



City of Puyallup

Building Division

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

www.cityofpuyallup.org

Permit Review Correction Letter

Permit Application #PRMU20240281

March 26, 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	(253)770-3328	SKinnear@puyallupwa.gov
<ul style="list-style-type: none"> - Provide at least 1 accessible parking space for each Type A unit per Washington State Building, Section 1106.2 and insure that the accessible parking spaces are on the shortest accessible route of travel per Washington State Building Code Section 1106.6. See accessible parking for buildings C and D as an example, there may be others. (Construction Set, Sheet A2, Site Plan) - Provide a definition of "future electric vehicle charging stall infrastructure" as listed on the Site Key. (Construction Set, Sheet A2, Site Key) - Unit Plan Notes identify that R-13 insulation will be provided on 1 side U.N.O., but detail 4/D1 states to insulate both sides U.N.O. Please clarify if the wall will be insulated on both sides or one side only. (Construction Set, Sheet U1-U5.1, Unit Plan Notes) - Unit Plan Notes state that no plumbing shall be located in the 1" air gap. See plumbing plans plumbing multiple penetrations are being made within the 1" air gap. Coordinate drawings for consistency and ease of construction. (Construction Set, Sheet U1-U5.1, Unit Plan Notes) - Door Key references Sheet U13 update plan or sheet numbers as needed, as there is no Sheet U13. (Construction Set, Sheet U1-U5.1, Door Key) - Review and clarify instances where header height will change as the header height is called out as 8' U.N.O. in Unit Plan Notes. Example 2 Bed Unit on Sheet U4 has a furred down ceiling. Review other units for additional instances and adjust if necessary. (Construction Set, Sheet U1-U5.1, Unit Plan Notes) - Review and clarify how washer and dryer in all Type A units shall meet Washington Accessibility Code 2009, Section 611. Example 2 Bed Unit shows a washer and dryer that appear to be stackable which could put the loading openings outside the perimeters set by 611.4. Review and updated as needed. (Construction Set, Sheet U1-U6, Unit Plan Plans) - Review locations of smoke detectors and carbon monoxide detectors to insure they are placed per Washington State Building Code, Section 907.2.10.2 and 915.2.1. See Sheet U5.1 outside Bed 2 as an example only. Review all unit layouts for other instances. (Construction Set, Sheet U1-U5.1, Unit Plans) - Detail and show draftstops in attic as needed per Washington State Building Code, 708.4.2. Update the attic ventilation as needed based upon changes for draftstops. (Construction Set, Sheet R7, Unit Plans) - Provide average grade plan calculations, use a more detailed calculation to accommodate the more complex slope and irregular shape of the structure. (Construction Set, Sheet E12, Building Elevations) - Detail 1 for the Furred Ceiling at 1-hr wall appears to have sheathing being used to create a positive connection between the metal framing that is attached to the ceiling and metal framing at the bottom of the soffit. Identify the minimum sheathing material needed, also identify minimum faster for field and edge of sheathing. Identify minimum metal framing requirements to include type, minimum fasteners for positive connection. (Construction Set, Sheet D8, Detail 1) - Update details call outs to reflect correct details and detail sheets in matrix. (Construction Set, Sheet D9, Detail 12, Matrix of UL Tested) - Multiple detail call outs need to be corrected on this sheet, as the call outs do not exist. 			

(Construction Set, Sheets BE1 and BE3 and BE4)

- Update detail numbers as needed. There are two details labeled as 17.

(Construction Set, Sheet BE3)

- There are two duct runs that appear to terminate in the sprinkler riser room. The ducts are within a furred down ceiling to 8 foot and riser roof sits about 5' above the basement level based the elevations. Adjust duct runs as needed.

(Construction Set, Sheet M2, 1st Level Plan)

- Duct runs for range hoods on interior units appear to be about 63 feet. Provide specifications on range hood that will accommodate a long run.

(Construction Set, Sheet M2, M2.1 and M3.1)

- Update code references within the plumbing plans to be consistent with submittal of 2018 Washington State Plumbing Code. Example would be Sheet P0G.01, Pipe Insulation Schedule, note references the 2019 CEC. Another example would be on sheet P0G.02 Fixture Unit Calculations references 2021UPC. Review and update code references as needed.

