



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

Permit No:
 PRCTI20230973

COMMERCIAL - TENANT IMPROVEMENT/REMODEL

Puyallup, WA

Job Address	Address: 402 VALLEY AVE NW, Unit: A, PUYALLUP, WA 98371 Parcel # 0420215017	ISSUED August 10, 2023
Owner	DCT PUYALLUP INDUSTRIAL PARK LLC 1800 WAZEE ST STE 500 DENVER, CO 80202	
Applicant	Kevin Ebersole 4218 SW Alaska St., Suite G Seattle, WA 98116 (425) 770-4289 kevin@rhodesarchitecture.com	
Contractor	RAFN COMPANY 1721 132ND AVE NE BELLEVUE, WA 98005--2250 (425) 702-6600 WA L&I #:	
Plumbing Contractor	COMFORT SYSTEMS USA (NW) INC 18702 NORTH CREEK PKWY BOTHELL, WA 98011 WA L&I #:	
Description of Work	Build out of existing space for semi-heated warehouse with fully conditioned office and restroom space. CITC SOUTH PUYALLUP	
Permit Types	Commercial - Tenant Improvement/Remodel	
Expiration Date:	February 06, 2024	
Total ESU's		

Building Components:

Quantity	Units	Description
21170	SQ FT	Commercial Tenant Improvement/Remodel
2	QTY	SDC - Commercial/Industrial Plumbing Fixtures (sewer)
1.5	QTY	SDC - Commercial/Industrial Plumbing Fixtures (water)
1	CFM	Air Handlers (Up to 10,000 cfm)
1	QTY	Exhaust Vent Fan
2	QTY	Suspended Heater, Recessed Wall Heater, or Floor unit Heater
1	QTY	Drinking Fountain, Water Cooler, Ice Machine
5	QTY	Plumbing Fixtures
5	QTY	Water Heater (PL)

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 within 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
 - 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
 - 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
 - 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

3. Development Engineering standard commercial conditions:

- Prior to starting site work request an inspection for erosion and sediment.
- 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. Refer to the City of Puyallup's stormwater fact sheet.
- 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 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.
- Any code requirement that may have been overlooked in this plan review does not imply that the requirements have been waived.

6. The proposed frontage improvements on VALLEY AVE NW are not required by the City of Puyallup. The applicant may obtain a

right-of-way permit to construct any or all of the frontage improvements in the public right-of-way as depicted on sheet A1.10.
[Yianni Charitou @ 08/01/2023 12:41 PM]

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:
Kevin Ebersole