



City of Puyallup

Building Division

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

www.cityofpuyallup.org

INSPECTION REPORT

Date of Inspection: Feb 28, 2025

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: PRCCP 20221569
- 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 - REQEUSTED FIRE RATING FOR INSPECTOR

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

Comments: complete corrections from previous exterior build final list.

10 ; step at main entry door not to exceed 7" rise.(exterior of Building at unit 101)

12 ; complete handrail extensions min. 12" past the stair nosing at top and bottom of stairs with returns at S.W & N.W. steps.(with supports at all extensions)

13; complete exterior handrails 34" - 38" above stair nosing at S.W.&N.W. steps.

15 ; provide min. 42" guardrail at steps at N.W. corner of building .

20 ; provide min. 1 1/2 clearance from wall to interior of handrails of units 201,202,203 exterior stairs.

Corrections:

1 no inspection of residential units at time of inspection.(exterior only)

1 ; provide special inspection final letter from engineer.

2 ; complete accessible route from R.O.W. as per City approved plans.

3 ; complete accessible parking signage as per plans.

4 ; provide electrical final of office prior to final inspection.

5 ; provide accessible door hardware at restroom in office.



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- 6 ; provide vert. grab bar in restroom of office 39"-41" above finish floor to start of bend as per code.
- 7 ; complete accessible door signage at restroom of office.
- 8 ; complete door signage at office exterior door . (This Door To Remain Unlocked When Building Is Occupied)
- 9 ; seal all penetrations at exterior of building.
- 10 ; steps not to exceed 7" rise or exceed 3/8" difference in rise in flight of stairs. (exterior of Building
- 11 ; tread depth shall not exceed 3/8" difference in flight of stairs.
- 12 ; complete handrail extensions min. 12" past the stair nosing at top and bottom of stairs with returns. (with supports at all extensions)
- 13 ; complete all exterior handrails 34" - 38" above stair nosing.
- 14 ; provide 60"x60" landing at bottom of ramp outside of unit B101 as per approved plans.
- 15 ; provide min. 42" guardrails at all stairs ,open sided walking surfaces,mechanical equipment,landing,ramp with more than 30" to finish grade below measured 36" horizontally from edge to the open side.
- 16 ; provide min. 36" clear path at stairs next to electrical panel.
- 17 ; paint gas pipe at exterior on building.
- 18 ; complete vent terminations next to electrical meter .
- 19 ; complete threshold with door sweep at fire sprinkler room.
- 20 ; provide min. 1 1/2" clearance from wall to interior of all handrails.
- 21 ; provide install instruction for heat pump to check clearance from exterior wall to unit.
- 22 ; complete accessible path to mailboxes as discussed with contractor.
- 23 ; provide equipment protect in front of hot water heater in garage.
- 24 ; complete edge protection at ramp.
- 25 ; Did not check stairwell at s.e. corner of building.
not ready (inspection of exterior and office only)
- 2 No units in Building approved for Occupancy. (inspection of interior of Building only)
unit 101
 - 1 ; complete hammer arrestor at dishwasher supply line.
 - 2 ; insulate water supply lines in crawl space.
 - 3 ; insulate range exhaust duct in crawl space.
 - 4 ; remove wood and debris from crawl space.unit 102
 - 1 ; complete gap at bottom of front door and door sweep.
 - 2 ; complete insulation at floor joist.
 - 3 ; insulate water supply lines in crawl space.
 - 4 ; remove wood and debris from crawl space.unit 201
 - 1 ; seal all penetrations in garage.



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- 2 ; garage steps not to exceed 7 3/4" rise.
- 3 ; fix microwave exhaust to vent to exterior of building.
- 4 ; remove door stop from rated garage door and seal penetrations in rated door.
- 5 ; complete insulation at attic access door.

unit 202

- 1 ; complete drywall at back garage fire wall.
- 2 ; seal all penetrations in garage firewall and ceiling.
- 3 ; garage step not to exceed 7 3/4" rise.
- 4 ; complete insulation at attic access door.

unit 203

- 1 ; seal penetrations in garage firewall and ceiling.
- 2 ; garage steps not to exceed 7 3/4" rise.
- 3 ; adjust self closer to close and latch of garage fire rated door.
- 4 ; complete insulation at attic access door.
- 5 ; seal penetration of rating in attic above attic access.

unit 204

- 1 ; complete insulation at attic access door.
- 2 ; complete penetrations of rating in attic above attic access.
- 3 ; seal penetrations in garage firewall and ceiling.
- 4 ; garage steps not to exceed 7 3/4" rise.

office crawl space

- 1 ; complete insulation with gasket at crawl space access.
- 2 ; complete vapor barrier in crawl space.
- 3 ; remove wood and debris from crawl space.
- 4 ; complete insulation at floor joist.

Sincerely,

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