



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

Permit No:
PRRPM20251072

MECHANICAL/PLUMBING - RESIDENTIAL ONLY

Puyallup, WA

Job Address	Address: 713 21ST ST SE, PUYALLUP, WA 98372 Parcel # 0420267001	ISSUED August 11, 2025
Owner SEKYRA KILCHA 629 21ST ST SE PUYALLUP, WA 98372-4756 Skilcha@live.com		
Applicant Heather Ayers 3210 234th street east Spanaway, WA 98387 (360) 893-2636 office@mountainheating.net		
Contractor MOUNTAIN HEATING & COOLING 2310 234TH ST SE SPANAWAY, WA 98387 OFFICE@MOUNTAINHEATING.NET WA L&I #:		
Description of Work remove and install new ac condenser and evaporator coil		
Permit Types	Mechanical/Plumbing - RESIDENTIAL ONLY	
Expiration Date: February 07, 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
2	QTY	AC Unit
		Total Value of Work: \$0.00

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. Permit approval is only valid for single family homes for replacement equipment in conditioned space; this permit is not valid for new renovation, additions or new construction or unheated spaces like garage and outbuildings.

Online permits have a scope of work limited to plumbing and mechanical work. These permits may be cancelled if the scope of work requires a building permit. Any structural or space reconfiguration may require a building permit. Resubmittal of a permit application will be required.

Permit notes and conditions

- Provide carbon monoxide alarm per WAC 51-51-0315
- Provide install instructions for equipment at time of inspection.
- Provide min. 1" clearance to combustibles at B-vent of mechanical equipment.
- Provide electrical final prior to mechanical final.
- Provide duct test report at time of mechanical final.
- Mechanical equipment located in garage or carport shall be protected from impact by automobiles per IRC section M1307.3.
- Elevate equipment minimum of 18 inches in garages (unless listed as flammable-vapor-ignition resistant)
- Provide sediment trap on the gas line as per install instructions.
- Provide combustion air per IRC chapter 17.
- Provide expansion tank at hot water heater per UPC section 608.3.
- Provide drain pan for water heater per UPC 507.5.
- Provide water heater pressure relief valve per UPC 608.3.
- Water heater shall be strapped or anchored due to earthquake motion per UPC 507.2.
- Seal all penetrations in garage firewall per UPC 312.7.
- Provide elevation of 2 feet above natural grade in flood zones AO or 1 foot above base flood elevation in other flood zones per UPC 301.4.
- Provide UV protective wrap for exposed refrigeration lines at the exterior.
- Anchor exterior equipment and equipment pad for seismic per IRC section M1307.2.

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: <https://lni.wa.gov/licensing-permits/electrical/electrical-basics-for-home-business-owners/hiring-an-electrical-contractor>

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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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:
Heather Ayers