



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

Permit No:
 PRCNC20241741

COMMERCIAL - NEW CONSTRUCTION

Puyallup, WA

Job Address	Address: 1023 39TH AVE SE, PUYALLUP, WA 98374 Parcel # 0419034037	ISSUED February 11, 2025
Owner	BCC PUYALLUP LLC 9675 SE 36TH ST STE 115 MERCER ISLAND, WA 98188	
Applicant	Leonard Ruff 6210 36th Ave. NE Seattle, WA 98115 (206) 294-1288 leonard.ruff@cascademissioncritical.com	
Contractor	HOWARD S WRIGHT CONSTRUCTORS 501 EASTLAKE AVE E, SEATTLE, WA 98109 WA L&I #:	
Plumbing Contractor	HOWARD S WRIGHT CONSTRUCTORS 501 EASTLAKE AVE E, SEATTLE, WA 98109 WA L&I #:	
Description of Work	Construct new 625 s.f. metal switchgear building and install (5) 1,250 kW standby diesel generators with (5) integral 7,300 gallon above ground fuel storage tanks. - CENTERIS SOUTH SWITCH GEAR BUILDING & GENERATORS	
Permit Types	Commercial - New Construction	
Expiration Date:	August 10, 2025	
Total ESU's		

Building Components:

Quantity	Units	Description
5	QTY	Generator
625	SQ FT	Business
1	QTY	Ventilation System
2	DIFFUSERS	Mechanical Ducts

Total Value of Work: \$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. 1. INSTALL ADDRESS NUMBERS PER THE FOLLOWING DISTANCES: 0-50 FOOT SETBACK FROM STREET NUMBERS SHALL BE 6 INCHES IN HEIGHT; 51-100 FEET 12 INCHES IN HEIGHT. ALL NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDITIONAL NUMBERS MAY BE NEEDED AT DRIVEWAY ENTRANCE IF BUILDING NUMBERS ARE NOT VISIBLE FROM THE STREET. REAR DOORS OF SUITES OR UNITS SHALL ALSO BE LABELED WITH MINIMUM 4 INCH NUMBERS.
2. FIRE HYDRANTS REQUIRED FOR CONSTRUCTION AND FIRE DEPARTMENT ACCESS SHALL BE INSTALLED AND APPROVED BY THE FIRE CODE OFFICIAL PRIOR TO THE STORAGE OR INSTALLATION OF ANY COMBUSTIBLE FRAMING MATERIAL. ACCESS ROADWAY SURFACES SHALL BE DESIGNED TO CITY STANDARDS AND BE DESIGNED TO MAINTAIN THE IMPOSED LOADS OF A 80,000 POUND FIRE APPARATUS. ASPHALT TREATED BASE, ASPHALT OR CONCRETE PAVEMENT CAN BE USED TO PROVIDE THE REQUIRED ALL-WEATHER DRIVING SURFACE.
3. ANY REQUIRED FIRE LANE MARKINGS SHALL BE INSTALLED PRIOR TO FINAL INSPECTION AND PER CITY ORDINANCE.
4. KNOX BOXES, WHEN REQUIRED, SHALL BE INSTALLED USUALLY TO THE RIGHT OF THE MAIN FRONT DOOR AND NO HIGHER THAN 6 FEET OFF OF THE GROUND. ONLY HINGED KNOX BOXES SHALL BE USED. KNOX BOXES AND KEY SWITCHES CAN BE ORDERED ONLINE AT THE "KNOX COMPANY"
5. FIRE EXTINGUISHERS WILL BE REQUIRED PER CHAPTER 9 OF THE INTERNATIONAL FIRE CODE. GENERALLY, 1 FIRE EXTINGUISHER WITH A MINIMUM RATING OF 2A 10BC SHALL BE INSTALLED PER EVERY 3,000 SQUARE FEET OF FLOOR AREA. THE LOCATION OF THE FIRE EXTINGUISHERS SHALL BE NEAR THE EXIT DOORS AND TRAVEL DISTANCE TO AN EXTINGUISHER SHALL NOT EXCEED 75 FEET. ADDITIONAL SIGNAGE MAY BE NECESSARY TO INDICATE THE FIRE EXTINGUISHER LOCATION.

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. Provide a copy of the status report to the City.

4. Development Engineering standard commercial conditions:

- The City shall not be held liable for any conflicts that arise between the approved building plans and approved civil construction plans since the building permits were issued prior to civil approval.
- Prior to starting site work request an inspection for erosion and sediment.
- 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.

6. In accordance with RCW 19.27 and RCW 19.122, any project within 100-ft of a major utility transmission line, including

hazardous liquid or gas pipelines, shall provide notice to the utility operator. Prior to permit issuance, provide written documentation from the operator/owner of the Northwest Pipeline LLC (Williams Gas Main) that the proposed development is acceptable as designed. (Contact Williams Gas' Matthew Kautzman at matt.kautzman@williams.com or 253-377-6146.)

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