



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

Permit No:
 PRCNC20240216

COMMERCIAL - NEW CONSTRUCTION

Puyallup, WA

Job Address	Address: 325 TODD RD NW, PUYALLUP, WA 98371 Parcel # 0420211030	ISSUED July 23, 2024
Owner	PUGET SOUND ENERGY INC PO BOX 97034 BELLEVUE, WA 98009-9734 carrie.cheung@pse.com	
Applicant	Matt Reeves 209 Prospect Street Bellingham, WA 98225 (360) 734-4744 matt@zervasgroup.com	
Contractor	PENNON CONSTRUCTION CO. INC. 9750 3RD AVE NE SEATTLE, WA 98115 WA L&I #:	
Plumbing Contractor	PENNON CONSTRUCTION CO. INC. 9750 3RD AVE NE SEATTLE, WA 98115 WA L&I #:	
Description of Work	THE PROPOSED PROJECT IS FOR A NEW OPERATIONAL TRAINING CENTER. THE PROJECT IS COMPOSED OF THE MAIN OTC BUILDING, AND OUTDOOR TRAINING AREA. IT WILL BE USED AS A VOCATIONAL SCHOOL FOR UTILITY FIRST RESPONDERS AND CONSTRUCTION TRADES. THE OTC BUILDING WILL CONSIST OF OFFICE/COMMERCIAL/INSTRUCTIONAL SPACES, AND COVERED AREA. THE OUTDOOR TRAINING AREA WILL CONSIST OF MULTIPLE ENCLOSED SINGLE STORY STRUCTURES.	
Permit Types	Commercial - New Construction	
Expiration Date:	January 18, 2025	
Total ESU's		

Building Components:

Quantity	Units	Description
33837	SQ FT	Business
58	QTY	Street Impact Commercial
38800	SQ FT	Park Impact Fee (Manufacturing)
123	QTY	SDC - Commercial/Industrial Plumbing Fixtures (sewer)
75	QTY	SDC - Commercial/Industrial Plumbing Fixtures (water)
6	QTY	Boilers & Compressors/Heat Pumps, 100,001 - 500,000 BTU or 3 - 15 HP
3	QTY	Boilers & Compressors/Heat Pumps, up to 100,000 BTU or up to 3 HP
148	DIFFUSERS	Mechanical Ducts
16	QTY	Miscellaneous Mechanical

Appliances/Equipment		
8	QTY	Suspended Heater, Recessed Wall Heater, or Floor unit Heater
3	QTY	Ventilation System
25	QTY	Air Handlers (Up to 10,000 cfm)
3	QTY	Backflow Preventor - interior device
2	QTY	Drinking Fountain, Water Cooler, Ice Machine
1	QTY	Garbage Disposal
67	OUTLETS	Gas Piping (Plumbing)
42	QTY	Plumbing Fixtures
21	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 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. Battery backup required unless a generator is used for the lighting the circuit.
 - Emergency radio test required comply with IFC section 510. Fire final approval upon completed test results
 - 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
 - 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 **

** Occupancy will not be granted until all civil work associated with PRCCP20240215 has been completed and approval has been provided **

** 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 PRCCP20240215 for specifications **

** Stormwater control of roof downspouts must be controlled. See civil permit PRCCP20240215 for specifications **

- All commercial development, multi-family, mixed use facility, or irrigation systems water service connections must have installed an approved backflow prevention assembly installed as directed by the Puyallup Municipal Code 14.02.220(3) and conforming to city standard section 03.04 - backflow installation. A double detector check valve assembly (DDCVA) is required or A reduced pressure backflow assembly (RPBA) is required as directed by the City of Puyallup, Fruitland Mutual Water Company, Tacoma City Water or Valley Water District.

- A commercial development must have installed a side sewer sampling tee installed in conformance to city standard section 04.03 – side sewer.

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

- 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.

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

6. The multi-unit commercial / residential 4-plex and commercial / residential "village" is for training purposes associated with the vocational school use and not approved for residential use.

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:
Matt Reeves