



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

Permit No:
PRCTI20250997

COMMERCIAL - TENANT IMPROVEMENT/REMODEL

Puyallup, WA

Job Address	Address: 1601 INDUSTRIAL PARK WAY, PUYALLUP, WA 98371 Parcel # 0420212076	ISSUED August 25, 2025
Owner AMB INSTITUTIONAL ALLIANCE FUND III LP 1800 WAZEE ST DENVER, CO 80202		
Applicant Jennifer Wyman 1201 3rd Ave, Suite 2200 Seattle, WA 98101 (206) 260-1199 jenniferwyman@twinstepsarch.com		
Contractor HAWK BUILDING, LLC. 18429 YEW WAY SNOHOMISH, WA 98296 (425) 273-1583 WA L&I #:		
Plumbing Contractor AMERICAN MECHANICAL CORPORATION 15820 Ambaum Blvd SW Burien, WA 98166 (206) 467-6407 kelsey@americanmechanicalcorp.com WA L&I #:		
Description of Work Renovation of existing 62,500 SF suite within existing 385,000 SF warehouse building, including a 2,512 SF speculative office tenant improvement, new accessible parking stalls and accessible curb ramp. - PROLOGIS, STE. 104		
Permit Types	Commercial - Tenant Improvement/Remodel	
Expiration Date: February 21, 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
2512	SQ FT	Business
2512	SQ FT	Commercial Tenant Improvement/Remodel
59988	SQ FT	Storage
38	QTY	SDC - Commercial/Industrial Plumbing Fixtures (sewer)
28	QTY	SDC - Commercial/Industrial Plumbing Fixtures (water)

1	QTY	Air Handlers (Up to 10,000 cfm)
1	QTY	Boilers & Compressors/Heat Pumps, 100,001 - 500,000 BTU or 3 - 15 HP
4	QTY	Exhaust Vent Fan
1	QTY	Furnace, over 100,000 BTU
3	OUTLETS	Gas Piping
18	DIFFUSERS	Mechanical Ducts
1	QTY	Drinking Fountain, Water Cooler, Ice Machine
16	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 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. • Comply with 2021 IFC and 2021 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
 - Separate permits required for fire alarm and fire sprinkler
 - RTU'S will be required to be tested for shut down.
 - Fire extinguishers required per code
 - A Knox box is required at the front entry on the exterior of the building
 - PIV must have a Knox lock or approved lock with an extra key provided in Knox box
 - Existing buildings will need to contact central pierce fire & rescue and update the key in the Knox box
 - 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 prior to inspection for date and time. Fire Inspections are Monday – Thursday there will be no inspections on Fridays.

David Drake 253-864-4171 ddrake@puyallupwa.gov

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:
Jennifer Wyman