



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

Permit No:
PRCTI20241964

COMMERCIAL - TENANT IMPROVEMENT/REMODEL

Puyallup, WA

Job Address	Address: 401 15TH AVE SE, PUYALLUP, WA 98372 Parcel # 9810000014	ISSUED April 02, 2025
Owner MULTICARE HEALTH SYSTEM 14400 METCALF AVE OVERLAND PARK, KS 98415		
Applicant Larz Hitchcock 700 Portland, OR 97205 LarzHitchcock@ckarch.com		
Contractor SELLEN CONSTRUCTION CO INC PO BOX 9970 SEATTLE, WA 98109-9970 WA L&I #:		
Plumbing Contractor MACDONALD MILLER SERVICE INC. 7707 DETROIT AVE SW SEATTLE, WA 98106 WA L&I #:		
Description of Work Sterile Process Department Upgrades: Equipment upgrades that include but are not limited to (4) new Sterilizers, air hoses at pack and prep tables, (4) new washers, dryers, (4) sets of 3-compartment sinks, flooring, some partial walls and general patch and repair. - GOOD SAM, STERILE PROCESSING ROOM		
Permit Types	Commercial - Tenant Improvement/Remodel	
Expiration Date: September 29, 2025		
Total ESU's		
REQUESTING REQUIRED INSPECTIONS A list of required inspections can be found on the permitting portal. Log in to your portal account, click on my items, and expand My Building Permit application, My Engineering Permit application, or My Fire Permit application depending on your permit type. Then locate your permit number and click on "request inspection". This will pull up a list of inspection types associated with your permit. Click on the desired inspection type and then click Next Step to begin the inspection request process.		

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. • Comply with 2021 IFC and 2021 IBC
- L&I Final required prior to Fire Final
 - Exit lighting test required, contractor to provide light meter
 - A separate permit may be required if fire alarm or sprinkler system is altered
 - Smoke and Fire dampeners will be tested with Fire Alarm. Access doors are required for maintenance and visual inspection.
 - Fire extinguishers required per code to be installed at time of Fire Final
 - In existing buildings all required service and maintenance to be completed prior to inspection for the Fire Alarm, and Fire Sprinkler Systems
 - All above items to be completed prior to fire final. Fire final required before building final
- Schedule your inspection online through the city of puyallup online permit system. This is a request for inspection only. A date and time will be selected by Inspector depending on availability. Email morning of inspection between 7am – 8am for scheduled date and time. Fire Inspections are Monday – Thursday there will be no inspections on Fridays. David Drake ddrake@puyallupwa.gov

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.

Conditions

The items listed in the table below are outstanding conditions that need to be resolved prior to occupancy and/or final inspection.

Condition Category	Condition	Department	Condition Status
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Prior to Issuance	<p data-bbox="363 161 1008 237">*Awaiting discussion with Ken about frontage improvements</p> <p data-bbox="363 283 1122 1289">In accordance with Puyallup Municipal Code 11.08.135, non-residential tenant improvement projects that qualify as substantial improvements (the cost of which equals or exceeds 50% of the market value of the structure before the "start of construction" of the improvement) and when the remodel valuation exceeds \$500,000 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 a right-of-way or civil construction permit issued. A right-of-way permit is required if there is existing vertical curb in good condition and a civil construction permit is required if there is no existing vertical curbing. 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> <p data-bbox="363 1335 1122 1915">The subject site may qualify for the fee-in-lieu program in which the applicant may request and submit justification to pay a fee rather than constructing all or part of the required frontage improvements. Allowance of fee-in-lieu shall be at the discretion of the City and may be denied if the City Engineer determines it will be more beneficial to the public to have frontage improvements built along the street frontage adjoining the property or access to the property. The justification to allow use of the fee-in-lieu program shall not be based on cost savings to the applicant in comparison with constructing required improvement adjacent to the property.</p>	Engineering Division	Resolved
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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. This is for the Plumbing Contractor Macdonald Miller Service Inc. listed on the permit.	Development & Permitting Services	Resolved
Prior to Issuance	Contractor needs to have a valid City of Puyallup business license endorsement with Washington State Department of Revenue. This is for the Plumbing Contractor Macdonald Miller Service Inc. listed on the permit.	Development & Permitting Services	Resolved

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:
Larz Hitchcock