

Wesley Homes Bradley Park PH2 – Care Center
(PERMIT APP# PRCNC20240424)
Puyallup, WA
April 15, 2025

Yianni Charitou
Engineering Review
City of Puyallup

Architect: InSite Architects
1000 University Avenue West, Suite 130 / St. Paul, MN 55104
Phone 612.252.4822

Owner: Wesley Homes

Dear Mr. Charitou,

Please see responses to the following:
PERMIT REVIEW CORRECTION LETTER

January 22, 2025
Permit Application # PRCNC20240424

BUILDING REVIEW: No comments

ENGINEERING REVIEW

- Provide the city the procedure followed to mitigate excessive amounts of chlorine from entering the public sewer system [Construction Plan Set Arch-D Sheet AC1.0]

- This pool design is planning to use chlorine among other chemicals for its cleaning system which will be administered by mean of an electronic system. The chemical controller has safety protocols to ensure excessive chlorine is not added to the water. The controllers also use a time out feature after it has fed the chlorine to ensure extra addition of chemical isn't added to the water. Daily monitoring of the pool chlorine and pH levels will be taken. Normal pool water is between about 3 and 4 PPM of chlorine. If excessive amounts are found, and the water needs to be drained, the following steps shall be taken:
 1. Dechlorinate the Water:

- Stop chlorinating:
 - Allow the pool water to age without chlorine addition for at least two full days, allowing the chlorine to dissipate naturally.
 - OR
 - Dechlorinate with chemicals:
 - If necessary, use a pool chemical dechlorinator to neutralize the chlorine.
2. Test chlorine levels:
- Use a pool test kit to verify that chlorine levels are 0.1ppm or less and pH level is neutral low before draining.
3. Discharge to a sanitary sewer cleanout only. Water shall NOT be discharged to storm water or drained outside due to nearby wetlands.

- Provide the city with a spill control plan for keeping the disinfection system used from entering the public sewer system [Construction Plan Set Arch-D Sheet AC1.0]

As noted above, the chlorine is added to the pool automatically with a chemical controller, not by hand which greatly helps to reduce spills and “overdoses” of chemicals to the system. Wesley will have a spill control plan specific to the pool in place. Key elements to include:

- Implement good housekeeping practices:
 - Ensure containers are labeled, stored securely, and kept clean.
 - Conduct daily and monthly inspections to identify any leaks or other signs of potential spills.
- Proper chemical handling:
 - Follow manufacturer instructions for handling and storage, and use appropriate containers.
 - All chemicals will be stored on spill pallets and in drums or packaging.
- Spill Containment and Cleanup
 - Obtain Spill Response Materials:
 - Ensure the availability of appropriate spill response materials and personal protective equipment (PPE).
 - Stop the source:
 - Immediately stop the source of the spill if safe to do so.
 - Contain the spill:
 - Use absorbent materials like kitty litter or absorbent booms to contain the spill and prevent it from spreading.
 - Clean up the spill:
 - Use appropriate tools like brushes, scoops, and dustpans to collect spilled materials and absorbent materials.
 - Personal Protective Equipment (PPE):
 - Always wear appropriate PPE (gloves, goggles, etc.) when handling chemicals.

- Train Staff:
 - Provide regular training to staff on spill prevention, cleanup procedures, and the location of spill response materials, at least annually.

- Provide the city with the procedure for the disposal of all filter media [Construction Plan Set Arch-D Sheet AC1.0]

- This pool will utilize either a media filter or cartridge filter. When a media filter needs sand changed, it gets vacuumed out and disposed of through the garbage system. However, periodic cleaning of the filters is necessary and a 4" drain line will be needed to backwash into waste water lines. When a filter cartridge needs to be changed, they will be disposed of in the trash and a new cartridge installed. If cartridge filters are used, the Owner shall always possess an extra set of cartridges and may not use cartridge filters with bypass valves.

