



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

Permit No:
 PRMU20241695

RESIDENTIAL - NEW MULTI-UNIT

Puyallup, WA

Job Address	Address: 201 5TH AVE NE, PUYALLUP, WA 98372 Parcel # 7600200051	ISSUED April 14, 2025
Owner DOCE LLC PO BOX 64160 TACOMA, WA 98464-0160 don@spp-mfg.com		
Applicant James Guerrero 7520 Bridgeport Way W Lakewood, WA 98499 (253) 581-6000 james@jgarch.net		
Contractor DOCE LLC PO BOX 64160 TACOMA Dylan@SPP-MFG.com WA L&I #:		
Plumbing Contractor DOCE LLC PO BOX 64160 TACOMA Dylan@SPP-MFG.com WA L&I #:		
Description of Work Construction of a 3- story; 24 unit apartment building. 2ND STREET APARTMENTS		
Permit Types	Residential - New Multi-Unit	
Expiration Date: October 08, 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.		

Building Components:

Quantity	Units	Description
20019	SQ FT	Apartment Homes
12.24	QTY	Street Impact Commercial
19	QTY	Park Impact Residential (500-999 sq ft)
5	QTY	Park Impact Residential (1000-1999 sq ft)
24	#UNITS	SDC - Triplex/Apartments (water)
24	#UNITS	SDC - Triplex/Apartments (sewer)
1	QTY	Garbage Disposal
180	QTY	Plumbing Fixtures

24	QTY	Water Heater (PL)
24	QTY	Appliance Vents not Included in Appliance Permit
24	QTY	Exhaust Hood/Range Hood
59	QTY	Exhaust Vent Fan

Total Value of Work:	\$0.00
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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. Development Engineering standard commercial conditions:

- Prior to starting site work request an inspection for erosion and sediment.
- Occupancy will not be granted until all civil work associated with PRCCPXXXXXXXX has been completed and approval has been provided.
- Sediment control and erosion procedures shall be practiced to eliminate and prevent off site damage. Stormwater runoff originating upgrade of exposed areas shall be controlled to reduce erosion and sediment loss during the period of exposure. Attached to the site plan is the city of Puyallup's stormwater fact sheet. or See approved civil plan PRCCPXXXXXXXX for approved method of control.
- Stormwater control of roof downspouts required. Attached to the site plan is a typical infiltration system you may choose to follow.
- Steps shall be taken to prevent drainage onto adjacent lots.
- 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. A double detector check valve assembly (DDCVA) is required, or A reduced pressure backflow assembly (RPBA) is required as directed by the City of Puyallup, Fruitland Mutual Water Company, Tacoma City Water or Valley Water District.
- Due to the proximity of this property to a secondary water source (i.e. Clarks Creek, Meeker Ditch, etc.) the applicant shall install a reduced pressure backflow assembly per city standards.
- A commercial development must have installed a side sewer sampling tee installed in conformance to city standard section 04.03 – side sewer.
- The applicant is responsible to schedule all utility inspections prior to backfilling
- Curb, gutter, sidewalk, and approach must be poured per city standards.
- Driveway approach must be a minimum of 30' wide.
- The builder/owner shall be responsible for keeping the existing right-of-way free of debris and dirt. Any violation of PMC chapter 21.14 pertaining to clearing, filling, and grading, erosion and sediment control, and storm water discharges shall be prosecuted to the fullest extent of the law.

- Any addition/expansion to the footprint of the building including decks and porches not originally shown on the approved set of plans must obtain proper permits prior to construction.
- The applicant is responsible to call the utility notification center at 1-800-424-5555 before beginning any excavation. Call before you dig, it's the law.
- No work shall be done in or on the public right of way without a licensed and bonded contractor first obtaining a right of way permit.
- A separate right of way permit must be obtained is required by a licensed and bonded contractor to make the sanitary sewer main tap and or a water service connection.
- Water meter box grade may have to be adjusted, at owners' expense, due to the grade of the proposed driveway.
- Any code requirement that may have been overlooked in this plan review does not imply that the requirements have been waived.
- This property lies within a regulated flood zone. both residential and non-residential must meet the following requirements in accordance with PMC 21.07:
(For AE Zone): New construction and substantial improvement of any structure will require that the lowest floor, including the basement, shall be elevated to a minimum of one foot or more above the base flood elevation. Please note additional freeboard increases safety and can reduce insurance premiums.
(For AO Zone): New construction and substantial improvement of any structure will require that the lowest floor, including the basement, shall be elevated 1-foot or more above the depth number on the firm (minimum of 2-feet above the highest natural grade).
- Crawlspace openings are required to allow the entry and exit of floodwaters. A minimum of two openings having a total net area of net less than 1 square inch for every square foot of enclosed area subject to flooding shall be provided. the bottom of openings shall be no higher than 1 foot above grade (PMC 21.07.060(2)).
- If fill is proposed on the lot, the applicant shall provide compensatory storage in accordance with the requirements of PMC 21.07.060(1)f. If less than 1:1 compensatory storage is proposed, the applicant will be required to provide a hydrologic and hydraulic analysis to determine any effects on floodplain storage capacity, increased flood heights, or increased velocities.
- No fill shall be placed unless specifically shown on the approved site plan. after site plan approval, any additional fill shall be submitted on a revised site plan to the city and shall propose mitigation in accordance with PMC 21.07.060(1)(f).
- No occupancy permit shall be issued until such time as a federal emergency management agency flood elevation certificate is completed based on "finished construction" and reviewed and accepted by the City of Puyallup.

