



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

Permit No:
B-21-0939

COMMERCIAL - TENANT IMPROVEMENT/REMODEL
 Puyallup, WA

Job Address	Address: 401 VALLEY AVE NE Parcel # 0420226015	ISSUED December 20, 2021
Owner	MERIDIAN POINTE APARTMENTS LLC 401 VALLEY AVE E AUBURN, WA 98001	
Applicant	FARRELL-MCKENNA CONSTRUCTION 17786 DES MOINES MEMORIAL DR BURIEN, WA 98148 (206) 241-2600 SEAN@FARRELLPI.COM	
Contractor	FARRELL-MCKENNA CONSTRUCTION 17786 DES MOINES MEMORIAL DR BURIEN, WA 98148 (206) 241-2600 SEAN@FARRELLPI.COM WA L&I #:	
Plumbing Contractor	FARRELL-MCKENNA CONSTRUCTION 17786 DES MOINES MEMORIAL DR BURIEN, WA 98148 (206) 241-2600 SEAN@FARRELLPI.COM WA L&I #:	
Description of Work	INTERIOR UNIT BLDG RENOVATION ~ MERIDIAN POINTE APARTMENTS BLDG L UNITS 107/207/307 (PLANS APPROVED UNDER B-21-0831)	
Permit Types	Commercial - Tenant Improvement/Remodel	
Expiration Date:	June 01, 2022	

Building Components:

Quantity	Units	Description	Unit Cost	Subtotal Cost
Total Value of Work:				

Standard Conditions:

3. PERMIT 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.

* TO SCHEDULE INSPECTIONS, CHECK PERMIT STATUS OR TO MAKE PAYMENTS ON THE CITY WEB SITE VISIT
<https://secure.puyallupwa.gov>

2. * Prior to STARTING site work; request inspection for Erosion and Sediment - Inspection Code # 1010; Inspection request line phone 1-877-232-6456

** OCCUPANCY WILL NOT BE GRANTED UNTIL ALL CIVIL WORK ASSOCIATED WITH E-XX-XXXX IS COMPLETED AND APPROVAL HAS BEEN PROVIDED **

* THE APPLICANT IS RESPONSIBLE TO CALL THE INSPECTION LINE AT 877-232-6456 TO SCHEDULE INSPECTIONS. UTILITY INSPECTIONS ARE REQUIRED PRIOR TO BACKFILLING.

** STORMWATER CONTROL OF ROOF DOWNSPOUTS MUST BE CONTROLLED. ATTACHED TO THE SITE PLAN IS A TYPICAL INFILTRATION SYSTEM YOU MAY CHOOSE TO FOLLOW. FOR ANY QUESTIONS CALL MARCUS SEDLICKAS, ENGINEERING INSPECTOR, AT 253-405-1707

** 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.

* 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 foot print 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.

* Any code requirement that may have been overlooked in this plan review does not imply that the requirements have been waived.

* All commercial development water service connections are to be protected by a reduced pressure backflow assembly (RPBA), as directed by the Puyallup Municipal Code 14.02.220(3) and conforming to City Standard Section 3.2.2 and Details 03.04.02-1, 03.04.02-2 and 03.04.03.

* All commercial development sanitary sewer service connections are to be equipped with a sampling connection as directed by the Puyallup Municipal Code 14.06.082 and City policy ENG 21-03, and conforming to City Standard Section 401.4 and Detail 04.03.04.

* All commercial developments, irrigation systems and multi family water service connections shall be protected by at reduced pressure backflow assembly (RPBA), as directed by the City, Fruitland Mutual Water Company, Tacoma City Water or Valley Water District conforming to City Standard Details 03.04.02-1, 03.04.02-2 and 03.04.03.

* A separate Right of Way Permit is required by a licensed and bonded contractor to make the sanitary sewer main tap.

* Water meter box grade may have to be adjusted, at owners expense, due to the grade of the proposed driveway.

* Due to the proximity of this property to a secondary water source (i.e. Clarks Creek, Meeker Ditch, etc.) the applicant shall install a reduced pressure backflow assembly per City Standards.

* Property owner must install a private pump system per city standards to tie into existing force main.

* All new or existing multi use and commercial facilities are required to install, at the service connection an approved reduced pressure backflow prevention assembly (RPBA), per City Standards.

This property lies within a regulated Flood Zone. Both residential and non-residential must meet the following requirements in accordance with PMC 21.07:

(For AE Zone): New construction and substantial improvement of any structure will require that the lowest floor, including the basement, shall be elevated to a minimum of one foot or more above the base flood elevation. Please note additional freeboard increases safety and can reduce insurance premiums.

(For A0 Zone): New construction and substantial improvement of any structure will require that the lowest floor, including the basement, shall be elevated 1-foot or more above the depth number on the firm (minimum of 2-feet above the highest natural grade).

Crawlspace openings are required to allow the entry and exit of floodwaters. A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided. The bottom of openings shall be no higher than 1-foot above grade. (PMC 21.07.060(2))

If fill is proposed on the lot, the applicant shall provide compensatory storage in accordance with the requirements of PMC 21.07.060(1)f. If less than 1:1 compensatory storage is proposed, the applicant will be required to provide a hydrologic and hydraulic analysis to determine any effects on floodplain storage capacity, increased flood heights, or increased velocities.

No fill shall be placed unless specifically shown on the approved site plan. After site plan approval, any additional fill shall be submitted on a revised site plan to the city and shall propose mitigation in accordance with PMC 21.07.060(1)(f)

Steps shall be taken to prevent drainage onto adjacent lots.

No occupancy permit shall be issued until such time as a Federal Emergency Management Agency Flood Elevation Certificate is completed based on "Finished Construction" and reviewed and accepted by the City of Puyallup.

4. Effective January 1, 2013 RCW 19.122 Before conducting any construction or excavation within 100 feet of a right-of-way or utility easement containing a transmission pipeline a person must notify the pipeline companies of the scheduled excavation through the one-number locator service 811. Notification must occur in a window of not less than 2 business days but not more than 10 business days before beginning the excavation. If a transmission pipeline company is notified that excavation work will occur near a pipeline, a representative of the company must consult with the excavator on-site prior to excavation.

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.

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:
FARRELL-MCKENNA
CONSTRUCTION