

## BUILDING CODE ANALYSIS

### APPLICABLE BUILDING CODES

2021 INTERNATIONAL BUILDING CODE W/ WASHINGTON STATE AMENDMENTS  
 2021 UNIFORM PLUMBING CODE  
 ICC A117.1-2017 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES

TOTAL BUILDING AREA: 3,390 SF  
 BUILDING HEIGHT: 18'  
 CONSTRUCTION TYPE: VB  
 FIRE SPRINKLERS: NONE

OCCUPANCY CLASSIFICATION	OCCUPANCY GROUP (USE TABLE 1004.5)	LOAD FACTOR	GROSS FLOOR AREA	OCCUPANTS
B	BUSINESS AREA	150	1,360 SF	1,360/150= 9.1
S-2	WAREHOUSE AREA	500	2,030 SF	2,030/500= 4.1

TOTAL OCCUPANTS: 15

### EGRESS (WSBC CHAPTER 10)

TWO EXITS OR EXIT ACCESS DOORWAYS FROM ANY SPACE SHALL BE PROVIDED WHERE THE DESIGN OCCUPANT LOAD OR THE COMMON PATH OF EGRESS TRAVEL DISTANCE EXCEEDS THE VALUES LISTED IN TABLE 1006.2.1

### MAXIMUM OCCUPANT LOAD OF SPACE (TABLE 1006.2.1)

B	49
S-2	29

ACTUAL OCCUPANT LOAD: B=10 S-2=5

### MAXIMUM COMMON PATH OF EGRESS TRAVEL DISTANCE (FEET) (TABLE 1006.2.1 ONE EXIT)

OCCUPANT LOAD LESS THAN OR EQUAL TO 30 WITH NO SPRINKLERS: 75'

ACTUAL MAXIMUM COMMON PATH OF EGRESS: 52'