(Construction Set, Sheet P0G.00 and others)

- Update references in plumbing sheets to either details or other plumbing plan pages. There a multiple references to either incorrect pages or pages that do not exist. Example sheet P4G.00 refers to P200 for riser diagram, which are on sheets P4G.00 and P5G.00. See comment on sheet P0G.03 for another example. Review and update plumbing sheets as needed.

(Construction Set, Sheet P0G.00 and others)

- Update detail reference for the electric water heater. in note 2.

(Construction Set, Sheet P0G.03, Electric Water Heater)

Engineering Review

Yianni Charitou

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YCharitou@PuyallupWA.gov

- Incomplete site plan. Please refer to the CoP Site Plan Standards (available to download in the permitting portal). Revise the site plan to include items 1-3 and items A-X of the City's Site Plan Standards. Since the building permit cannot be issued until civil construction permit is issued first and the building plans must match the approved civil plans, please coordinate your final building permit submittal with the approval of the civil permit to avoid redundant or surplus building permit submittals and fees. [SITE PLAN, sheet A2]

- Refer to the PRCNC20240278 corrections and address for all site plans associated with the Bradley Heights Apartments. [SITE PLAN, sheet A2]

- The total residential units listed on the construction plan set (236) does not match what was approved by Fruitland Mutual Water Company on the certificate of water availability (233). Please resolve the discrepancy by either reducing the total units on the construction plans or submit an updated certificate of water availability signed by Fruitland Mutual Water Company. [Yianni Charitou @ 05/01/2024 12:18 PM]

The "updated" certificate that was submitted is missing the second page that contains the approval and signature of the water purveyor. Therefore, correction has not been resolved. [Yianni Charitou @ 03/20/2025 11:56 AM]

- Incomplete site plan. For continuity with the plumbing plans, the entire water and sanitary sewer line for each apartment building must be depicted on either the architectural site plan or the civil plans. On the civil plans, the water lines and some of the sewer lines are not depicted entering the building which conflicts with the POC for some of the plumbing plans. Revise the plans so that the utilities are connected to each building. [Yianni Charitou @ 03/20/2025 11:21 AM]

- Verify sanitary sewer POC location with PRCCP20240845 civil plans for continuity to civil utility design and revise plumbing plans accordingly. Include reference to permit PRCCP20240845 in callout. [CONSTRUCTION PLAN SET, sheet

P2F.00]

- Compass rose is incorrect. Revise accordingly. [CONSTRUCTION PLAN SET, all plumbing plan sheets]
- Adjust cutoff drawings on page layout. [CONSTRUCTION PLAN SET, all sheets]
- Verify water POC location with PRCCP20240845 civil plans for continuity to civil utility design and revise plumbing plans accordingly. Include reference to permit PRCCP20240845 in callout. [CONSTRUCTION PLAN SET, sheet P3F.01]
- Verify backflow protection redundancy with PRCCP20240845 civil plans. RPBA's should not be installed inside buildings due to discharge method. [CONSTRUCTION PLAN SET, sheet P3F.01]
- According to City policy, complexes containing buildings with multiple habitable units, such as apartment buildings, shall receive one numerical designation. Individual buildings shall be alphabetized, and individual units shall be designated by numbers. Upon the next submission, please provide a building address exhibit as a separate file from all other plans. The exhibit must depict the new site address (206 27TH AVE SE), alphabetized buildings (as agreed upon via email), and standardized numerical units (which should be provided by the applicant for City review). On all plans for all applications currently under review, update all references and labels to the building and site addresses. The City will update the permitting portal descriptions with the new addresses. [Yianni Charitou @ 03/25/2025 1:32 PM]

