



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

Permit No:
PRCNC20240278

COMMERCIAL - NEW CONSTRUCTION

Puyallup, WA

Job Address	Address: 202 27TH AVE SE, Unit: 1, PUYALLUP, WA 98374 Parcel # 0419036006	ISSUED July 30, 2025
Owner BRADLEY HEIGHTS SS LLC 614 BOYLSTON AVE E SEATTLE, WA 98102-4912		
Applicant Anna Thompson 25 Central Way, Suite 210 Kirkland, WA 98033 (425) 458-2607 apt@milbrandtarch.com		
Contractor RUSH COMMERCIAL CONSTRUCTION INC 6622 WOLLOCHET DR NW GIG HARBOR, WA 98335-8325 gjasper@therushcompanies.com WA L&I #:		
Plumbing Contractor RUSH COMMERCIAL CONSTRUCTION INC 6622 WOLLOCHET DR NW GIG HARBOR, WA 98335-8325 gjasper@therushcompanies.com WA L&I #:		
Description of Work SUBMITTED AS CLUBHOUSE - BRADLEY HEIGHTS APARTMENTS - ISSUED AS 206 27TH AVE SE - BLDG F		
Permit Types	Commercial - New Construction	
Expiration Date: January 25, 2026		
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
5286	SQ FT	Assembly
37.5	QTY	SDC - Commercial/Industrial Plumbing Fixtures (sewer)
1	QTY	Sewer Stub Connection
4	QTY	Miscellaneous Mechanical Appliances/Equipment
2	QTY	Ventilation System
1	QTY	Backflow Preventor - interior device

2	QTY	Drinking Fountain, Water Cooler, Ice Machine
17	QTY	Plumbing Fixtures
1	QTY	Water Heater (PL)

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. • Comply with 2018 IFC and 2018 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
- RTU'S will be required to be tested for shut down
- Fire extinguishers required per code
- 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

3. Development Engineering standard commercial conditions:

- Prior to starting site work request an inspection for erosion and sediment through the permitting portal.
- Sediment control and erosion procedures shall be practice 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. See approved PRCCP20240845 civil plans for approved method of control.
- Stormwater control of roof downspouts required. See approved PRCCP20240845 civil plans for approved method of control.
- Steps shall be taken to prevent drainage onto adjacent lots.
- 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.
- 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.

4. TIF

The city has adopted a City-Wide Traffic Impact Fee of \$4500 per PM peak hour trip. The \$4,500 traffic impact fee per PM peak hour trip shall be paid prior to building permit issuance. The City policy requires the project trips to be estimated using the Institute of Transportation Engineers' (ITE) Trip Generation, 11th Edition. The project's proportionate share to this fee program is based on the ITE land use code 220, Multifamily Low-Rise

Traffic Impact Fees for Buildings A-H shall be paid prior to issuance of this building permit

5. Park impact fee was established by Ordinance 3142 dated July 3, 2017 and shall be charged per new dwelling unit based on its size:

Park Impact Fee (Per residential dwelling Unit):

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

Park Impact Fees for Buildings A-H shall be paid prior to issuance of this building permit

12. Applicable plat conditions per AFN 9402280378:

Public Works:

1. Access to Lots 1 & 2 will be reviewed at the time of commercial building permit application. Only commercial type building permits will be issued for the lots. This deferral will require that any private roads shown on the short plat or on the commercial application meet the requirements of Ordinance 92-120 or the most recent version thereof.
2. A comprehensive storm drainage plan for Lots 1 & 2 will be reviewed at the time of commercial building permit application. Only commercial type building permits will be issued for these lots.
3. Each lot owner and their successors shall be responsible for controlling the stormwater runoff created by this development and, individually and collectively, responsible for maintaining the project's storm drain system.
4. Prior to any grading, filling, clearing, or creation of impervious surfaces, the owner/developer shall comply with the Pierce County Site Development Ordinance (90-132) or most current version thereof.
5. No access will be allowed between Lots 1 & 2 with private road easement.