### PLUMBING FIXTURE REQUIREMENTS (TABLE 2902.1)

WATER CLOSETS: 1 PER 25

1 REQUIRED

2 PROVIDED

LAVATORIES: 1 PER 40

1 REQUIRED

2 PROVIDED

## LAND USE CODE INFORMATION

APPLICABLE CODE: PUYALLUP MUNICIPAL CODE

ZONING: ML - LIMITED MANUFACTURING

## DRAWING INDEX

### ARCHITECTURAL DRAWINGS

- A0.0 COVER SHEET
- A0.1 COMMERCIAL ACCESSIBILITY NOTES
- A2.1 FLOOR PLANS
- A2.2 INTERIOR ELEVATIONS & DETAILS

## PROJECT INFORMATION

### SITE ADDRESS

2412 INTER AVE, PUYALLUP WA, 98372

### PARCEL NUMBERS

2105200362

### LEGAL DESCRIPTION

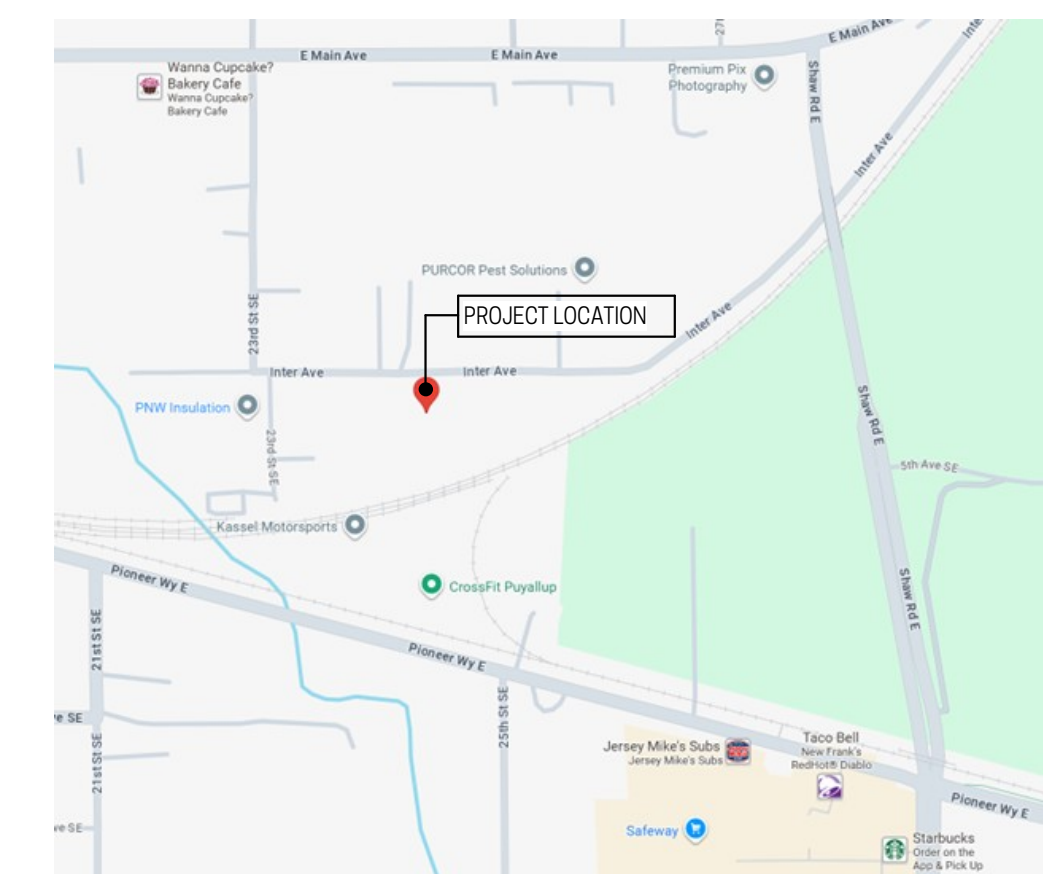
Section 26 Township 20 Range 04 Quarter 31 ACKERSONS 2ND: LOT 1 OF LOT COMB 2025-07-15-0213 B 20 TOG/W E 100 FT OF B 19 EASE OF REC APPROVED SUBD PER CY OF PUYALLUP PLAN DEPT 07/07/25 COMB OF 210520-032-0, 034-0, 035-0 & 036-1 SEG 2026-0085 07/25/25 JP

## PROJECT DESCRIPTION

REMOVE TWO EXISTING RESTROOMS AND REPLACE WITH ONE ACCESSIBLE RESTROOM.

EXISTING GARAGE WILL BE UTILIZED FOR TRAFFIC SIGN STORAGE. NOTE: IF EXISTING GARAGE WILL BE UTILIZED FOR VEHICLE SERVICE, A SEPARATE T.I. PERMIT WITH VENTILATION AND DETECTION DEVICES WILL BE REQUIRED. (2021 WASHINGTON STATE MECHANICAL CODE 404.4 AND WASHINGTON STATE BUILDING CODE 406.8)

## VICINITY MAP



## PROJECT TEAM

### OWNER

THROUGH TERRA LLC  
 10615 438TH STREET CT E  
 EATONVILLE WA, 98328

### ARCHITECT

WC STUDIO PLLC  
 1614 6TH AVENUE UNIT #1  
 TACOMA, WA 98405  
 PHONE: 206-371-5152

Approval of submitted plans is not an approval of omissions or oversights by this office or non compliance with any applicable regulations of local government. The contractor is responsible for making sure that the building complies with all applicable codes and regulations of the local government.

### CONTRACTOR NOTE

Existing Garage shall be used as storage only. It will not be used for the servicing of vehicles without submitting for a building permit as this could be considered a change of use.

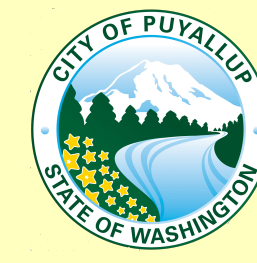
The approved construction plans, documents, and all engineering must be posted on the job at all inspections in a visible and readily accessible location.

