



City of Puyallup

Building Division

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

www.cityofpuyallup.org

Permit Review Correction Letter

Permit Application #PRCNC20241917

March 10, 2025

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		SKinnear@puyallupwa.gov
<ul style="list-style-type: none"> - Beverage filtration system is serving multiple devices that are assessed as a high hazard for cross connection. For Beverage dispensers post mix of CO2 provide a RPBA. The ASSE 1055 assembly listed for the soda towers and spec. coffee are not approved by the Washington State Plumbing Code. This assembly was removed as part of the code adoption in Washington State. (Construction Set, Sheet P4.1, Backflow Preventer Schedule) - Provide final stamped version of the Geotechnical Engineering Report. - Metal Stud Wall Construction shall provide a minimum of 18" clearance on either side of Type I Hoods. (Construction Set, Sheet A0.1, Egress Plan) 			
Engineering Review	Yianni Charitou	(253)435-3612	YCharitou@PuyallupWA.gov
<ul style="list-style-type: none"> - Correct site address to 2902 E PIONEER by removing "Way" from address. If a new site address is assigned after boundary line adjustment PLBDJ20240103 is approved, update the assigned address and tax parcel number. [SITE PLAN, sheet SP1] - Revise the property lines to match the revised boundary line adjustment PLBDJ20240103 property lines and easements. Label all property lines and easements accordingly. [SITE PLAN, sheet SP1] - Incomplete site plan. In accordance with City Standards, the site plan must depict and label all easements, critical environmental areas like floodplain delineation (see FEAM LOMR dated 9/8/2022), and public utilities, including water, sanitary sewer, and storm, and their related facilities, like backflow protection devices, grease interceptors, catch basins, cleanouts, etc. The site plan must match the approved civil drawings. Include the pertinent civil site work overlays on the architectural site plan. [SITE PLAN, sheet SP1] - Trash enclosure dimensions and doors do not match proposed design in the construction plans. Redraw the site plan's trash enclosure to match construction plan set. [SITE PLAN, sheet SP1] - Verify that the enclosure is strategically placed for accessibility and designed to accommodate the turning radius of a SU - 30 single unit truck per City Standard 208.1(7) - Enclosures. When designing garbage enclosures, developers are encouraged to contact the garbage service provider to verify the location and access. Acknowledge required design criteria in correction response letter. [CONSTRUCTION PLAN SET, sheet SD1] - The interior floor of the enclosure area shall slope toward a Type I catch basin, or equivalent, and be plumbed to sanitary sewer per City Standard 208.1(10) - Enclosures. According to the submitted construction plan set, the catch basin is proposed in the center of the enclosure and not in the southwest corner as depicted. Update the catch basin location to match on both plan sets. [CONSTRUCTION PLAN SET, sheet SD1] - The vertical clearance of the trash enclosure roof shall be a minimum of 15 feet per City Standard 208.1(2) - Enclosures. [CONSTRUCTION PLAN SET, sheet SD1] - Utility lines are not currently depicted on the site plan. According to the composite utility plan depicted on civil permit application PRCCP20241846, the domestic and fire water lines enter the building through the north wall. Revise the plumbing plan accordingly. Include the reference to civil construction permit PRCCP20241846 in the notes 			

