



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

Permit No:
PRDE20250395

DEMOLITION

Puyallup, WA

Job Address	Address: 105 7TH ST SW, PUYALLUP, WA 98371 Parcel # 5870000151	ISSUED June 03, 2025
Owner PUYALLUP SCHOOL DISTRICT #3 PO BOX 370 PUYALLUP, WA 98371-0156		
Applicant Robert Landa 2001 Western Ave, Suite #200 Seattle, WA 98121 (206) 587-3797 Ext: 139 rlanda@studioms.com		
Contractor KD&S ENVIRONMENTAL, INC. PO BOX 312, 209 South Main St MONTESANO, , WA 98563 ryan@kdsenv.com WA L&I #:		
Description of Work THE WORK WILL BE, BUT NOT LIMITED TO FULL DEMOLITION OF BUILDING-02 ABOVE GRADE AND WALKWAY CANOPIES INDICATED IN THE DRAWINGS, WITH THE EXCEPTION OF SEWER LIFT STATION TO REMAIN AND CONTINUE FUNCTION, FOUNDATION STEM WALLS AND MEP TO BE DEMOLISHED 8" BELOW GRADE. THE EXISTING SEWER LINES BELOW BUILDING-02 TO REMAINING FUNCTIONING AT ALL TIME FOR BUILDING-01 SEWER USE. SCOPE INCLUDES MODIFYING SITE UTILITIES FOR BUILDING-02 DEMOLITION AND CONTINUATION OF BUILDING-01 USE AS INDICATED, HAZARDOUS MATERIALS REMOVAL, CIVIL AND LANDSCAPE SITE RESTORATION, AND INSTALLATION OF SEWER LIFT STATION SAFE-T-COVER ENCLOSURE.		
Permit Types	Demolition	
Expiration Date: November 30, 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
25793	SQ FT	Building/Structure Demolition

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 within 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 demolition conditions:

1. All inspections shall be requested through the CityView portal. The job start and erosion and sediment inspections shall be passed prior to starting work.
2. 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. Refer to the City standard details 02.03.02 & 05.02.01 for typical erosion and sedimentation control methods.
3. The applicant shall call the Utility Notification Center at 1-800-424-5555 before beginning any work. Call 811 before you dig, it's the law.

Site-specific Conditions:

- The applicant shall cut and cap the Building 02-Library sanitary sewer lateral at or just upstream of the existing sewer lift station under the supervision of a City Inspector, prior to any demolition. 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.
- The applicant shall cut and cap the water line near the property line, under the supervision of a City Inspector, prior to any demolition. The applicant shall request an inspection through the CityView portal. Prior to cutting and capping the water line at the property line, the contractor and applicant shall verify that cutting the line as proposed will not negatively impact any water services downstream that are used to serve other buildings.

I hereby acknowledge that I have read and understand the contents of this permit and I hereby state that the information I have supplied is true and correct.

Indemnification / Hold Harmless

The Permittee shall defend, indemnify and hold the Public Entity, its officers, officials, employees and volunteers harmless from any and all claims, injuries, damages, losses or suits including attorney fees, arising out of or in connection with activities or operations performed by the Permittee or on the Permittee's behalf out of issuance of this Permit, except for injuries and damages caused by the sole negligence of the Public Entity.

However, should a court of competent jurisdiction determine that RCW 4.24.115 applies to this Permit, then the Permittee agrees to defend, indemnify and hold the Public Entity, its officers, officials, employees and volunteers harmless to the maximum extent permitted thereunder. It is further specifically and expressly understood that the indemnification provided herein constitutes the Permittee's waiver of immunity under Industrial Insurance, Title 51 RCW, solely for the purposes of this indemnification. This waiver has been mutually negotiated by the parties. The provisions of this section shall survive the expiration or termination of this Agreement.

5. Upon demolition of the existing structures, utility service credits become available for the subject site. It is the property owner's responsibility to retain a copy of available utility service credits and to submit them to the City for future utility development credit. Utility service credits are only valid for a period of six years from the date of permit issuance for which the credits are granted. 190 water and 166 sewer FUW credits were granted for each demolished structure. Storm FUW credits can be redeemed on civil permits only. If you would like to redeem a portion or all of the credits on this permit, please provide the property owner's

written approval to do so. [Yianni Charitou @ 04/07/2025 2:54 PM]

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 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.	Development & Permitting Services	Resolved
Prior to Issuance	Puget Sound Air Notification required prior to issuance - Please contact https://secure.pscleanair.org/pscaa.ui/notifications/asbestos or Tel: (206) 343-8800	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:
Robert Landa