



City of Puyallup

Building Division

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

www.cityofpuyallup.org

Permit Review Correction Letter

Permit Application #PRCNC20250116

April 04, 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:

Design Review	Nabila Comstock	(253)770-3361	NComstock@PuyallupWA.gov
- Reference approved PLCUP20220162 elevations for required design review elements.			
Building Review	Stan Kinnear		SKinnear@puyallupwa.gov
<p>- The definition of a mezzanine is an intermediate level between the floor and ceiling of any story. The majority of the level being designated as a mezzanine is above the plate of the rest of the structure. This creates the need to add an independent roof/ceiling structure, which would make it an additional story. Plans should be adjusted to be reflect a 2 story structure in its current configuration.</p> <p>(Construction Set, Sheet G 2.0, Mezzanine Net Floor Area Calculations)</p> <p>- Per the pre-app notes dated 7/27/21 (Pre-app# P-21-0078) the intended use of the spaces is light industrial for a partial workspace and storage. Bathrooms provided shall be accessible and on the accessible route.</p> <p>(Construction Set, Sheet A2.1, Level 1 Floor Plan)</p> <p>- Indicate if the areas above the Water Entry Room and the Bathrooms in units 3 and 4 shall be used for storage. If so have the engineer of record provide calculations. If not for storage indicate how area will be cordoned off to prevent storage in these areas. @</p> <p>(Construction Set, Sheet A2.1, Level 1 Floor Plan)</p> <p>- Indicate the fire resistance rating all of the eaves that projecting into the fire separation distance.</p> <p>(Construction Set, Sheet A 2.3, A-Roof)</p> <p>- Building Code Compliance notes state that the building will not be sprinkled. Per the pre-app notes dated 7/27/21(Pre-App# P-21-0078) the building will be required to sprinkled. Update and adjust notes and plan pages as necessary.</p> <p>(Construction Set, Sheet G 2.0, Building Code Compliance)</p>			
Engineering Review	Yianni Charitou	(253)435-3612	YCharitou@PuyallupWA.gov
<p>- Incomplete site plan. The building permit site plan must match the approved civil permit plans to ensure design continuity. It is the applicant's responsibility to coordinate building permit resubmitted with the civil permit to avoid redundant reviews and fees. The building permit cannot be issued until the civil plans are approved first and the plans for the two permits match. [SITE PLAN, sheet A1.0]</p> <p>- Revise the site plan to depict the new or existing public utility connections (i.e. water, sewer, stormwater) from the public right-of-way to the building(s). The sanitary side sewer connection should include the location of any sewer clean outs, the water connection should include the location of the meter boxes and backflow prevention devices, and</p>			

the stormwater connection should include the location of any clean outs and onsite stormwater systems. The City of Puyallup does not maintain utility records on private property. The property owner is responsible for providing the utility information to the City during development. [SITE PLAN, sheet A1.0]

- A side sewer sampling connection shall be installed on the commercial sanitary side sewer service in accordance with City policy ENG 21-03. The site plan shall call out the location of the new or existing sampling connection per City standard detail 04.03.04. [SITE PLAN, sheet A1.0]

- All vehicular driveway approaches shall be a minimum of 15' wide and maximum of 30'. Driveways shall comply with 3' property line setback. The total width of all driveways on the property and on any one street shall not exceed 50% of that property width. Driveways may not exceed a 10% grade at any point unless directed otherwise by the City. Two or more driveway approaches from the public right-of-way must be approved by Traffic Engineering. No parking area shall obtain access from an unpaved alley or street. All parking areas, including parking spaces, access aisles, and driveways, and pedestrian and vehicular access to them (including unimproved alleys) shall be paved using permeable paving (asphalt, concrete, pavers) unless technically infeasible in accordance with city standards (PMC 20.55.055). [SITE PLAN, sheet A1.0]

- Remove the "TO E MAIN AVE" callout on the site plan. Do not direct traffic through private property. [SITE PLAN, sheet A1.0]

- Verify and label the domestic and fire water point of connections with civil design. [CONSTRUCTION PLAN SET, sheet P1.00]

- Reduced pressure backflow protection devices are not allowed indoors because of the discharge method. Please review all the site's backflow devices and configurations for redundancy and compliance with City standards. [CONSTRUCTION PLAN SET, sheet P2.01]

- Depict the location of the new trash enclosure and provide the construction plans for the structure. If a trash enclosure is not required, via an approved AMR, please reference the AMR application number in the correction letter. [SITE PLAN, sheet A1.0]

Engineering Traffic Review

Mieco Hutchens

(253)993-0179

mhutchens@puyallupwa.gov

- Traffic Scoping document assumed 3150 total square footage, Site Plan submittal proposes 4122.36. ITE Land Use code 110 (General Light Industrial) calculated for 4122 sqft = 3 total pm peak hour trips - Total traffic impact fee = \$13,500

Fire Review

David Drake

(253)864-4171

DDrake@PuyallupWA.gov

- Pre-app notes from 07/27/21 (P-21-0078)

- Fire Sprinkler System will be required. Lack of access for Fire Department with narrow street.
- Fire hydrant will be required onsite. Must be within 15' of FDC
- Fire Sprinkler System will be require to be monitored.
- Building height shall not exceed 30'.
- More details of building will be required for a full fire review.

Corrections items for this application:

1. Fire Sprinkler System required for approval.
2. Show riser room on plans. (unless the water entry room is the riser room)?
3. Correct note on the plan: Page G 2.0 NO AUTOMATIC SPRINKLER SYSTEM (IBC 903.2.9)
4. Fire Sprinkler system is required to be monitored by a Fire Alarm System.
5. Separate permits required for Fire Sprinkler and Fire Alarm.

6. Provide CO/NO2 sensors and ventilation on the plans per each garage.			
Planning Review	Nabila Comstock	(253)770-3361	NComstock@PuyallupWA.gov
<ul style="list-style-type: none"> - Call out is shown for black steel awning, but is not shown consistently on elevations (north, south, east, and west) to match approved elevations from associated CUP elevations, A3.0] - E-mail correspondence between project planner and application in 2024 allowed for removal of some previously approved glass. As stated in the correspondence, please include calculation that shows that 60% of the surface area of the wall between two and eight feet above the exterior grade are consisting of windows and/or transparent doorways is still being met on the building elevation plan set. [elevations, A3.0] 			

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 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 approximately 2' of right-of-way to match the 20' street	Engineering Division	Open

Condition Category	Condition	Department	Condition Status
	classification of the abutting alleyway. 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 @ 03/28/2025 8:32 AM]		
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 permit PRCCP20250119 has been issued. [Yianni Charitou @ 03/28/2025 8:32 AM]	Engineering Division	Open
Prior to Occupancy	Occupancy will not be granted until all civil work associated with PRCCP20250119 has been completed and final approval has been provided. [Yianni Charitou @ 03/28/2025 8:32 AM]	Engineering Division	Open
Prior to Occupancy	<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 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</p>	Engineering Division	Open

Condition Category	Condition	Department	Condition Status
	<p>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>		
Prior to Occupancy	<p>A side sewer sampling connection is required to be installed on the commercial sanitary side sewer service in accordance with City policy ENG 21-03 and City Standard Detail 04.03.04.</p> <p>[Yianni Charitou @ 03/28/2025 8:44 AM]</p>	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