



City of Puyallup

Building Division

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

www.cityofpuyallup.org

Permit Review Correction Letter

Permit Application #PRCTI20241352

September 25, 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	Stan Kinnear	253-770-3328	SKinnear@puyallupwa.gov
<ul style="list-style-type: none"> - Multiple RTU's and Roof Hatches are located within 10' of the roof edge. Please identify compliance code 2021 Washington State Mechanical Code, Section 304.11, (Construction Plans, Sheet A103, Roof Plan) - Revise detail as needed to indicate the notation that is missing. (Sheet P-5004, Section A - Plumbing Diagram) - Exits do not meet the minimum exit separation - Exit doors do not meet the minimum separation distance as specified in egress calculations above or Washington State Building Code 1007.1.1 (Construction Plans, Sheet G002, Life Safety Plan) - Adjust notation to reflect the minimum exit width of 32" net clear. [Washington State Building Code 1010.1.1] (Construction Plans, Sheet G002, Egress Calculations) - Provide Clarifications on Exit widths provided on if these are net clear opening or total width of the doors with the frames. It appears that there is a door listed at 50" wide as the secondary entry. Clarify width as it does not correspond with width reflected on the plans or details. (Construction Plans, Sheet G002, Egress Calculations) - Hardware shall be a maximum of 48" from the floor to the top of the operable portion of the hardware. update and revise as needed. (Sheet A602, Detail 4, Door Detail) - Special inspections shall be required for concrete since the structural design is based on 3000 psi (as notated Sheet S001) and the use of adhesive to embed rebar into the existing footings (Detail 5, Sheet 201) and the embedment of anchors into the existing foundation (Detail 6, Sheet 201). Indicate these and any other special inspections that may be required during the course of construction as specified in Chapter 17 of the Washington State Building Code. (Construction Documents, S002, Special Inspection Note). - Provide Guards or anchors as required per Washington State Mechanical Code, Section 304.11. (Construction Plans, Sheet M-1102, Mechanical Roof Plan) - Provide backflow assembly that is approved per Washington State Plumbing Code, Table 603.2, along with Washington State Health Dept. (Construction Plans, Sheet P-0004, Schedule of Equipment to be Provided for Store) - Locate backflow preventers that are listed, only 3 listed in equipment list. (Construction Plans, Sheet P-0004, Schedule of Equipment to be Provided for Store) 			
Engineering Review	Yianni Charitou	(253)435-3612	YCharitou@PuyallupWA.gov
<ul style="list-style-type: none"> - Update Grease Interceptor Sizing note to reference the existing 1,000 gallon grease interceptor. [CONSTRUCTION PLAN SET, sheet P-0004] - Update the Grease Interceptor Sizing table to incorporate the changes required on sheet P-1103. [CONSTRUCTION PLAN SET, sheet P-1103] - City records indicate that the existing sanitary side sewer is 6" and not 4" as depicted. Revise the callouts accordingly. [CONSTRUCTION PLAN SET, sheet P-1100] - Minimum 6" sanitary side sewer required for commercial buildings per City Standard Detail 04.03.04. [CONSTRUCTION PLAN SET, sheet P-1100] - A separate utility repair permit is required to replace the sanitary sewer and grease waste lines if this scope of work is not being completed by "the landlord" under civil construction permit PRCCP20231136. The utility repair permit must be issued prior to PRCTI20241352 permit issuance and work completed prior to PRCTI20241352 occupancy. 			

[CONSTRUCTION PLAN SET, sheet P-1100]

- Relabel eastern sanitary sewer line, north of the existing grease interceptor, to grease waste line (GW) to match the plumbing plans. [CONSTRUCTION PLAN SET, sheet P-1100]

- Remove, consolidate, or label redundant water meters and backflow devices on the architectural base plan. City records indicate that there is a single water service serving the existing structure and the irrigation system is also served from the domestic water service. [CONSTRUCTION PLAN SET, sheet P-1100]

- A separate utility repair permit is required to replace the water line if this scope of work is not being completed by "the landlord" under civil construction permit PRCCP20231136. The utility repair permit must be issued prior to PRCTI20241352 permit issuance and work completed prior to PRCTI20241352 occupancy.[CONSTRUCTION PLAN SET, sheet P-1100]

- The existing water line is non-compliant with current City standards. If replaced, the water line cannot be placed in the same trench in the public right-of-way. Instead, from the back of the meter, the water line must travel immediately north onto private property before changing directions. In other words, the water line in the public right-of-way must be perpendicular to the water main. Please reorient the proposed water line accordingly.

[CONSTRUCTION PLAN SET, sheet P-1100]

- Depict and label the existing DCVA backflow protection devices on the domestic and irrigation water services and indicate whether they are included in the water line replacement scope. [CONSTRUCTION PLAN SET, sheet P-1100]

- Include "BG" in abbreviation list. The water service shall be installed per City Standard Details 03.03.01-2, 03.03.04, and 03.04.01. [CONSTRUCTION PLAN SET, sheet P-1100]

- All plumbing fixtures used for food preparation and kitchen operations shall discharge to the grease waste line and grease interceptor. Please reconfigure the ice machine floor sink connection to direct waste to the grease line instead of the sanitary sewer line as depicted. [CONSTRUCTION PLAN SET, sheet P-1103]

- Roof top units shall discharge to the sanitary sewer waste line and not the grease line as depicted. Please reconfigure the condensate drains (CD) to direct waste to the sanitary sewer line. [CONSTRUCTION PLAN SET, sheet P-1103]

- According to PMC Chapter 19.06.020, contiguous parcels are required to be combined when they share common facilities including but not limited to access, parking, utilities, open space, landscaping, signage, etc., for which no easements or other legal instruments exist to ensure continuous ownership, use and maintenance of such facilities. In this particular case, tax parcels 0420271171 and 7845100032 share such facilities including drive thru access and signage, parking, landscaping, trash enclosure, and utilities. A boundary line adjustment may also suffice for ensuring continuous ownership of the facilities in question. Prior to building permit issuance, the applicant shall apply for and provide a recorded legal instrument for the continuous ownership, use, and maintenance of the common facilities on tax parcels 0420271171 and 7845100032 in compliance with Puyallup Municipal Code. [Yianni Charitou @ 09/23/2024 3:19 PM]

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>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. 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 right-of-way or civil construction permit issued. A right-of-way permit is required if there is existing vertical curb in good condition and a civil construction permit is required if there is no existing vertical curbing. 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.</p> <p>The subject site may qualify for the fee-in-lieu program in which the applicant may request and submit justification to pay a fee rather than constructing all or part of the required frontage improvements. Allowance of fee-in-lieu shall be at the discretion of the City and may be denied if the City Engineer determines it will be more beneficial to the public to have frontage improvements built along the street frontage adjoining the property or access to the property. The justification to allow use of the fee-in-lieu program shall not be based on cost savings to the applicant in comparison with constructing required improvement adjacent to the property.</p>	Engineering Division	Open
Prior to Issuance	In accordance with the Uniform Plumbing Code and City Design Standard 402.3, an external gravity grease interceptor is required to be designed by a professional engineer and installed on the side sewer per City Standard Details 04.06.01 and 04.06.02. The site plan and plumbing plans shall depict the location and connection of the new or existing grease interceptor. A professional engineer shall provide gravity grease interceptor sizing calculations and a report stating that the existing or new grease interceptor has adequate capacity to	Engineering Division	Resolved

Condition Category	Condition	Department	Condition Status
	serve the site/project. Existing 1,000 gallon grease interceptor is adequately sized per Construction Plan Set. [Yianni Charitou @ 09/18/2024 9:45 AM]		

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