



City of Puyallup

Building Division

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

www.cityofpuyallup.org

Permit Review Correction Letter

Permit Application #PRCNC20240278

April 01, 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:

Engineering Review	Yianni Charitou	(253)435-3612	YCharitou@PuyallupWA.gov
<ul style="list-style-type: none"> - On the civil plans, depict and label the seven sanitary side sewer stubs along the 27TH AVE SE frontage that align with mobile home lots 1-7 that shall be cut and capped under the civil permit. The sewer work must match between the building and civil plans. - The proposed recycling enclosure shall not encroach on the Puget Power Easement unless authorized by the conditions of the recorded easement. Provide the authorization to encroach on the power easement or indicate the distance between the recycling enclosure and the existing easement. [SITE PLAN, sheet A2] - Per City Stormwater Standard Section 208, provide email coordination from the garbage service provider, with the attached site plan and date of review, to confirm that the size and location of the trash and recycle enclosures meets the service needs of the site. [SITE PLAN, sheet A2] - Depict and label the waste connection for the proposed dishwasher in the kitchen. [CONSTRUCTION PLAN SET, sheet P2.01] - According to the correction letter, the mop sink in the chemical storage area was supposed to be removed. Please remove the mop sink from the plumbing and waste plans or depict the proposed mop sink in the partial floor plan on sheet A9. [CONSTRUCTION PLAN SET, sheet P3.01] - Please submit construction plans for the trash and recycling enclosures. [Yianni Charitou @ 03/19/2025 3:50 PM] - Depicted SS POC location is incorrect. Please refer to 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 P2.00] - Depicted water POC location is incorrect. Please refer to 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 P3.01] - 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] 			
Planning Review	Rachael N. Brown	(253)770-3363	RNBrown@PuyallupWA.gov
<ul style="list-style-type: none"> - Demonstrate that 30% glazing requirement has been met on North Elevation. 30% glazing is only required in the 'pedestrian view plane' located between 2ft and 8ft from the ground. - 'Thru-Color fiber cement siding' required per design review approval. Change 'Fiber Cement siding' notation in all instances where thru color is called for on approved design review elevations. <p>Update from 4/1/2025 review: Not all required instances of fiber cement where changed to thru-color. See "Material</p>			

Ratios Diagram" for areas where thru-color is required.

- Provide exterior materials list. All exterior materials must match those approved under design review #PLDDG20220021

Update from 4/1/2025 review: Materials list provided but it is not clear which materials correspond to which elevation. Furthermore all window trim and other trim is required to be wood, not fiber cement on the 27th st elevation. Wood trim Its not called out on any diagram or in the materials list.

Note: These errors were also found in the building permits for buildings C, G, and H. These building permits will also need to be revised to demonstrate compliance with the approved design review elevations materials shown in the document "Material Ratios Diagram".

- According to the manufacturer, 'Equitone Pictura' is not listed as a thru-color fiber cement product and in fact has a different finish that can be a different color than the rest of the material. Thru-color by definition is defined as "Through-color fiber cement: a fiber cement siding material wherein the final siding color pigment is integrated through the core of the cement board itself by the original manufacturer to represent the finished final siding color. Painted fiber cement board shall not be considered through-color fiber cement."

Equitone Natura would be considered an acceptable thru-color fiber cement material

- All fiber cement on the elevation facing 27th Ave must be thru-color fiber cement. See documents and Images section for approved facade materials diagrams. Document is called "Materials Ratios Diagram"

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> <p>- 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</p>	Engineering Division	Open

Condition Category	Condition	Department	Condition Status
	<p>filed with Pierce County and copies submitted to the City of Puyallup.</p> <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, & 48 is permitted under PRDE20231242.</p> <ul style="list-style-type: none"> - 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>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</p>	Engineering Division	Open

Condition Category	Condition	Department	Condition Status
	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.		
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	Resolved
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	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] ROW dedication not required by Traffic on PRCCP20240845. [Yianni Charitou @ 03/19/2025 2:02 PM]	Engineering Division	Resolved
Prior to Completion	All commercial development, multi-family, mixed use facility, or irrigation systems water service connections must have installed	Engineering Division	Open

Condition Category	Condition	Department	Condition Status
	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 standards. Fruitland Mutual's written acceptance of backflow device required prior to resolving condition. [Yianni Charitou @ 04/29/2024 2:44 PM]		
Prior to Issuance	<p>Previous iterations of the plans depicted underground parking that required pretreatment facilities including an oil/water separator. In accordance with the Uniform Plumbing Code and City Design Standard 402.3, if an oil/water separator is required as part of the civil permit, it must be designed by a professional engineer and installed on the side sewer per City Standards. The site plan and plumbing plans shall depict the location and connection of the new oil/water separator. A professional engineer shall provide sizing calculations and a report stating that the interceptor has adequate capacity to serve the site/project. [Yianni Charitou @ 04/29/2024 4:07 PM]</p> <p>Not applicable. [Yianni Charitou @ 03/19/2025 4:17 PM]</p>	Engineering Division	Resolved
Prior to Issuance	Building permit PRCNC20240278 cannot be issued until a decision is rendered for AMR application PRAMR20250141. If the AMR is approved, the plans must be reviewed to ensure that the changes are reflected in the approved building plans. The applicant is responsible for coordinating permit submissions to avoid redundant reviews and fees. [Yianni Charitou @ 03/19/2025 1:30 PM]	Engineering Division	Open
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