



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

Permit No:
PRCNC20241019

COMMERCIAL - NEW CONSTRUCTION

Puyallup, WA

Job Address	Address: 3303 8TH AVE SE, Unit: E, PUYALLUP, WA 98372 Parcel # 0420253071	ISSUED December 27, 2024
Owner STEP BY STEP FAMILY SUPPORT CENTER PO BOX 488 MILTON, WA 98354		
Applicant Songyi Cho 12181 C St S Tacoma, WA 98444 (509) 432-4651 songyi.cho@hotmail.com		
Contractor MOUNTAIN CONSTRUCTION INC. 7457 S MADISON TACOMA, WA 98409 jeremy@mountainconst.com WA L&I #:		
Plumbing Contractor TACOMA PLUMBING & HEATING INC PO BOX 44601 TACOMA, WA 98448 WA L&I #:		
Description of Work Construct Early Learning Center		
Permit Types	Commercial - New Construction	
Expiration Date: June 25, 2025		
Total ESU's		

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
- Exit lighting test required, contractor to provide light meter

- Emergency radio test required comply with IFC section 510. Fire final approval upon completed test results
- Separate permits required for Fire Alarm and Fire Sprinkler
- RTU'S will be required to be tested for shut down with Fire Alarm
- Smoke and Fire dampeners will be tested with Fire Alarm. Access doors are required for maintenance and visual inspection.
- Fire extinguishers required per code to be installed at time of Fire Final
- A Knox box is required at the Riser Room
- PIV must have a Knox lock or approved lock with an extra key provided in Knox box
- All above items to be completed prior to fire final. Fire final required before building final

Schedule your inspection online through the city of puyallup online permit system. This is a request for inspection only. A date and time will be selected by Inspector depending on availability. Email morning of inspection between 7am – 8am for scheduled date and time. Fire Inspections are Monday – Thursday there will be no inspections on Fridays. David Drake ddrake@puyallupwa.gov

3. Development Engineering standard commercial conditions:

- Prior to starting site work request an inspection for erosion and sediment.
- Sediment control and erosion procedures shall be practiced 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 PRCCP20241109 for approved method of control.
- Stormwater control of roof downspouts required. See approved civil permit PRCCP20241109 for approved method of control.
- Steps shall be taken to prevent drainage onto adjacent lots.
- 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 Valley Water District's requirements.
- A commercial development must have installed a side sewer sampling tee installed in conformance to city standard section 04.03 – side sewer.
- The applicant is responsible to schedule all utility inspections prior to backfilling.
- Curb, gutter, sidewalk, and approach must be poured to City standards.
- Driveway approach must be a minimum of 30' wide.
- 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 or civil permit.
- A separate right-of-way or civil permit must be obtained is required by a licensed and bonded contractor to make the sanitary sewer main tap and or a water service connection.
- Any code requirement that may have been overlooked in this plan review does not imply that the requirements have been waived.

7. The City adopted the Department of Ecology's 2019 Stormwater Management Manual for Western Washington which requires mitigation and site-specific stormwater testing for projects that add or replace 2,000 square feet or more of hard surfaces. Your proposed project exceeds the 5,000 square foot threshold of the manual. Therefore, your project requires a small-scale Pilot Infiltration Test (PIT) to determine site specific infiltration testing. In addition to infiltration testing, the seasonally high groundwater must be measured weekly for the duration of the wet season (December 21st – March 21st). A Development Engineer will also be assigned to complete the stormwater review of your project. Alternatively, you may revise your scope and plans to propose less new plus replaced hard surface area such that additional testing and mitigation are not required.

Please see both the project conditions established on this permit (see the permit for this project OPEN conditions) and the Civil construction permit issued separately. Some of these conditions apply to final inspections and occupancy approval. At the request of the architect of record and owner, the issuance of the Civil utility permits has been deferred. . NO WORK may continue beyond rough in inspections; no framing inspection or cover inspections. The contractor may not request inspections for cover or framing until the Civil permit has been issued.

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:
Songyi Cho