Fire Marshall:

1. Individual lots shall maintain a 24' wide roadway surface.

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
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Prior to Completion	<p>This building permit cannot be finalized/closed until demolition permits PRDE20230753 and PRDE20231242 are completed and closed first.</p> <ul style="list-style-type: none"> - The applicant is responsible to demolish the existing septic systems that serve units 1-4, 9-11, 13-20, 22, 24-29, 31-32, 34-37, 39-41, 46, 49-50 per Tacoma Pierce County Health Department standards. The City Inspector shall verify that there are no septic tanks for units 31 and 35 as labeled on the site plan. Septic decommissioning certificates are required to be filed with Pierce County and copies submitted to the City of Puyallup. <p>The septic decommissioning for units 21, 44, 45, & 47 is permitted under PRDE20230753.</p> <p>The septic decommissioning for units 8, 12, 23, 33, 38, 42, 43, & 48 is permitted under PRDE20231242.</p> <ul style="list-style-type: none"> - The applicant shall expose, cut, and cap the inactive sanitary sewer stubs for units 1, 2, 3, and 4 under the supervision of a City Inspector prior to demolition or removal of the mobile home. Furthermore, the applicant shall cut and cap the sanitary sewer lateral for units 5, 6, and 7 under the supervision of a City Inspector prior to any demolition or removal of the mobile home. The sanitary sewer line for unit 30, permitted under PRDE20231242, must be cut and capped before disconnecting units 5, 6, or 7. <p>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.</p> <p>The City may agree to delay the septic decommissioning as long as there is a guarantee of funds made available to the City. The guarantee would be in the amount of \$10,000.00 by means of a bond or an assignment of funds. The demolition permit has been conditioned that a final approval shall not be granted until the TPCHD septic decommissioning certificate are provided to the City by the permit holder. If the septic decommission certificates are not provided prior to demolition</p>	Engineering Division	Open
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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 PRCCP20240845 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.	Engineering Division	Resolved
Prior to Issuance	A certificate of water availability is required from Fruitland Mutual Water Company, the site's water purveyor. You can initiate the certificate request by completing the application found here: http://www.fruitlandwater.com/Water_availability_letter_only.pdf and submitting it to Fruitland Mutual. (PMC 14.22.020)	Engineering Division	Resolved
Prior to Completion	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 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 the designated right-of-way as indicated on the approved civil plans. 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 @ 04/29/2024 1:27 PM]</p> <p>ROW dedication not required by Traffic on PRCCP20240845. [Yianni Charitou @ 03/19/2025 2:02 PM]</p>	Engineering Division	Resolved
Prior to Completion	<p>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. An approved backflow assembly device is required to be installed on the commercial water service per Fruitland Mutual Water Company standards. Fruitland Mutual's written acceptance of backflow device required prior to resolving condition. [Yianni Charitou @ 04/29/2024 2:44 PM]</p>	Engineering Division	Open

Prior to Issuance	<p>Previous iterations of the plans depicted underground parking that required pretreatment facilities including an oil/water separator. In accordance with the Uniform Plumbing Code and City Design Standard 402.3, if an oil/water separator is required as part of the civil permit, it must be designed by a professional engineer and installed on the side sewer per City Standards. The site plan and plumbing plans shall depict the location and connection of the new oil/water separator. A professional engineer shall provide sizing calculations and a report stating that the interceptor has adequate capacity to serve the site/project. [Yianni Charitou @ 04/29/2024 4:07 PM]</p> <p>Not applicable. [Yianni Charitou @ 03/19/2025 4:17 PM]</p>	Engineering Division	Resolved
Prior to Issuance	<p>Building permit PRCNC20240278 cannot be issued until a decision is rendered for AMR application PRAMR20250141. If the AMR is approved, the plans must be reviewed to ensure that the changes are reflected in the approved building plans. The applicant is responsible for coordinating permit submissions to avoid redundant reviews and fees. [Yianni Charitou @ 03/19/2025 1:30 PM]</p>	Engineering Division	Resolved
Prior to Completion	<p>In accordance with Puyallup Municipal Code 11.08.135, your project will be required to complete frontage improvements. The building permit occupancy shall not be granted until the frontage improvements are completed and civil permit PRCCP20240845 has been finalized. [Yianni Charitou @ 03/19/2025 3:01 PM]</p>	Engineering Division	Open
Prior to Issuance	<p>Must provide letter from Puyallup School District stating that school impact fees have been paid. Resolved, no letter required for the clubhouse [Julie Johnson @ 06/06/2025 10:43 AM]</p>	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

Applicant:
Anna Thompson

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.