



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

Permit No:
PRCTI20250103

COMMERCIAL - TENANT IMPROVEMENT/REMODEL

Puyallup, WA

Job Address	Address: 2511 INTER AVE, PUYALLUP, WA 98372 Parcel # 2105200191	ISSUED July 02, 2025
Owner BPLC PROPERTIES LLC 2412 INTER AVE PUYALLUP, WA 98372-3425 rebecca@bplcpropertiesllc.com		
Applicant Michael P Gritit 516 Wana Wana Place Northeast Tacoma, WA 98422 (253) 927-4421 grimitarchitecture@centurylink.net		
Contractor MOUNTAIN CONSTRUCTION 3411 90TH ST S; SUITE A LAKEWOOD, WA 98499 (253) 474-5281 jim@mountainconst.com WA L&I #:		
Plumbing Contractor 2 SONS PLUMBING LLC 106 FRONTAGE RD N PACIFIC, WA 98047 PERMITS@2sonsplumbing.com WA L&I #:		
Description of Work Remodel of this warehouse was accomplished before being approved by the City of Puyallup. A full review and inspection must be accomplished by the City of Puyallup. What must be added is a full sprinkler system for the warehouse, office area and mezzanine. All restrooms must be brought up to code. The parts area must be brought up to structural compliance.		
Permit Types	Commercial - Tenant Improvement/Remodel	
Expiration Date: December 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.		

Building Components:

Quantity	Units	Description
11040	SQ FT	Business
11040	SQ FT	Commercial Tenant Improvement/Remodel
11040	SQ FT	Factory and Industrial
3	QTY	SDC - Commercial/Industrial Plumbing Fixtures (water)
7	QTY	SDC - Commercial/Industrial Plumbing

		Fixtures (sewer)
8.3	QTY	Street Impact Commercial
	QTY	Street Impact Commercial
2	QTY	Exhaust Vent Fan
5	QTY	Plumbing Alterations per Fixture
7	QTY	Plumbing Fixtures

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.

5. 11 existing water FUWs. 7 new water FUWs. Total 18 FUWs. Accounting for the first 15 FUWs, only 3 water FUWs were assessed on PRCTI20250103.

12 existing sewer FUWs. 10 new sewer FUWs. Total 22 FUWs. Accounting for the first 15 FUWs, only 7 sewer FUWs were assessed on PRCTI20250103.

11. The city has adopted a City-Wide Traffic Impact Fee of \$4,500 per PM peak hour trip.
Trips calculated using ITE LUC 180 "Specialty Trade Contractor"
Building area calculated for TIF is 4,774 sqft (2,602 + 300 + 1,872)

PM peak trips will be 8.3 ($4.774 \times 1.93 = 9.2$) – (0.9, credit for single family home) * \$4500 = \$37,350 traffic impact fee

12. Park Impact fees:

For ML zoning, Park impact fees are required. This will be \$0.87 per sqft.

$4,774 \text{ sqft} \times 0.87 = \$4,153.88$

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	Temporary building identified as 'job trailer' on site plan was approved via a temporary use permit (Permit #P-20-0137). Temporary use permit expired 180 days after occupancy of office at 2505 INTER AVE, which was now over 2 years ago. "job trailer" shall be removed from the site prior to occupancy of the warehouse building.	Planning Division	Resolved
Prior to Issuance	This permit must be issued prior to the corresponding civil permit being issued. Generally we require the opposite, but this building has already been constructed and it is necessary to resolve outstanding issues with this permit before allowing the civil construction to take place. [Jamie Carter @ 04/09/2025 1:23 PM]	Engineering Division	Resolved

Prior to Completion	<p>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 6' of right-of-way to match the 66' street classification of INTER AVE. 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. Alternatively, the ROW dedication may be conveyed under another legal instrument like a lot combination permit.</p> <p>As seen in attached email, ROW dedication not required by Traffic or Civil engineer. [Yianni Charitou @ 04/10/2025 2:16 PM]</p>	Engineering Division	Resolved
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Prior to Issuance	<p>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 civil construction permit PRCCP20250096 has been issued. 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>This condition has been resolved per condition #4 written by Jamie Carter, Civil Engineer. The TI must be issued prior to civil permit issuance, but frontage improvements are still required prior to occupancy. [Yianni Charitou @ 05/06/2025 7:57 AM]</p>	Engineering Division	Resolved
Prior to Completion	<p>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. The building occupancy shall not be granted until the frontage improvements are completed and the final inspection of PRCCP20250096 is passed.</p>	Engineering Division	Open

<p>Prior to Completion</p>	<p>A minimum 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>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>Puyallup Municipal Code Chapter 19.06.020 provides specific and mandatory circumstances under which contiguous parcels must be combined as a condition of development plan approval. These include situations where an existing or proposed structure extends over a property line, where contiguous parcels share common facilities without existing easements or legal instruments, or where parcels need a boundary line adjustment or lot combination to meet city development requirements. According to the submitted development plans, contiguous parcels share such common facilities and a recorded lot combination or plat is required. Prior to building permit issuance, the applicant shall apply for and provide a recorded legal instrument, of which the City must review and approve prior to recording, for the continuous ownership, use, and maintenance of the common facilities on tax parcels 2105200191, 2105200192 and 2105200180.</p>	<p>Engineering Division</p>	<p>Resolved</p>

Prior to Completion	<p>An approved reduced pressure backflow assembly (RPBA) device is required to be installed on the commercial water service per City Standard Detail 03.04.02. 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 Issuance	PRFS20250323 - UPON T.I. ISSUANCE, FIRE SPRINKLER PERMIT WILL NEED TO BE ISSUED AS WELL	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.	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:
Michael P Gruit