- Provide the city with the procedure that limits large flows of pool water into the public sewer system. What is the estimated daily GPM [Construction Plan Set Arch-D Sheet AC1.0]

- Because the spa and pool are indoor, the discharge of water shall be limited by the current Washington Plumbing Code for flow rates into the public sewer system. The pool/spa are being designed at this time. Final design loads will be submitted with full drawings in the near future for approval. For reference, the pool Wesley recently finished at their Des Moines campus, although much larger than the one proposed, has filter backwashes at a rate of 106 gpm for approx. 15 min 2-3x/weekly per the pool design drawings. Full water replacement may occur monthly with the spa depending on use, but is very unlikely with the pool. So, there really is no daily estimated GPM since water is typically filtered & recirculated with only occasional filter backwashes that drain to the sewer.

- The building permit site plan must match the approved civil site plan. Since there was a significant change to the building footprint that impacts hard surface, utilities, and other civil components, a formal Plan Change Request (PCR) is required for civil construction permit PRCCP20231028. Please email the new civil plans and PCR form to the City's development engineer assigned to the civil permit.

- Since initial review of this submittal, civil has submitted a PCR revising their plans to match the updated Care Center and retaining walls.

The Engineering review on the building permit cannot be approved until the civil permit PCR is approved first since the two permits must match. It is the applicant's responsibility to coordinate the next building permit submission with the approval of the PCR to avoid redundant reviews and permit fees. [SITE PLAN, sheet A0.1]

- Noted.

- All commercial sanitary sewer services must be a minimum of 6". Revise grease line size accordingly. [CONSTRUCTION PLAN SET, sheet M1.0AB]

- See attached letter from Steen Engineering.

- Update the storm drain connection to match the updated civil plans which depict a 6" stub further north. Remove the proposed storm connections to the south. [CONSTRUCTION PLAN SET, sheet M1.0AB]

- See attached letter from Steen Engineering.

- Depict and label the northernmost fire water service as continued from updated civil plan set. [CONSTRUCTION PLAN SET, sheet M1.0AB]

- See attached letter from Steen Engineering.

- In accordance with City site plan standards, include a utility overlay on the architectural site plan. [SITE PLAN, sheet A0.1]

- See attached Civil utility plans. Please note, with recently resubmitted North Retaining Wall plans (#PRRWF20250002), Civil should also have a revised PCR submitted into Engineering Review or their revision pending.

- Include the tax parcel number on the construction plan set. [CONSTRUCTION PLAN SET, sheet T1.1]

- The tax parcel has been added to the Construction Plan Set, Sheet T1.1.

- Three corrections from first review not addressed. Please provide requested information regarding pool discharge and sewer protection. [CONSTRUCTION PLAN SET, sheet AC1.0]

FIRE REVIEW – No comments

If there are further questions with this response, please feel free to contact me anytime.

Sincerely,

in-site architects



Jill D. Krance, AIA, LEED AP
Partner

Mobile: 952-412-5546

Direct: 612-252-4822

Jill.krance@insitearchitect.com

Cc:

Kevin Anderson, Wesley
Anthony Mizin, Walsh Construction

Steve Nornes, Senior Housing Partners

Attachments:

Steen Engineering Response Letter

April 14, 2025

Yianni Charitou
City Of Puyallup
333 S. Meridian
Puyallup, WA 98371

Re: Wesley Bradley Park Phase 2 – Care Center
Puyallup, WA
Steen #ISA202201

Dear Yianni:

The following responds to plumbing items identified in the Permit Review Correction Letter for permit application #PRCN20240424 dated January 22, 2025.

- A. All commercial sanitary sewer services must be a minimum of 6".
 - a. Grease waste line revised to be 6" see revised sheets M1.0AB and M4.3
- B. Update storm drain connection to match the updated civil plans which depict a 6" stub further north.
 - a. Plumbing plan has been updated to reflect revised civil plans. See revised sheet M1.0AB.
- C. Depict and label the northmost fire water service as continued from updated civil plan set.
 - a. Plumbing plan has been updated to show the fire water service to the remote FDC. See revised sheet M1.0BB

If you have any questions or comments, please call.

Sincerely,
Steen Engineering, Inc.



Richard Becker
Vice President