



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

**Permit No:**  
 PRCA20220091

## COMMERCIAL - ADDITION

Puyallup, WA

<b>Job Address</b>	Address: 300 RIVER RD, PUYALLUP, WA 98371 Parcel # 0420214010	<b>ISSUED</b> July 29, 2022
<b>Owner</b>	LARSON FAMILY PARTNERSHIP 7815 SOUTH TACOMA WAY TACOMA, WA 98409-3836	
<b>Applicant</b>	James H Castino 8911 71st Ave. NW Gig Harbor, WA 98332 (253) 973-6680 jimpilot22@gmail.com	
<b>Contractor</b>	WASHINGTON PATRIOT CONST LLC 10421 BURNHAM DR SUITE NW GIG HARBOR, WA 98332 WA L&I #:WASHINGTON PATRIOT CONST LLC 10421 BURNHAM DR SUITE NW GIG HARBOR, WA 98332 WA L&I #:	
<b>Plumbing Contractor</b>	SUNSET AIR, INC 5210 LACEY BLVD LACEY, WA 98503 WA L&I #:	
<b>Description of Work</b>	Demolition of existing showroom module; Construction of a new 10,636 SF showroom module; renovation of an existing vehicle service module. NOTE: We have already completed SEPA and Site Plan Review. Project #P-21-0052	
<b>Permit Types</b>	Commercial - Addition	
<b>Expiration Date:</b> January 25, 2023		

**Building Components:**

Quantity	Units	Description	Unit Cost	Subtotal Cost
10100	SQ FT	Commercial Addition	\$0.00	\$0.00
20.5	QTY	SDC - Commercial/Industrial Plumbing Fixtures (sewer)	\$0.00	\$0.00
8	QTY	SDC - Commercial/Industrial Plumbing Fixtures (water)	\$0.00	\$0.00
12.9	QTY	Street Impact Commercial	\$0.00	\$0.00
8	QTY	Furnace, over 100,000 BTU	\$0.00	\$0.00
9	QTY	Gas Appliances	\$0.00	\$0.00
11	DIFFUSERS	Mechanical Ducts	\$0.00	\$0.00
3	QTY	Ventilation System	\$0.00	\$0.00
1	QTY	Drinking Fountain, Water Cooler, Ice Machine	\$0.00	\$0.00
26	QTY	Plumbing Fixtures	\$0.00	\$0.00
1	QTY	Water Heater (PL)	\$0.00	\$0.00

10100	SQ FT	Commercial Addition	\$0.00	\$0.00
1	QTY	Miscellaneous Mechanical Appliances/Equipment	\$0.00	\$0.00
1	QTY	Plumbing Fixtures	\$0.00	\$0.00
10100	SQ FT	Commercial Addition	\$0.00	\$0.00
<b>Total Value of Work:</b>				<b>\$0.00</b>

**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. 1- Comply with 2018 IFC and 2018 IBC
- 2- Total coverage required in the city of Puyallup
- 3- L&I Final required prior to Fire Final
- 4- Exit lighting test required contractor to provide light meter
- 5- Emergency radio test required comply with IFC section 510. Fire final approval upon completed test results
- 6- Separate permits required for Fire Alarm, and Fire Sprinkler
- 7- Storage tanks are not part of this permit and require a separate permit
- 8- RTU'S will be required to be tested for shut down.
- 9- CO and NO2 monitoring required
- 10- Fire extinguishers required per code
- 11- A Knox box is required at the front entry on the exterior of the building
- 12- PIV must have a Knox lock or approved lock with an extra key provided in Knox box
- 13- Existing buildings will need to contact central pierce fire & rescue and update the key in the Knox box
- 14- 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](mailto:ddrake@puyallupwa.gov)

3. \* Prior to STARTING site work; request inspection for Erosion and Sediment

\*\* 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 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.

\*\* 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 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 AO 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 net less than 1 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.

PERMIT CONDITIONS:

- 1 COMPLY WITH 2018 IFC AND 2018 IBC
- 2 TOTAL COVERAGE REQUIRED IN THE CITY OF PUYALLUP
- 3 EXIT LIGHTING TEST REQUIRED CONTRACTOR TO PROVIDE LIGHT METER
- 4 A SEPARATE PERMIT MAY BE REQUIRED IF FIRE ALARM OR SRPINKLER SYSTEM IS ALTERED
- 5 RTU'S WILL BE REQUIRED TO BE TESTED FOR SHUT DOWN.
- 6 FIRE EXTINGUISHERS REQUIRED PER CODE
- 7 ALL ABOVE ITEMS TO BE COMPLETED PRIOR TO FIRE FINAL. FIRE FINAL REQUIRED BEFORE BUILDING FINAL

- \* 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.

\* 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.

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.

#### 4. PERMIT CONDITIONS:

5. \* Prior to STARTING site work; request inspection for Erosion and Sediment \*

\*\* OCCUPANCY WILL NOT BE GRANTED UNTIL ALL CIVIL WORK ASSOCIATED WITH PRCCP20220092 IS COMPLETED AND APPROVAL HAS BEEN PROVIDED \*\*

\*\* STORMWATER CONTROL OF ROOF DOWNSPOUTS MUST BE CONTROLLED. SEE CIVIL PERMIT PRCCP20220092.

\*\* 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 CIVIL PERMIT PRCCP20220092.

\*\* THE APPLICANT IS RESPONSIBLE TO SCHEDULE INSPECTIONS. UTILITY INSPECTIONS ARE REQUIRED PRIOR TO BACKFILLING.

\*\* THIS PROJECT TYPE REQUIRES A PROPERLY SIZED OIL-WATER SEPARATOR IS INSTALLED AND THAT IT IS SIZED CORRECTLY AND MAINTAINED IN ACCORDANCE WITH PUYALLUP MUNICIPAL CODE CHAPTER 14.06.031(5) \*\*

\*\* ALL COMMERCIAL DEVELOPMENT WATER SERVICES MUST HAVE APPROVED BACKFLOW PREVENTION ASSEMBLY TO PROTECT THE PUBLIC POTABLE WATER SUPPLY SEE PUYALLUP MUNICIPAL CODE 14.02.220(3) \*\*

\* 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.

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- \* 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.

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:**  
James H Castino