

RE: SEPTIC - PRCTI20250966/320 TODD RD - TODD ROAD STORAGE YARD PROJECT



DPS Permit Center <PermitCenter@PuyallupWA.gov>

To: ○ Yianni Charitou; ● Justin Jones

Cc: ● Emily Garling; ● Pawarisa Onmun; ○ Adam Hunt; ○ E.J. Fernandez; ○ catherine; ● Justin Jones

Reply Reply All Forward

Wed 8/6/2025 11:34 AM

Incomplete Submittal Notice_PRCTI20250966.pdf .pdf File

Hi Yianni and Justin,

The above-mentioned application is currently under submittal incomplete status. The submittal documents need to be submitted through [City's Permit Portal](#)

Attached is a copy of the submittal notice sent 7.16.2025. The following are still pending :

- Construction Plan Set – please submit and updated construction plan set that reflect current 2021 IBC code (plan size 24x36)
- Plumbing Fixture Worksheet – please complete and submit – see link [Plumbing-Fixture-Worksheet-PDF](#)
- TPCHD email

All submittal documents must be pdf, no layers, non-restricted for reviewer to review.

Should you need anything additional kindly direct through this email or by calling 253-864-4165 opt. 1

With Warm Regards,

Esther



Permit Center ~ Ph: 253.864.4165 option 1

Please send permit inquires to permitcenter@puyallupwa.gov

Permit Center Lobby Hours ~ Monday to Friday 9am – 3pm

To apply for a permit, click here to access the [City's Permit Portal](#).

From: Yianni Charitou <YCharitou@puyallupwa.gov>

Sent: Wednesday, August 6, 2025 10:40 AM

To: DPS Permit Center <PermitCenter@PuyallupWA.gov>

Cc: Emily Garling <emily@jmjteam.com>; Pawarisa Onmun <pawarisa@jmjteam.com>; Adam Hunt <AHunt@PuyallupWA.gov>; E.J. Fernandez <ej@auuinc.com>; catherine <catherine.dwyer@comcast.net>; Justin Jones <justin@jmjteam.com>

Subject: RE: SEPTIC - PRCTI20250966/320 TODD RD - TODD ROAD STORAGE YARD PROJECT

Permit Center,

Do you need Justin and his team to resubmit the TPCHD email below through the permitting portal or can you upload it to the portal for him? Do we need anything else to accept his recent submittal?

Thanks,

Yianni Charitou

Engineering Technician IV

253-435-3612

ycharitou@puyallupwa.gov

cityofpuyallup.org

permits.puyallupwa.gov/portal

From: Justin Jones <justin@jmjteam.com>

Sent: Tuesday, August 5, 2025 5:38 PM

To: Yianni Charitou <YCharitou@puyallupwa.gov>

Cc: Emily Garling <emily@jmjteam.com>; Pawarisa Onmun <pawarisa@jmjteam.com>; Adam Hunt <AHunt@PuyallupWA.gov>; DPS Permit Center <PermitCenter@PuyallupWA.gov>; E.J. Fernandez <ej@auuinc.com>; catherine <catherine.dwyer@comcast.net>

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CAUTION: This is an External Email. Do not click links or open attachments unless you are expecting them.

Hi Yianni,

Thanks for the prompt response. Makes sense regarding the SB 5290 timelines put forward by the State on the local jurisdictions. We would like to move forward with review of the building permit with the understanding that if we do not receive health department approval in time it will require a new application.

Please let me know if we need to do anything on our end to move the building permit forward to review.

Thanks,

Justin

Justin Jones, PE | Civil Engineer

office. 206.596.2020 | mobile. 253.381.1968

905 Main St, Suite 200, Sumner WA 98390

www.jmjteam.com

Small Business Certified

Federal SBE No. S000025061 | King County SCS No. 1637 | City of Tacoma No. COTSBE 624



From: Yianni Charitou <YCharitou@puyallupwa.gov>
Sent: Tuesday, August 5, 2025 10:38 AM
To: Justin Jones <justin@jmjteam.com>
Cc: Emily Garling <emily@jmjteam.com>; Pawarisa Onmun <pawarisa@jmjteam.com>; Adam Hunt <AHunt@PuyallupWA.gov>; DPS Permit Center <PermitCenter@PuyallupWA.gov>
Subject: RE: SEPTIC - PRCTI20250966/320 TODD RD - TODD ROAD STORAGE YARD PROJECT

Hi Justin,

Unfortunately, Jeannesha no longer works at the City. The Permit Center email address, copied, is monitored by the other Permit Technicians so they can pick up where Jeannesha left off.