Full sized legible color plans are required to be provided by the permittee on site for inspection.

Separate Electrical Permit is required with the Washington State Department of Labor & Industries.  
<https://lni.wa.gov/licensing-permits/electrical/electrical-permits-fees-and-inspections>  
 or call for Licensing Information:  
 1-800-647-0982

City of Puyallup  
 Building  
 Reviewed  
 FOR  
 COMPLIANCE

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 01/23/2026  
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City of Puyallup  
 Development  
 Engineering  
 APPROVED

See permit conditions.

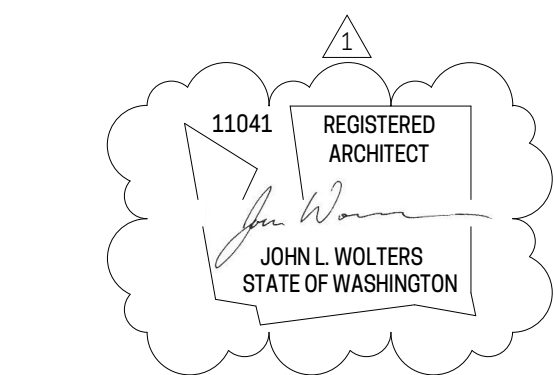
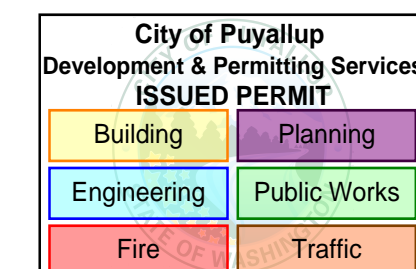
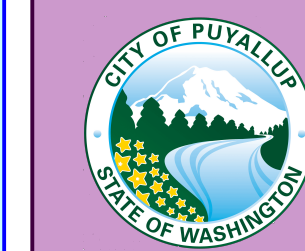
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City of Puyallup  
 Planning  
 Division  
 APPROVED

See permit conditions.

