

PRCTI20241352

November 20, 2024

City of Puyallup Development and Permitting Services
City Hall, 2nd Floor
333 S Meridian
Puyallup, WA 98371

First Review Comments

Project: Starbucks Commercial – Tenant Improvement/Remodel

Application/Permit Number: PRCTI20241352

To whom it may concern,

We received review comments issued by City of Puyallup Development Services on September 25, 2024 for the Starbucks Drive Thru located at 1115 E Main, Puyallup WA 98372, and have revised the documents to address the items noted therein. Below are the written responses requested for each plan check comment and are numbered in accordance with the corresponding review comments.

BUILDING REVIEW

Stan Kinnear, Plans Examiner, (253) 770-3328 / skinnear@puyallupwa.gov

1. 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)
APPLICANT RESPONSE: *The existing parapets should be a minimum height of 42 inches. Please refer to A103 for an added general note instructing the general contractor to verify the heights of existing parapets and to install guardrails, if required, in accordance with IMC 2021, Section 304.11.*
2. Revise detail as needed to indicate the notation that is missing. (Sheet P-5004, Section A – Plumbing Diagram)
APPLICANT RESPONSE: *Detail has been revised. Please refer to sheet P-5004 for clarification*
3. Exit doors do not meet the minimum exit separation.
APPLICANT RESPONSE: *See response for item #4.*
4. 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)
APPLICANT RESPONSE: *The occupancy calculations have been updated on sheet G001. Upon further inspection, it was determined that the occupancy was incorrectly including exterior occupant loads. The new occupancy is now 49 and 1007.1.1 no longer applies based off the requirements of 1006.2.1.*
5. Adjust notation to reflect the minimum exit with 32" net clear. [Washington State Building Code 1010.1.1] (Construction Plans, Sheet G002, Egress Calculations)

APPLICANT RESPONSE: *The exit width required has been updated on G002.*

6. Provide Clarifications on Exit widths provided on if these are net clear opening are total width of the doors with the frames. It appears that there 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)

APPLICANT RESPONSE: *Exit door widths have been updated on sheet G002.*

7. 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)

APPLICANT RESPONSE: *The dimension shown on sheet A602 has been revised to specify a measurement of 48" max to the top of the operable section of the hardware.*

8. Special inspections shall be required for concrete since the structural design is based on 3000 psi (as notated Sheet S001) and the 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).

APPLICANT RESPONSE: *Special inspection requirements are already shown on sheet S-003.*

9. Provide Guards or anchor as required per Washington State Mechanical Code, Section 304.11. (Construction Plans, Sheet M-1102, Mechanical Roof Plan).

APPLICANT RESPONSE: *See response for item #1.*

10. Provide backflow assembly that approved per Washington State Health Dept. (Construction Plans, Sheet P-0004, Schedule of Equipment to be Provided for Store)

APPLICANT RESPONSE: *The model of backflow preventor has been revised. Please refer to sheet P-0004 for clarification.*

11. 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.

APPLICANT RESPONSE: *Please refer to sheet P-0003 and table Backflow Preventer Schedule.*

ENGINEERING REVIEW

Yianni Charitou, Engineering Technician, (253) 435-3612 / ycharitou@puyallupwa.gov

1. Update Grease Interceptor Sizing note to reference the existing 1,000 gallon grease interceptor. [CONSTRUCTION PLAN SET, sheet P-0004]

APPLICANT RESPONSE: *Grease Interceptor sizing note has been updated per markup.*

2. Update the Grease Interception Sizing table to incorporate the changes required on sheet P-1103. [CONSTRUCTION PLAN SET, sheet P-1103]

APPLICANT RESPONSE: *Grease Interceptor sizing note has been updated per markup.*

3. 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]

APPLICANT RESPONSE: *The existing sanitary sewer pipe size has been revised. Please refer to sheet P-1100 for clarification.*

4. Minimum 6" sanitary side sewer required for commercial buildings per City Standard Detail 04.03.04. [CONSTRUCTION PLAN SET, sheet P-1100]

APPLICANT RESPONSE: *Noted. The existing sanitary sewer pipe outside the building will stay as it is. In case that is less than 6" contractor shall upgrade it. Please refer to sheet P-1100- note #2 on Sheet notes.*

5. 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 PRCTI20241353 permit issuance and work completed prior to PRCTI20241352 occupancy.

APPLICANT RESPONSE: *Note has been added. Please refer to sheet P-1100 - note #2 on Sheet notes.*

6. 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]

APPLICANT RESPONSE: *The Eastern sanitary sewer line has been renamed and matched with plumbing plans. Please refer to sheet P-1100 for clarification.*

7. 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.

APPLICANT RESPONSE: *Please see revised water service on sheet P-1100.*

8. 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 issued

APPLICANT RESPONSE: *Noted. We plan to reuse the existing main water pipe if it is size 2" or greater. In case that main water pipe is less than 2" contractor shall upgrade it. Please refer to sheet P-1100- note #1 on Sheet notes.*

9. 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]

APPLICANT RESPONSE: *Noted. Please refer to sheet P-1100 for revised main water line routing.*

10. 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.
APPLICANT RESPONSE: *Please refer to sheet P-1100 for location of existing DCVA backflow protection device and irrigation control valves.*
11. 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]
APPLICANT RESPONSE: *"BG" has been included into abbreviation list. Please refer to sheet P-0001 for clarification.*
12. 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]
APPLICANT RESPONSE: *Ice machine floor sink has been connected on grease waste pipe. Please refer to sheet P-1103 for clarification.*
13. 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]
APPLICANT RESPONSE: *Condensate drain from rooftop units have been re-routed to the storm drain system. We discharge condensate drain from rooftop units above existing roof drains. Please refer to sheet P-1103 for clarification.*
14. 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 questions. Prior to building permit issuance, the applicant shall apply for and provide 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]
APPLICANT RESPONSE: *Comment noted.*

The changes outlined below include, but are not limited to, sheet additions and deletions resulting from further design development and coordination with the owner, marked as Cloud Delta #2. All notable changes have been clouded and dated according to their revision date. These clouded revisions are for tracking purposes and, to our knowledge, do not affect the previous permit review conducted by the City of Puyallup.

1. **A-502** – Details removed from sheet and added to electrical 'E' sheets.
2. **A-503** – Sheet removed from project.
3. **E-503** – **E-506** – Detail sheets added to project.

4. **P-5005** – *Detail sheet added to project.*

I appreciate the time taken to review our response. Let me know if there are further questions.

Sincerely,
Mariana Dominguez