Typically, we require septic system approval at intake because the TPCHD review timelines are much longer than ours and you can expect significant design delays when trying to permit simultaneously with us.

We can accept your application without the approved septic plans (using the TPCHD email below), as long as you understand the risk in light of the new SB 5290 review timelines—applications that fail the third review are denied and a new application is required. We will continue to fail the engineering review until the approved septic plans are received and you will be responsible for all resubmittal fees and review redundancies. Assuming you receive and submit the TPCHD approval by the second TI review, you will only have the third review to successfully address our review comments. **Failure to receive engineering approval by the third review will require a new permit application.**

Please let us know how you would like to proceed.

Sincerely,

Yianni Charitou
Engineering Technician IV
253-435-3612
ycharitou@puyallupwa.gov
cityofpuyallup.org
permits.puyallupwa.gov/portal

From: Justin Jones <justin@jmjteam.com>
Sent: Tuesday, August 5, 2025 8:59 AM
To: Yianni Charitou <YCharitou@puyallupwa.gov>; DPS Permit Center <PermitCenter@PuyallupWA.gov>
Cc: Emily Garling <emily@jmjteam.com>; Pawarisa Onmun <pawarisa@jmjteam.com>
Subject: Fwd:SEPTIC - PRCTI20250966/320 TODD RD - TODD ROAD STORAGE YARD PROJECT


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Hi Yianni and Jeanesha,

Checking in to see if the City is willing to intake the Todd Road building permit to start review while we work with the Health Department on the septic approval. The septic remode application has been submitted, see email below. It is understood that building permits cannot be issued without health department approval.

Thanks
Justin

Justin Jones, PE | Civil Engineer
office. 206.596.2020 | mobile. 253.381.1968
905 Main St, Suite 200, Sumner WA 98390
www.jmjteam.com

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 **JMTEAM** Civil Engineering | Planning | Project Facilitation

From: Jackeline Juy Matos <JJuyMatos@tpchd.org>
Sent: Friday, August 1, 2025 3:50 PM
To: JMJ Team Permitting <permitting@jmjteam.com>
Subject: Remaining balance for OSS2025-00031 - 320 TODD RD NE

Good Day,

Application **OSS2025-00031** for address 320 TODD RD NE changed from Remodel – Commercial office review to Remodel – Commercial field visit. An invoice for the remaining balance is now available online at: <https://aca-prod.accela.com/TPCHD/Cap/CapDetail.aspx?Module=EnvHealth&TabName=EnvHealth&capID1=REC25&capID2=00000&capID3=0018K&agencyCode=TPCHD&IsToShowInspection=>

1. Follow ACA Link
2. Navigate to Payments tab, select Fees
3. Under outstanding fees, click the *Pay Fees* hyperlink
4. Continue Application and Submit Payment, you will be redirected to a third party payment vendor.

In order to receive your installation permit, please reply all once the payment has been made and the installation permit will be sent to you.

Thank you,

Jackeline Juy Matos
Administrative Assistant III
Environmental Health – OSS and Water Resources
jjuymatos@tpchd.org

----- Original Message -----

From: Ernest Fernandez <ej4auuinc@icloud.com>

To: Cathy <catherine.dwyer@comcast.net>

Date: 07/16/2025 7:27 PM PDT

Subject: Fwd: PRCTI20250966/320 TODD RD - TODD ROAD STORAGE YARD PROJECT

Sent from my iPhone

Begin forwarded message:

From: Jeannesha Frazier <JFrazier@puyallupwa.gov>

Date: July 16, 2025 at 3:06:16 PM PDT

To: permitting@jmjteam.com

Cc: ej4auuinc@icloud.com

Subject: PRCTI20250966/320 TODD RD - TODD ROAD STORAGE YARD PROJECT

Hello,

In regards to the commercial T.I. submittal for the TPCHD Approval for Septic System, regretfully, your submittal document will not suffice for an authentic document submittal.

Please reach out to the Health Dept to get a verified document regarding the septic system.

Prior to resubmitting, please have a letter from Tacoma-Pierce County Health Dept for an official document to submit.

Should you have any questions for Engineering; ENG. PLANS EXAMINER: Yianni Charitou/ ycharitou@puyallupwa.gov

Thank you

Jeannesha

Thank you

Jeannesha