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 11:19:15 AM



**WC STUDIO**  
 architects

1614 6th Avenue Unit #1  
 Tacoma, WA 98405  
 (206) 371-5152

2412 INTER AVE.

2412 INTER AVE.  
 PUYALLUP, WA 98372

ISSUE	DATE
1 INTERIOR RENOVATION PERMIT REVIEW #1	11.21.2025 01.22.2026

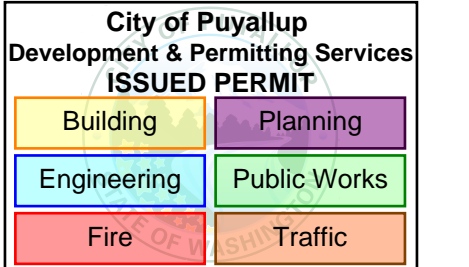
COVER SHEET

**A0.0**

PRCT120251564

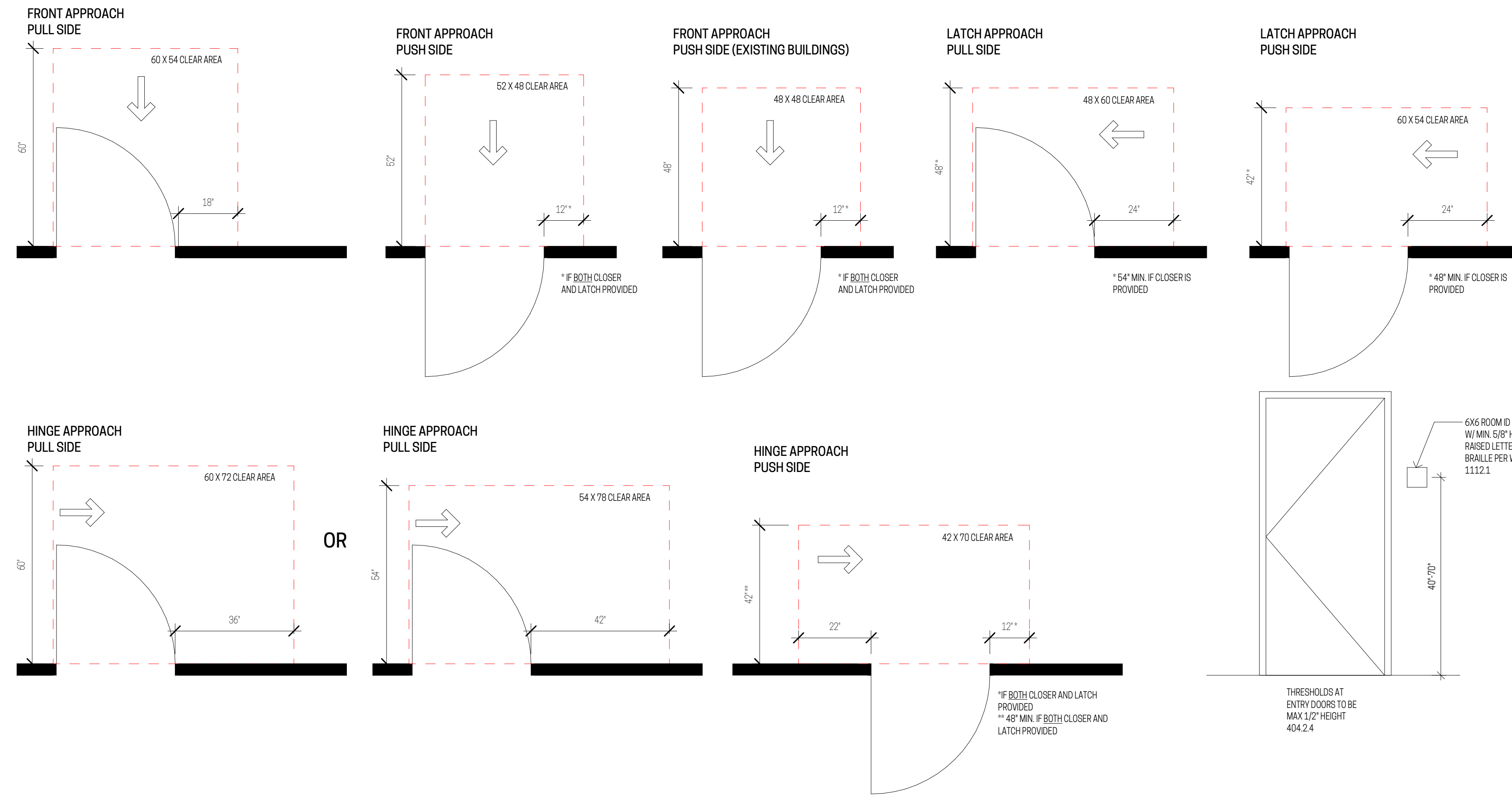
INTERIOR RENOVATION

COMMERCIAL ACCESSIBILITY NOTES



WSBC 2021 CHAPTER 11 Accessibility Notes

- 10101.2.1 Side-hinged swinging doors, pivoted doors and balanced doors shall swing in the direction of egress travel where serving a room or area containing an occupant load of 50 or more persons or a Group II occupancy.
- 1103.2.9 Equipment Spaces Spaces frequented only by service personnel for maintenance equipment are not required to comply with accessibility chapter.
- 1101.2.2 Door Opening Force Door opening forces shall be in compliance with ICC ANSI A117.1 Section 404.2.8. Interior hinged, sliding or folding doors: 5.0 pounds maximum. Exterior hinged, sliding, or folding doors 10 pounds maximum.
- 1101.2.4 Operable Parts Operable parts shall comply with ICC ANSI A117.1 table 603.6.
- 1101.2.5 Flush Controls Flush controls shall be hand operated or automatic. The maximum height above the floor for hand operated flush controls shall be 44 inches maximum. Flush controls shall be located on the open side of the water closet except in ambulatory accessible compartments complying with Section 604.10.
- 1110.2 Toilet and Bathing Facilities Each toilet room and bathing room shall be accessible with at least one of each type of fixture, element, control or dispenser in each accessible toilet room and bathing room shall be accessible. EXCEPTION: Toilet or bathing rooms accessed only through a private office, not for common or public use and intended for use by a single occupant, shall be permitted to comply with the specific exceptions in ICC A117.1.
- 1110.3 Sinks Where sinks are provided at least 5 percent but not less than one provided in accessible spaces shall be accessible. EXCEPTION: Map or service sinks are not required to be accessible.
- 1110.5.1 Drinking Fountains Not fewer than two drinking fountains shall be provided. One fountain shall comply with the requirements for people who use a wheelchair and one drinking fountain shall comply with the requirements for standing persons. EXCEPTION: A single drinking fountain with two separate spouts that complies with the requirements for people who use a wheelchair and standing persons shall be permitted to be substituted for two separate drinking fountains.
- 1110.6 Bottle Filling Stations Where bottle filling stations are provided, they shall be accessible.
- 1110.10 Storage Where fixed or built-in storage elements such as cabinets, coat hooks, shelves, medicine cabinets, lockers, closets and drawers are provided in required accessible spaces, at least 5 percent, but not less than one of each type shall be accessible.