or callout. Depict and label the utility continuation on the site plan. [CONSTRUCTION PLAN SET, sheet P1.0]
 - For notes P6 and P7, include the reference to civil construction permit PRCCP20241846 in the notes or callout. Depict and label the utility continuation on the site plan. [CONSTRUCTION PLAN SET, sheet P1.2]
 - HS-3 is connected to both GW and SAN lines. Only one connection permitted. Revise plans accordingly. [CONSTRUCTION PLAN SET, sheet P1.2]
 - All fixtures, equipment, and drain lines located in a facility's food preparation and clean up area, which are sources of FOG, shall be connected to the grease trap. All pre-rinse and/or pre-wash sinks, sinks in dishwashing areas, two or three compartment sinks, wok stoves, self-cleaning stove ventilation/exhaust hood, kitchen floor drains, floor drains, floor sinks, mop sinks, food-prep sinks, hand sinks, and dishwashers must be connected to the grease line discharging through the grease interceptor. No sanitary waste shall be conveyed to the grease interceptor. Please revise the plumbing layout and connections accordingly. The grease interceptor may need to be resized with updated calculations to accommodate the additional fixtures conveyed to the grease interceptor. [CONSTRUCTION PLAN SET, sheet P1.2]
 - All fixtures, equipment, and drain lines located in a facility's food preparation and clean up area, which are sources of FOG, shall be connected to the grease trap. All pre-rinse and/or pre-wash sinks, sinks in dishwashing areas, two or three compartment sinks, wok stoves, self-cleaning stove ventilation/exhaust hood, kitchen floor drains, floor drains, floor sinks, mop sinks, food-prep sinks, hand sinks, and dishwashers must be connected to the grease line discharging through the grease interceptor. Update the grease interceptor calculation table to include any rerouted plumbing fixtures. According to the plumbing plans, the washing machine is depicted draining through the grease interceptor, but it is not listed in the sizing calculation. Update the table accordingly. [CONSTRUCTION PLAN SET, sheet P3.0]
 - The proposed grease interceptor does not meet City sanitary sewer standards 402.3 or City standard details 04.06.01 and 04.06.02. Verify minimum capacity and dimensions of proposed grease interceptor. [CONSTRUCTION PLAN SET, sheet P3.0]

Fire Review	David Drake	(253)864-4171	DDrake@PuyallupWA.gov
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- 1. Separate permits required for Fire Alarm, Fire Sprinkler, Hood Suppression.

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	In accordance with the Uniform Plumbing Code and City Design Standard 402.3, an external gravity grease interceptor is	Engineering	Open

Condition Category	Condition	Department	Condition Status
Issuance	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 serve the site/project. The grease interceptor must be installed, inspected, approved, and fully operational prior to occupancy.	Division	
Prior to Occupancy	The approved Stormwater Maintenance Agreement shall be recorded prior to the City granting a certificate of occupancy. Once recorded, provide the City with the Auditor File Number (AFN) for verification.	Engineering Division	Open
Prior to Issuance	Right-of-way dedication to match the abutting street classification shall be required as determined by Development Engineering. No building permit or development permit shall be granted for the construction or substantial improvement of any industrial, commercial, or residential building, or plat unless the plans and specifications contain provisions for the dedication to the City of sufficient street right of way for the classification of the street abutting the property according to the street plans and street development needs of the city for that street. Building permit PRCNC20241917 cannot be issued until boundary line adjustment PLBDJ20240103 is approved and recorded which depicts the required right-of-way dedication. The building permit site plan must match the approved boundary line adjustment. [Yianni Charitou @ 03/06/2025 10:36 AM]	Engineering Division	Open
Prior to Issuance	Building permit PRCNC20241917 cannot be issued until civil construction permit PRCCP20241846 is issued first. The building permit site plan must match the approved civil plan. [Yianni Charitou @ 03/06/2025 10:36 AM]	Engineering Division	Open
Prior to Occupancy	Occupancy will not be granted until civil construction permit PRCCP20241846 has been completed and approval has been provided. [Yianni Charitou @ 03/06/2025 10:38 AM]	Engineering Division	Open
Prior to Occupancy	This property lies within a regulated flood zone. According to the FEMA LOMR Case Number 21-10-0191P issued on April 27, 2022 and effective September 8, 2022, the revised flooding zone has been revised and the proposed building is no longer within the AE flood zone.	Engineering Division	Open

