



City of Puyallup

Building Division

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

www.cityofpuyallup.org

INSPECTION REPORT

Date of Inspection: Feb 24, 2025 **Inspection Result:** **FAILED**

Permit Number: PRMU20221586

Property Address: 4002 10TH ST SE, PUYALLUP, WA 98374;

Contractor: BRC FAMILY LLC PO BOX 731310 PUYALLUP, WA 98373-0060

To construct: South Building of CopperBerry, R-2 Apartments 6 Plex and 600 sq ft commercial office space: IMPACT FEE DEFERRAL CIVIL: PRCCP 20221569 - REVISION (1) - 09/11/2023 - POURING 5'7" FOUNDATION WALL ON THE WEST WALL INSTEAD OF A 4' FOUNDATION WALL * REV (2) - 12/14/2023 - FOOTING & FOUNDATION NOT NEEDED FOR WEST STAIRCASE LOAD AS PER STURCTURAL ENGINEER. PEPLACE WITH PIERS AS PER DRAWINGS & CALS * REV (3) - 5/24/2024 - REQEUSTED FIRE RATING FOR INSPECTOR

On this day we have inspected your construction for **Building Final Inspection** and we find the following result of the inspection. If there are any questions, please contact the inspector below.

Comments:

Corrections:

- 1 no inspection of residential units at time of inspection.(exterior only)
 - 1 ; provide special inspection final letter from engineer.
 - 2 ; complete accessible route from R.O.W. as per City approved plans.
 - 3 ; complete accessible parking signage as per plans.
 - 4 ; provide electrical final of office prior to final inspection.
 - 5 ; provide accessible door hardware at restroom in office.
 - 6 ; provide vert. grab bar in restroom of office 39"-41" above finish floor to start of bend as per code.
 - 7 ; complete accessible door signage at restroom of office.
 - 8 ; complete door signage at office exterior door . (This Door To Remain Unlocked When Building Is Occupied)
 - 9 ; seal all penetrations at exterior of building.



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- 10 ; steps not to exceed 7" rise or exceed 3/8" difference in rise in flight of stairs. (exterior of Building)
- 11 ; tread depth shall not exceed 3/8" difference in flight of stairs.
- 12 ; complete handrail extensions min. 12" past the stair nosing at top and bottom of stairs with returns. (with supports at all extensions)
- 13 ; complete all exterior handrails 34" - 38" above stair nosing.
- 14 ; provide 60"x60" landing at bottom of ramp outside of unit B101 as per approved plans.
- 15 ; provide min. 42" guardrails at all stairs ,open sided walking surfaces,mechanical equipment,landing,ramp with more than 30" to finish grade below measured 36" horizontally from edge to the open side.
- 16 ; provide min. 36" clear path at stairs next to electrical panel.
- 17 ; paint gas pipe at exterior on building.
- 18 ;complete vent terminations next to electrical meter .
- 19 ; complete threshold with door sweep at fire sprinkler room.
- 20 ; provide min. 1 1/2" clearance from wall to interior of all handrails.
- 21 ; provide install instruction for heat pump to check clearance from exterior wall to unit.
- 22 ; complete accessible path to mailboxes as discussed with contractor.
- 23 ; provide equipment protect in front of hot water heater in garage.
- 24 ; complete edge protection at ramp.
- 25 ; Did not check stairwell at s.e. corner of building.
not ready (inspection of exterior and office only)
- 2 No units in Building approved for Occupancy. (inspection of interior of Building only)
 - unit 101
 - 1 ; complete hammer arrestor at dishwasher supply line.
 - 2 ; insulate water supply lines in crawl space.
 - 3 ; insulate range exhaust duct in crawl space.
 - 4 ; remove wood and debris from crawl space.
 - unit 102
 - 1 ; complete gap at bottom of front door and door sweep.
 - 2 ; complete insulation at floor joist.
 - 3 ; insulate water supply lines in crawl space.
 - 4 ; remove wood and debris from crawl space.
 - unit 201
 - 1 ; seal all penetrations in garage.
 - 2 ; garage steps not to exceed 7 3/4" rise.
 - 3 ; fix microwave exhaust to vent to exterior of building.
 - 4 ; remove door stop from rated garage door and seal penetrations in rated door.
 - 5 ; complete insulation at attic access door.
 - unit 202
 - 1 ; complete drywall at back garage fire wall.



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2 ; seal all penetrations in garage firewall and ceiling.

3 ; garage step not to exceed 7 3/4" rise.

4 ; complete insulation at attic access door.

unit 203

1 ; seal penetrations in garage firewall and ceiling.

2 ; garage steps not to exceed 7 3/4" rise.

3 ; adjust self closer to close and latch of garage fire rated door.

4 ; complete insulation at attic access door.

5 ; seal penetration of rating in attic above attic access.

unit 204

1 ; complete insulation at attic access door.

2 ; complete penetrations of rating in attic above attic access.

3 ; seal penetrations in garage firewall and ceiling.

4 ; garage steps not to exceed 7 3/4" rise.

office crawl space

1 ; complete insulation with gasket at crawl space access.

2 ; complete vapor barrier in crawl space.

3 ; remove wood and debris from crawl space.

4 ; complete insulation at floor joist.

Sincerely,

Shannon King

Building Inspector 2

ShannonK@PuyallupWA.gov

(253) 840-6684