- 1112.1 Signs Required accessible elements shall be identified by the International Symbol of Accessibility at the following locations: Accessible parking spaces. EXCEPTION: Where the total number of parking spaces provided is four or less, identification of accessible parking spaces is not required. Accessible passenger loading zones. Accessible toilet or bathing rooms where not all toilet or bathing rooms are accessible. Accessible entrances where not all entrances are accessible.
- 1112.2 Signs Identifying Toilet or Bathing Rooms Signs required to identify toilet rooms and bathing rooms shall be visual characters, raised characters and braille complying with ICC A117.1.
- 1112.3 Directional Signage Directional signage should indicate the route to the nearest accessible element at the following locations: Inaccessible building entrances. Inaccessible public toilets and bathing facilities.
- 1210.2.2 Walls and Partitions Walls and partitions within 2 feet of service sinks, urinals, and water closets shall have smooth, hard, nonabsorbent surface, to a height not less than 4 feet above the floor, and except for structural elements, the materials used in such walls shall be of a type that is not adversely affected by moisture.
- 1210.3 Privacy Public restrooms shall be visually screened from outside entry or exit doorways to ensure user privacy with the restroom. This provision shall also apply where mirrors would compromise personal privacy. EXCEPTION: Visual screening shall not be required for single-occupant toilet rooms with a lockable door.
- ANSI 117.1-2017 307.2 Protrusion Limits Objects with leading edges more than 27 inches and not more than 80 inches above the floor shall protrude 4 inches maximum horizontally into a circulation path.
- 404.2.2 Clear Width Doorways shall have a clear opening width of 32 inches minimum.
- 403.5.1 General Clear width of an interior accessible route shall be 36 inches minimum.
- 602.2.1 Clear Floor Space Drinking Fountains and Bottle Filling Stations A clear floor space positioned for a forward approach to the drinking fountain shall be provided. Knee and toe space complying with Section 306 shall be provided. The clear floor space shall be centered on the drinking fountain.
- 602.2.2 Operable Parts Operable parts shall comply with Section 309.
- 602.2.3 Spout Outlet Height Spout outlets of drinking fountains shall be 36 inches maximum above the floor.
- 603.2.1 Turning Spaces Toilet and Bathing Rooms A turning space shall be provided within the room. The required space shall not be provided within a toilet compartment.
- 603.2.2 Door Swing Doors shall not swing into the clear floor space or clearance for any fixture. EXCEPTION 2: Where the room is for individual use and a clear floor space complying with Section 305.3 is provided within the room beyond the arc of the door swing, the door shall not be required to comply with Section 603.2.2.