Condition Category	Condition	Department	Condition Status
Prior to Occupancy	<p>A minimum 1" fire service is required to supply the structure's fire sprinkler system. The applicant shall coordinate water service connection with the City prior to starting site work by scheduling an inspection through the CityView portal.</p> <p>Per City Design Standard Section 302.3, a double detector check valve assembly (DDCVA) backflow device is required on the fire service line to any building which is equipped with a closed fire sprinkler protection system. The DDCVA shall be located inside the building or in a vault at or near the property line and shall be installed in accordance with City Standard Detail 03.10.01-1 and 03.10.01-2.</p> <p>An approved double check valve assembly (DCVA) backflow device is required to be installed on the commercial water service per City Standard Detail 03.04.01. For more information, visit https://www.cityofpuyallup.org/1131/Backflow-Prevention-Cross-Connection.</p> <p>Upon approval of the installation by the city inspector, the backflow device shall be tested by a Washington State certified backflow assembly tester, and the test report results shall be submitted to the City prior to occupancy of the building.</p>	Engineering Division	Open
Prior to Occupancy	<p>A minimum 1" fire service is required to supply the structure's fire sprinkler system. The applicant shall coordinate water service connection with the City prior to starting site work by scheduling an inspection through the CityView portal.</p> <p>Per City Design Standard Section 302.3, a double detector check valve assembly (DDCVA) backflow device is required on the fire service line to any building which is equipped with a closed fire sprinkler protection system. The DDCVA shall be located inside the building or in a vault at or near the property line and shall be installed in accordance with City Standard Detail 03.10.01-1 and 03.10.01-2.</p> <p>Upon approval of the installation by the city inspector, the backflow device shall be tested by a Washington State certified backflow assembly tester, and the test report results shall be submitted to the City prior to occupancy of the building.</p>	Engineering Division	Open
Prior to Issuance	In accordance with RCW 19.27 and RCW 19.122, any project within 100-ft of a major utility transmission line, including	Engineering Division	Open

Condition Category	Condition	Department	Condition Status
	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.)		
Prior to Issuance	In accordance with Puyallup Municipal Code 11.08.135, new commercial projects that have a structure improvement value exceeding \$200,000 in valuation 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 civil construction permit application PRCCP20240569 has issued.	Engineering Division	Open
Prior to Occupancy	Your project is required to install frontage improvements in accordance with Puyallup Municipal Code 11.08.135. Building permit occupancy shall not be granted until the frontage improvements are completed and accepted, and civil construction permit PRCCP20240569 is finalized/closed.	Engineering Division	Open
Prior to Issuance	There are conflicting building permit applications for this location. Building permit applications PRCNC20241917 and PRCNC20231714 both propose a new commercial building in this location. The conflict shall be resolved by cancelling one of the two building permit applications prior to building permit issuance. [Yianni Charitou @ 03/06/2025 1:51 PM]	Engineering Division	Open
Prior to Issuance	Per Puyallup Municipal Code Chapter 11.24, the property is subject to two recorded sanitary sewer latecomer's agreements. The property owner will be required to submit a development contribution latecomer fee for the Viking JV, LLC sanitary sewer main extension and sanitary sewer lift station/force main as defined in latecomer's agreements recorded under AFNs 202107061306 and 202406210039, respectively. The latecomer's development contribution fees have not been assessed on building permit application PRCNC20241917. The contribution of each latecomer's fee must be reevaluated to take into consideration any calculation changes from boundary	Engineering Division	Open

Condition Category	Condition	Department	Condition Status
	line adjustment application PLBDJ20240103 and any latecomer's contribution fees paid under any other development permits associated with the the East Town Crossing project.		
Prior to Issuance	Must provide Contractor doing the work to be named on permit. Contractor must be registered with Washington State Labor and Industries AND have a valid City of Puyallup business license endorsement with Washington State Department of Revenue.	Development & Permitting Services	Open
Prior to Issuance	Contractor needs to have a valid City of Puyallup business license endorsement with Washington State Department of Revenue.	Development & Permitting Services	Open

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