



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

Permit No:
 PRPF20241230

PRE-FABRICATED BUILDING

Puyallup, WA

Job Address	Address: 819 21ST ST SE, PUYALLUP, WA 98372 Parcel # 0420263083	ISSUED June 10, 2025
Owner	CASCADE CHRISTIAN SCHOOLS 815 21ST ST SE PUYALLUP, WA 98372-4760	
Applicant	Songyi Cho 12181 C St S Tacoma, WA 98444 (509) 432-4651 songyi.cho@hotmail.com	
Contractor	MOUNTAIN CONSTRUCTION INC. 3411 90TH ST S, SUITE A LAKEWOOD, WA 98499 (253) 474-5281 jim@mountainconst.com WA L&I #:	
Description of Work	(6) DOUBLE PORTABLES ~ CCS ELEMENTARY & JR HIGH SCHOOL PORTABLES LOCATION PROJECT	
Permit Types	Pre-Fabricated Building	
Expiration Date:	December 07, 2025	
Total ESU's		
REQUESTING REQUIRED INSPECTIONS	A list of required inspections can be found on the permitting portal. Log in to your portal account, click on my items, and expand My Building Permit application, My Engineering Permit application, or My Fire Permit application depending on your permit type. Then locate your permit number and click on "request inspection". This will pull up a list of inspection types associated with your permit. Click on the desired inspection type and then click Next Step to begin the inspection request process.	

Building Components:

Quantity	Units	Description
1800	SQ FT	Prefabricated Structure
35.4	QTY	Street Impact Commercial
44	QTY	SDC - Commercial/Industrial Plumbing Fixtures (water)
55.5	QTY	SDC - Commercial/Industrial Plumbing Fixtures (sewer)

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. Engineering Storm Review to be completed under civil permit PRCCP20241229. No work shall commence on this permit until the civil permit review is approved and the permit is issued. [Jamie Carter @ 08/16/2024 8:36 AM]

- 3. • A minimum of one 2a-10bc fire extinguisher is required in each room
- A fire alarm system is required
- A separate permit is required for fire alarm

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

5. 15 water and sewer FUW's were redeemed from PRDE20241092.

7. Development Engineering standard commercial conditions:

- Prior to starting site work request an inspection for erosion and sediment.
- Occupancy will not be granted until all civil work associated with PRCCPXXXXXXXX has been completed and approval has been provided.
- Sediment control and erosion procedures shall be practiced 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. Attached to the site plan is the city of Puyallup's stormwater fact sheet. or See approved civil plan PRCCPXXXXXXXX for approved method of control.
- Stormwater control of roof downspouts required. Attached to the site plan is a typical infiltration system you may choose to follow.
- Steps shall be taken to prevent drainage onto adjacent lots.
- 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
- 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.
- A separate right of way permit must be obtained is required by a licensed and bonded contractor to make the sanitary sewer main tap and or a water service connection.
- Any code requirement that may have been overlooked in this plan review does not imply that the requirements have been waived.
- 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).

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.

Conditions

The items listed in the table below are outstanding conditions that need to be resolved prior to occupancy and/or final inspection.

Condition Category	Condition	Department	Condition Status
Prior to Issuance	Issuance of this building permit is dependent upon Conditional Use Permit approval (PLCUP20240037). With the approval of the current CUP proposal (PLCUP20240037), the vested capacity would increase to 1341 students.	Traffic Division	Resolved
Prior to Issuance	Permit scope subject to SEPA Environmental Review. Permit cannot be issued until associated SEPA Determination appeal period has expired without appeal.	Planning Division	Resolved

<p>Prior to Completion</p>	<p>In accordance with Puyallup Municipal Code 11.08.135, new commercial projects that have a structure improvement value exceeding \$200,000 in valuation are required to complete improvements along the property's street frontage. Your project will be required to complete frontage improvements which may include curb, gutter, planter strips, street trees, sidewalks, storm drainage, street lighting, and one-half street paving (only required if the existing pavement condition is poor) as determined by Development Engineering. The building permit shall not be issued until the frontage improvement designs have been approved by the City and a civil permit issued. The building permit shall be conditioned in such a manner that building occupancy will not be granted until the frontage improvements are completed and approved. You can initiate the civil permit by completing and submitting an application found here: https://www.cityofpuyallup.org/450/Permits-and-Applications.</p>	<p>Engineering Division</p>	<p>Open</p>
<p>Prior to Completion</p>	<p>The approved Stormwater Maintenance Agreement shall be recorded prior to the City granting a certificate of occupancy. Once recorded, provide the City with the Auditor File Number (AFN) for verification.</p>	<p>Engineering Division</p>	<p>Open</p>
<p>Prior to Completion</p>	<p>The applicant shall coordinate water service connection with the City prior to starting site work by scheduling an inspection through the CityView portal.</p> <p>An approved double check valve assembly (DCVA) backflow device is required to be installed on the commercial water service per City Standard Detail 03.04.01. For more information, visit https://www.cityofpuyallup.org/1131/Backflow-Prevention-Cross-Connection.</p> <p>Upon approval of the installation by the city inspector, the backflow device shall be tested by a Washington State certified backflow assembly tester, and the test report results shall be submitted to the City prior to occupancy of the building.</p>	<p>Engineering Division</p>	<p>Open</p>

Prior to Issuance	Building permit PRPF20241230 cannot be issued until civil construction permit PRCCP20241229 is issued first.	Engineering Division	Resolved
Prior to Completion	Occupancy shall not be granted until all civil work associated with PRCCP20241229 has been completed and approval has been provided.	Development & Permitting Services	Open
Prior to Issuance	Contractor needs to have a valid City of Puyallup business license endorsement with Washington State Department of Revenue.	Development & Permitting Services	Resolved

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:
Songyi Cho