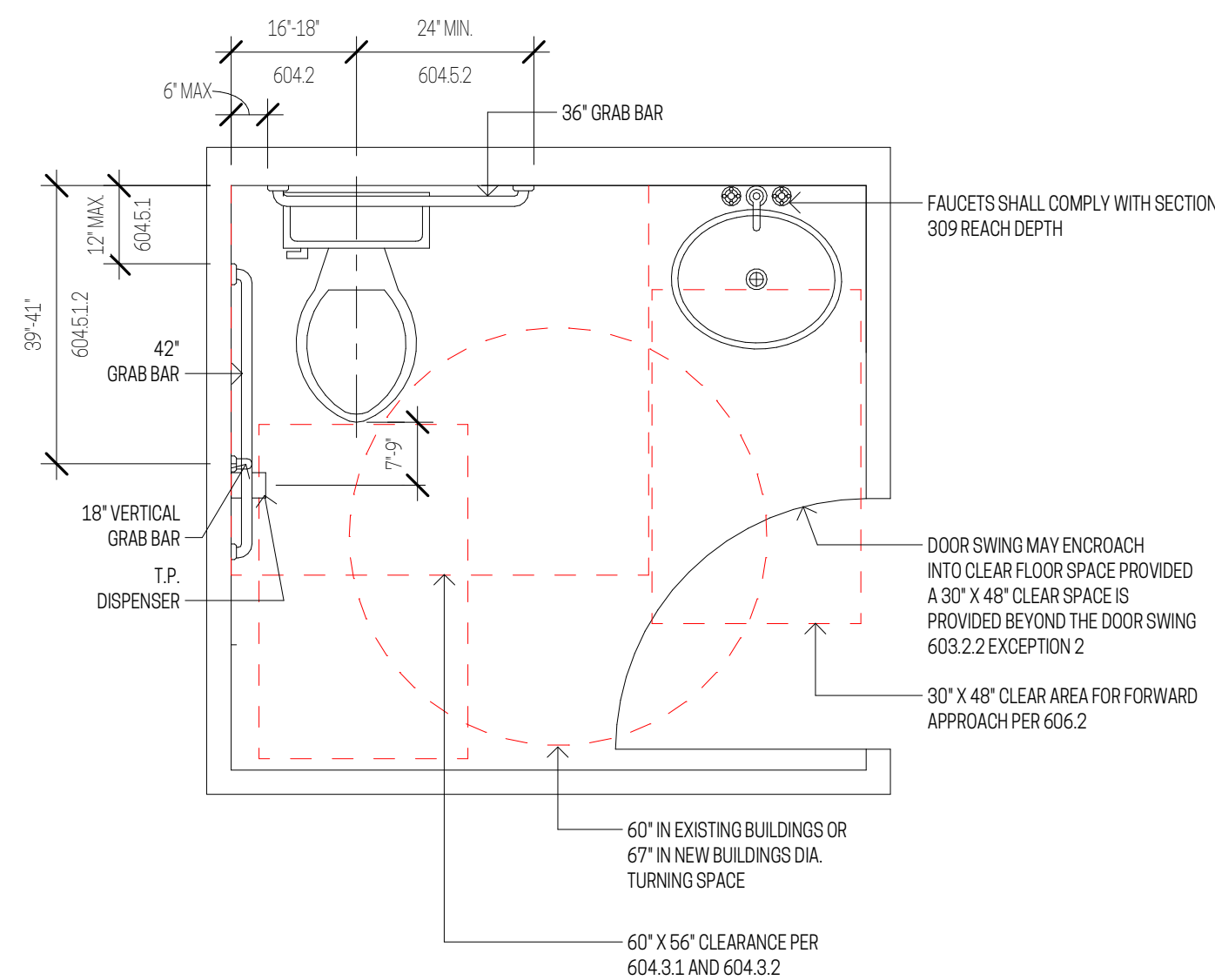


2 DOOR MANEUVERING CLEARANCES

SCALE: 1/2" = 1'-0"

