



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

Permit No:
PRCNC20240424

COMMERCIAL - NEW CONSTRUCTION

Puyallup, WA

Job Address	Address: 707 39TH AVE SE, PUYALLUP, WA 98374 Parcel # 0419037014	ISSUED September 04, 2025
Owner WESLEY HOMES BRADLEY PARK LLC 815 S 216TH ST DES MOINES, WA 98198-6332		
Applicant Jill Krance 1000 University Ave. West, Suite 130 St. Paul, MN 55104 (612) 252-4822 jill@insitearchitect.com		
Contractor WALSH CONSTRUCTION CO/WASH 83 Columbia St Ste 400 SEATTLE, WA 98104 WA L&I #:		
Plumbing Contractor WALSH CONSTRUCTION CO/WASH 83 Columbia St Ste 400 SEATTLE, WA 98104 WA L&I #:		
Description of Work UPDATED SCOPE OF WORK - Wesley Bradley Park PH2 Care Center which is being built adjacent to the existing Lodge Building. This project will be a licensed Care Center with 36 beds in 35 sleeping units all on Level 1. The lower level will include a swimming pool and Physical Therapy Area with other staff support and building operation spaces for the nursing home above. CARE CENTER		
Permit Types	Commercial - New Construction	
Expiration Date: February 17, 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.		

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 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
 - Emergency radio test required comply with IFC section 510. Fire final approval upon completed test results
 - CO/NO2 Testing required for Fire Final
 - Separate permits required for Fire Alarm and Fire Sprinkler
 - RTU'S will be required to be tested for shut down
 - Smoke and Fire dampeners will be tested with Fire Alarm. Access doors are required for maintenance and visual inspection.
 - Fire extinguishers required per code
 - Elevators – L&I Final required prior to inspection; Fire Alarm contractor required for inspection.
 - A Knox box is required at the front entry on the exterior of the building if equipped with a Fire Alarm System or Fire Sprinkler System.
 - PIV must have a Knox lock or approved lock with an extra key provided in Knox box
 - In existing buildings all required service and maintenance to be completed prior to inspection for the Fire Alarm, and Fire Sprinkler Systems.
 - 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 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 work the applicant shall request an erosion and sediment control inspection using the CityView permit portal at least 48 hours in advance of job start **

** Sediment control and erosion procedures shall be practiced eliminating and preventing 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 civil permit PRCCP20231028 for specifications **

** Stormwater control of roof downspouts must be controlled. See civil permit PRCCP20231028 for specifications **

** The pool shall be filled with a hose/ water truck. The pool cannot be connected to the City's water system unless the water service is protected by a reduced pressure backflow assembly (RPBA). Installation, filling, and draining of the pool shall comply with applicable county health department requirements. Pool water shall be dechlorinated and have a neutral PH prior to entering the storm sewer system **

** In accordance with Puyallup Municipal Code 14.02.220(3) this project is required to install a reduce pressure backflow assembly (RPBA). Building occupancy will not be granted until the installation is completed, and a final approval granted. See civil permit PRCCP20231028 **

** The applicant is responsible to schedule all utility inspections prior to backfilling **

** In accordance with City Standard 04.03.04 this project is required to install a sewer sampling tee on the existing sewer lateral. See civil permit PRCCP20231028 **

- The applicant is responsible to schedule all utility inspections prior to backfilling

- 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.
- A separate right of way permit must be obtained is required by a licensed and bonded contractor to make the sanitary sewer main tap and or a water service connection.
- Any code requirement that may have been overlooked in this plan review does not imply that the requirements have been waived.

6. • Provide plans and permit on site for inspection.
- Cover and final inspections are required.
 - Fire watch is required when sprinkler system is out of service in existing buildings.
 - Contractor required at all inspections.
 - Hydro test will be required on all new and existing buildings. Appointment required.
 - Hydro test, two inspections will be required 2hrs apart. Call to schedule times. Am/pm is not guaranteed without appointment.
 - Fire pumps will be required to be tested and witnessed by inspector.
 - Tool kit required at time of final.
 - NFPA placards required.
 - In existing buildings all upright fire sprinklers to remain, do not remove.
 - In existing buildings all required service and maintenance to be updated prior to inspection.
 - Due to unforeseeable construction design, all head locations to be field verified for compliance.

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7. • Appointment required for all inspections am/pm is not guaranteed without appointment. Larger systems taking more than 1 hour will require 48-72hr notice prior to scheduling.
- Provide plans and permit on site for inspection.
 - Complete labor and industries inspections prior to requesting city inspection.
 - Exterior fire bell required outside fire sprinkler room.
 - Above ceiling detection is required.
 - Device maps required at the annunciator and fire alarm panel prior to calling in final. The annunciator map will need to be weatherproof.
 - Total coverage is required, subject to field inspection. Comply with NFPA 72.
 - Fire alarm system shall be placarded per NFPA 72. The UL certificate shall be posted at time of final inspection. The system will need to be UL certified.
 - Pre-test shall be conducted with a printout for inspector at time of inspection.
 - Labeling of all devices above and below ceiling required.
 - Fire sprinkler tamper valves and PIV will be required to be tested at inspection. Fire sprinkler contractor to be onsite.
 - RTU'S and smoke dampeners will be required to be tested during inspection.
 - The city of Puyallup allows one FACP per building. The panel will need to be large enough to handle multiple tenants if applicable.
 - In existing buildings all above ceiling detection is to remain. Do not remove.
 - Due to unforeseeable construction design, all device locations to be field verified for compliance.

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appointment prior to scheduling first.

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8. • Email Ron Taylor for all required Radio frequencies ron@rtfidelity.solutions
- o Cc. ddrake@puyallupwa.gov
- o Cc. rayc@puyallupwa.gov
- o Responding agencies are Central Pierce Fire & Rescue, Puyallup Police Department
- Prior to requesting City Inspection, reply to email chain above with passing test results and include all frequencies tested in a full report.
- Once the report has been reviewed, a request for inspection can be approved.
- Appointment required for inspection.
- Fire Alarm contractor required to be onsite for testing.
- Provide plans and permit on site for inspection.
- A smoke detector is required above riser.
- ERRS to be labeled on door.
- Complete labor and industries inspections prior to requesting city inspection.

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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	As shown on civil plans, sight distance at 39th Ave SE driveway must be verified prior to building occupancy. Significant re-grade + tree removal is required to meet sight distance. Landscaping design must comply with sight distance requirements.	Traffic Division	Open
Prior to Issuance	Do not release this building permit until civil permit PRCCP20231028 has been issued. PRCCP20231028 issued on 10/2/2024. [Yianni Charitou @ 08/19/2025 4:04 PM]	Engineering Division	Resolved

Prior to Completion	This permit will not receive occupancy until all work associated with civil permit PRCCP20231028 has been completed and a final approval granted - refer to PCR002 for must up to date civil plans.	Engineering Division	Open
Prior to Completion	Prior to occupancy, provide a fully executed landscape easement between Wesley Homes and Lowes Corporation as require by Mark Higginson's approval of PCR 002 dated 8/4/2025.	Engineering Division	Open
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	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:
Jill Krance