7. • Comply with 2021 IFC and 2021 IBC
- Total coverage required in the city of puyallup
 - L&I Final required prior to Fire Final
 - Exit lighting test required, contractor to provide light meter
 - Emergency radio test required comply with IFC section 510. Fire final approval upon completed test results
 - Separate permits required for Fire Alarm and Fire Sprinkler
 - RTU'S will be required to be tested for shut down with Fire Alarm
 - 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
 - Elevators – L&I Final required prior to inspection; Fire Alarm contractor required for inspection.
 - A Knox box is required at the front entry on the exterior of the building if equipped with a Fire Alarm System or Fire Sprinkler System.
 - PIV must have a Knox lock or approved lock with an extra key provided in Knox box
 - 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
Prior to Completion	<p>The city has adopted a City-Wide Traffic Impact Fee of \$4,500 per PM peak hour trip. City policy requires the project trips to be estimated using the Institute of Transportation Engineers' (ITE) Trip Generation, 11th Edition.</p> <p>Multi-family Low Rise land use code 220 has a pm peak hour trip rate of 0.51 trips per unit. 24 units x 0.51 = 12.24 pm trips x \$4500 = \$55,080</p>	Traffic Division	Open
Prior to Completion	<p>Park impact fee was established by Ordinance 3142 dated July 3, 2017 and shall be charged per new dwelling unit based on its size:</p> <p>Park Impact Fee (Per residential dwelling Unit):</p> <p>Less than 500 sqft \$1,560.05 500 - 999 sqft \$2,313.53 1,000 – 1,999 sqft \$3,291.31 2,000 sqft or more \$4,017.30</p> <p>19 units (500-999 sqft) x 2313.53 = \$43,957.07 5 units (1000-1999 sqft) x 3291.31 = \$16,456.55 Total park impact fee for 24 units is \$60,413.62</p>	Traffic Division	Open

<p>Prior to Completion</p>	<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 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>	<p>Engineering Division</p>	<p>Open</p>
<p>Prior to Issuance</p>	<p>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. SUBMITTED APPLICATION AS TBD, MUST BE CONFIRMED AND VERIFIED PRIOR TO ISSUANCE. [Julie Johnson @ 11/20/2024 9:12 AM] RECEIVED EMAIL STATING DOCE LLC W/B CONTRACTOR [Jeannisha Frazier @ 04/14/2025 3:10 PM]</p>	<p>Development & Permitting Services</p>	<p>Resolved</p>

Prior to Issuance	Contractor needs to have a valid City of Puyallup business license endorsement with Washington State Department of Revenue. SUBMITTED APPLICATION AS TBD, MUST BE CONFIRMED AND VERIFIED PRIOR TO ISSUANCE. [Julie Johnson @ 11/20/2024 9:12 AM] RECEIVED EMAIL STATING DOCE LLC W/B CONTRACTOR [Jeannesha Frazier @ 04/14/2025 3:09 PM]	Development & Permitting Services	Resolved
Prior to Completion	Payment of Deferred Impact Fees must be paid within 18 months of permit issuance or prior to scheduling Final Building Inspection (which ever comes first).	Development & Permitting Services	Open
Prior to Issuance	Must provide letter from Puyallup School District stating that school impact fees have been paid. RECEIVED 4.14.25 [Jeannesha Frazier @ 04/14/2025 12:48 PM] .	Development & Permitting Services	Resolved
Prior to Issuance	MUST RECEIVE IMPACT FEE DEFERRAL DOCUMENTS THAT HAVE BEEN NOTARIZED AND RECORDED BY PIERCE COUNTY. [Jeannesha Frazier @ 04/11/2025 7:58 AM]	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:
James Guerrero