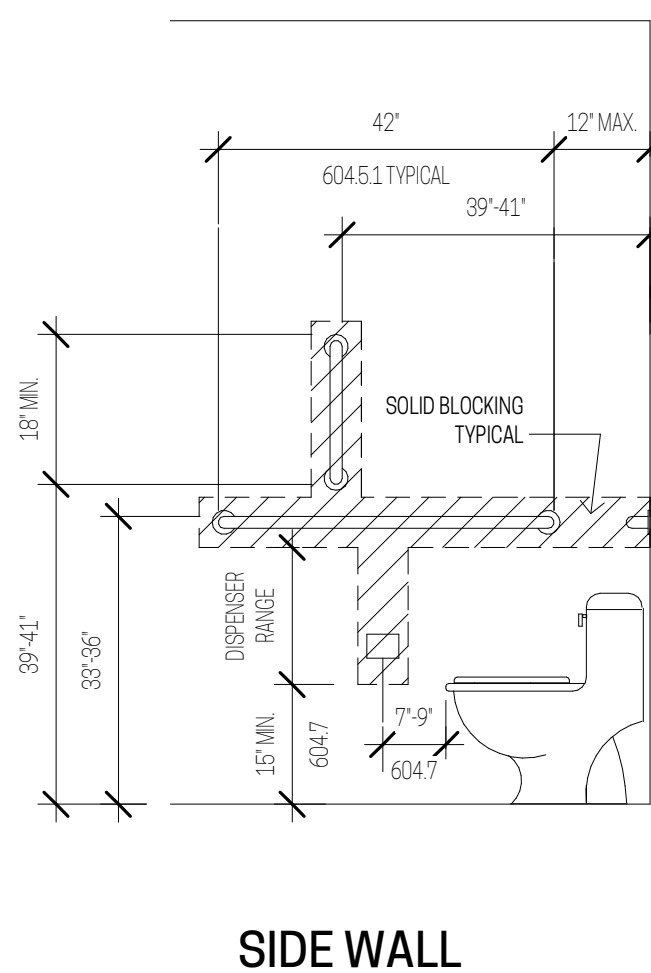
TABLE 603.6 REACH DEPTH AND HEIGHT

MAX REACH DEPTH	0.5 INCHES	2 INCHES	5 INCHES	6 INCHES	9 INCHES	11 INCHES
MAX REACH HEIGHT	48 INCHES	46 INCHES	42 INCHES	40 INCHES	36 INCHES	34 INCHES