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 Issuance	<p>This building permit cannot be issued until demolition permits PRDE20230753 and PRDE20231242 are completed and closed.</p> <ul style="list-style-type: none">- The applicant is responsible to demolish the existing septic systems that serve units 1-4, 9-11, 13-20, 22, 24-29, 31-32, 34-37, 39-41, 46, 49-50 per Tacoma Pierce County Health Department standards. The City Inspector shall verify that there are no septic tanks for units 31 and 35 as labeled on the site plan. Septic decommissioning certificates are required to be filed with Pierce County and copies submitted to the City of Puyallup. <p>The septic decommissioning for units 21, 44, 45, & 47 is permitted under PRDE20230753.</p> <p>The septic decommissioning for units 8, 12, 23, 33, 38, 42, 43, &</p>	Engineering Division	Open

Condition Category	Condition	Department	Condition Status
	<p>48 is permitted under PRDE20231242.</p> <p>- The applicant shall expose, cut, and cap the inactive sanitary sewer stubs for units 1, 2, 3, and 4 under the supervision of a City Inspector prior to demolition or removal of the mobile home. Furthermore, the applicant shall cut and cap the sanitary sewer lateral for units 5, 6, and 7 under the supervision of a City Inspector prior to any demolition or removal of the mobile home. The sanitary sewer line for unit 30, permitted under PRDE20231242, must be cut and capped before disconnecting units 5, 6, or 7.</p> <p>The existing sewer lateral shall not be reused. The applicant shall request an inspection through the CityView portal. Utility inspections are required prior to backfilling.</p> <p>The City may agree to delay the septic decommissioning as long as there is a guarantee of funds made available to the City. The guarantee would be in the amount of \$10,000.00 by means of a bond or an assignment of funds. The demolition permit has been conditioned that a final approval shall not be granted until the TPCHD septic decommissioning certificate are provided to the City by the permit holder. If the septic decommission certificates are not provided prior to demolition permit expiration, and there is a financial guarantee on file with the City, the City will request or withhold the bond or assignment of funds. No development permits shall be issued for this site until the TPCHD septic decommissioning certificates are provided to the City. [Yianni Charitou @ 04/29/2024 10:26 AM]</p>		
Prior to Issuance	<p>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 permit PRCCP20240845 has been issued. The building permit shall be conditioned in such a manner that building occupancy will not be granted until the frontage improvements are completed and approved.</p>	Engineering Division	Open

Condition Category	Condition	Department	Condition Status
Prior to Issuance	A certificate of water availability is required from Fruitland Mutual Water Company, the site's water purveyor. You can initiate the certificate request by completing the application found here: http://www.fruitlandwater.com/Water_availability_letter_only.pdf and submitting it to Fruitland Mutual. (PMC 14.22.020)	Engineering Division	Open
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 Occupancy	<p>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. In accordance with Puyallup Municipal Code Chapter 11.08.120, the subject site property owner shall dedicate the designated right-of-way as indicated on the approved civil plans. Please fill out the attached REETA template form and the Right of Way Dedication Deed form. The Deed form must include a legal description and be accompanied by an exhibit (survey completed by licensed surveyor) depicting the right-of-way dedication. Once drafted, please return these documents to me to review with the Engineering Support Specialist and City Engineer. If accepted, the City Engineer will sign the Deed so that it can be recorded with Pierce County. [Yianni Charitou @ 04/29/2024 1:27 PM]</p> <p>ROW dedication not required by Traffic on PRCCP20240845. [Yianni Charitou @ 03/19/2025 2:02 PM]</p>	Engineering Division	Resolved
Prior to Completion	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 city standard section 03.04 - backflow installation. An approved backflow assembly device is required to be installed on the commercial water service per Fruitland Mutual Water Company	Engineering Division	Open

Condition Category	Condition	Department	Condition Status
	standards. Fruitland Mutual's written acceptance of backflow device required prior to resolving condition. [Yianni Charitou @ 04/29/2024 2:44 PM]		
Prior to Occupancy	In accordance with Puyallup Municipal Code 11.08.135, your project will be required to complete frontage improvements. The building permit occupancy shall not be granted until the frontage improvements are completed and civil permit PRCCP20240845 has been finalized. [Yianni Charitou @ 03/19/2025 3:01 PM]	Engineering Division	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