATION WALL \* REV (2) - 12/14/2023 - FOOTING & FOUNDATION NOT NEEDED FOR WEST STAIRCASE LOAD AS PER STRUCTURAL ENGINEER. PEPLACE WITH PIERS AS PER DRAWINGS & CALS \* REV (3) - 5/24/2024 - REQUESTED FIRE RATING FOR INSPECTOR

On this day we have inspected your construction for **Frame Inspection** and we find the following result of the inspection. If there are any questions, please contact the inspector below.

**Comments:**

**Corrections:**

- 1 date of inspection 6/14/2024  
at the request of contractor we inspected the commercial space and one upper unit and one lower unit  
COMMERCIAL SPACE
  1. complete fir blocking at drop ceiling in bathroom
  2. complete all fire stop
  3. complete sole plate nailing per city approved plans
  4. provide access at front wall to verify beamsUNITS
  1. complete strapping at top plates
  2. complete fire stop
  3. complete headers per city approved plans



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4.complete sole plat nailing per city approved plans

5. tighten all nuts at hold downs

6.provide truss specs that match what is on site

7.not a complete list

2 office

1 ; complete all firestop as per last frame inspection.

2 ; complete install of PHD2's at west wall as per plans.

3 ; complete bottom plate nailing at P13 shearwall.

4 ; provide ledger attachment from engineer at east wall.

5 ; complete blocking for grab bars in restrooms.

6 ; provide access to inspect headers at east wall as noted on last framing inspection.

7 ; test failed at d.w.v. ,supply approved.

unit 101

1 ; provide engineers fix or approval for head out of floor joist at all units.

2 ; tighten nuts on all hold down as noted on last inspection.

3 ; no back to back electrical boxes at rated walls,(provide rated boxes in rated walls or putty packs.)

4 ; provide positive connection of top plates to beam at rear on unit.

5 ; complete drywall at floor joist required for mechanical at rated ceiling.

6 ; complete mstc strap at shear wall.

7 ; test failed on D.W.W. , supply approved.

8 ; complete firestop at party wall.

unit 201

1 ; complete nail plate at sprinkler.

2 ; test failed on d.w.v. ,supply approved.

3 ; no back to back electrical boxes at rated walls,(provide rated boxes in rated walls or putty packs.)

4 ; complete framing of closet.

5 ; electrical box in attic will be cover with insulation .

6 ; fix mstc strap at shearwall in garage.

7 ; complete fire blocking at stair landing.

8 ; tighten nut on hold downs in garage.

9; complete firestop at party wall.

unit 202

1 ; no back to back electrical boxes at rated walls,(provide rated boxes in rated walls or putty packs.)

2; tighten nuts on hold downs.

complete anchor bolt in garage.

3 ; complete draft stop at stair landing.

4 ; test failed on D.W.W. , supply approved.



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5 ;complete firestop at party wall.

6 ; no back to back electrical boxes at rated walls,(provide rated boxes in rated walls or putty packs.)

7 ; complete firestop at party wall.

unit 203

1 ; no back to back electrical boxes at rated walls,(provide rated boxes in rated walls or putty packs.)

2 ; tighten nut on hold downs .

3 ; complete firestop at party wall

4; complete fire blocking at stair landing.

5; complete anchor bolt in garage at party wall.

6 ; complete condensate drain line as discussed with Scott

7 ; test failed on D.W.W. , supply approved.

unit 104

1 ; tighten nuts on hold downs.

2 ; no back to back electrical boxes at rated walls,(provide rated boxes in rated walls or putty packs.)

3 ;complete firestop at party wall.

4 ; complete duct seal at bathroom fans.

5 ; complete drywall at floor joist required for mechanical at rated ceiling,

6; provide positive connection of top plates to beam at rear on unit.

7 ; test failed on D.W.W. , supply approved.

not a complete inspection, provide unit number prior to next inspection.

3 1 ; no inspection of office.(not a complete inspection)

B102A

1 ; tighten nuts on hold downs as noted on last inspection.

2 ; complete drywall at floor joist for mechanical as per city approved plans or provide r.f.i. from architect.

3 ; complete hanger at floor joist as noted on last inspection.

4 ; complete all firestop as discussed with contractor.

5 ; complete fire blocking at fireplace.

6; no back to back electrical boxes in party wall.

B101D

1 ; complete fire blocking at fireplace.

2 ; complete drywall at floor joist for mechanical as per city approved plans or provide r.f.i. from architect.

3 ; complete dryer duct nail plates.

4 ; complete all firestop as discussed with contractor.

5 ; no back to back electrical boxes in party wall and complete draftstop at 10' o.c.



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**B203F**

- 1 ; complete fire blocking at fireplace.
- 2 ; complete dryer duct nail plates.
- 3 ; complete all firestop as discussed with contractor.
- 4 ; no back to back electrical boxes in party wall and complete draftstop at 10' o.c

**B204C1**

- 1 ; complete fire blocking at fireplace.
- 2 ; complete all firestop as discussed with contractor.
- 3; no back to back electrical boxes in party wall and complete draftstop at 10' o.c

**B202B**

- 1 ; complete fire blocking at fireplace.
- 2 ; complete all firestop as discussed with contractor.
- 3 ; no back to back electrical boxes in party wall and complete draftstop at 10' o.c.

**B201 E**

- 1 ; complete fire blocking at fireplace.
  - 2 ; complete frame at shower control wall not to exceed 2' o.c.
  - 3 ; complete all firestop as discussed with contractor.
  - 4 ; no back to back electrical boxes in party wall and complete draftstop at 10' o.c
  - 5 ; complete nailing of hanger at floor joist in garage.
- 4 no inspection of office space for today inspection. (not ready)

**B102A**

- 1 ; complete items 2,5, from last frame inspection.
- 2 ; complete drywall at floor joist for mechanical as per city approved plans or provide r.f.i. from architect.
- 5 ; complete fire blocking at fireplace.

**B101D**

- 1 ; complete item 2 from last frame inspection.
- 2 ; complete drywall at floor joist for mechanical as per city approved plans or provide r.f.i. from architect.

**B203F**

- 1 ; complete exhaust duct to exterior of building.

**B204C1**

**B202B**



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1 ; complete install of exhaust fan as discussed with Scott.

B201 E

1 ; complete exhaust duct to exterior of building as discussed with Scott.

Sincerely,

Shannon King  
Building Inspector 2  
[ShannonK@PuyallupWA.gov](mailto:ShannonK@PuyallupWA.gov)  
(253) 840-6684