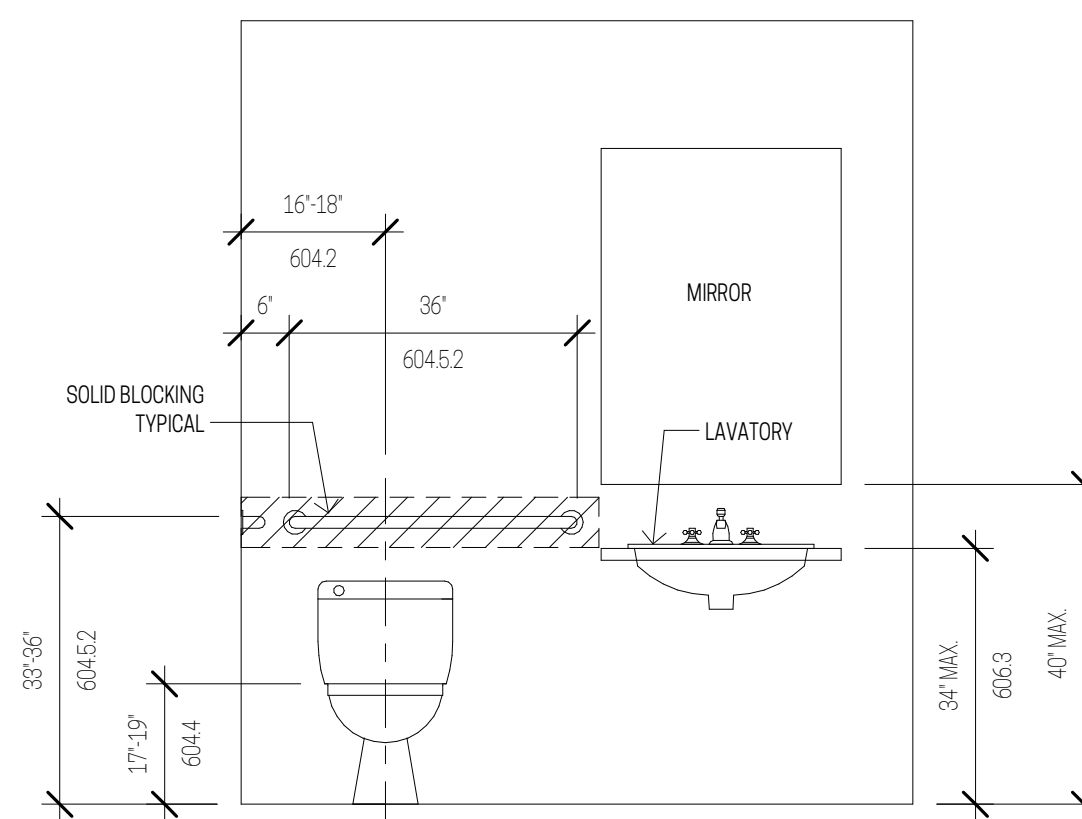


1 TYP. TOILET AND SINK PLAN

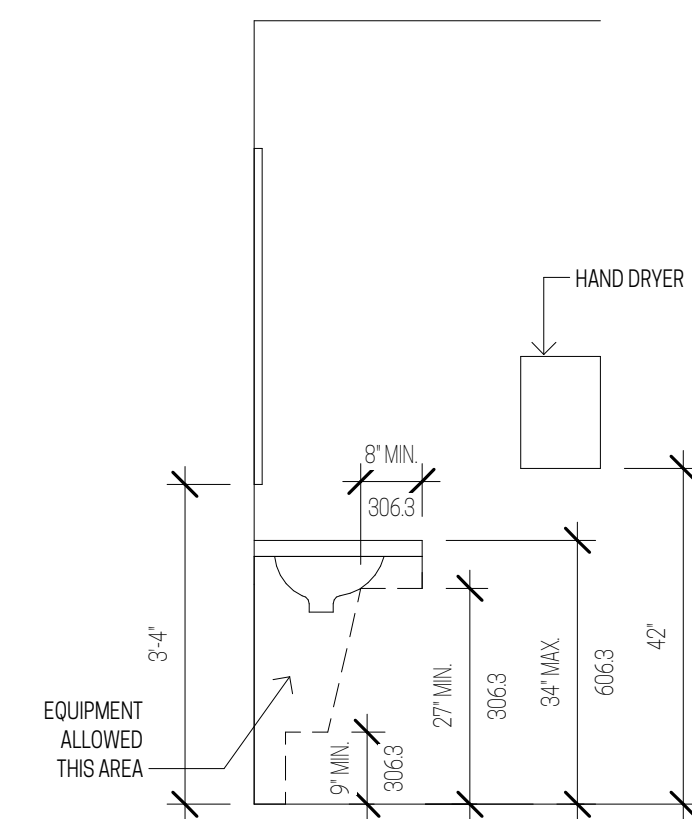
SCALE: 1/2" = 1'-0"



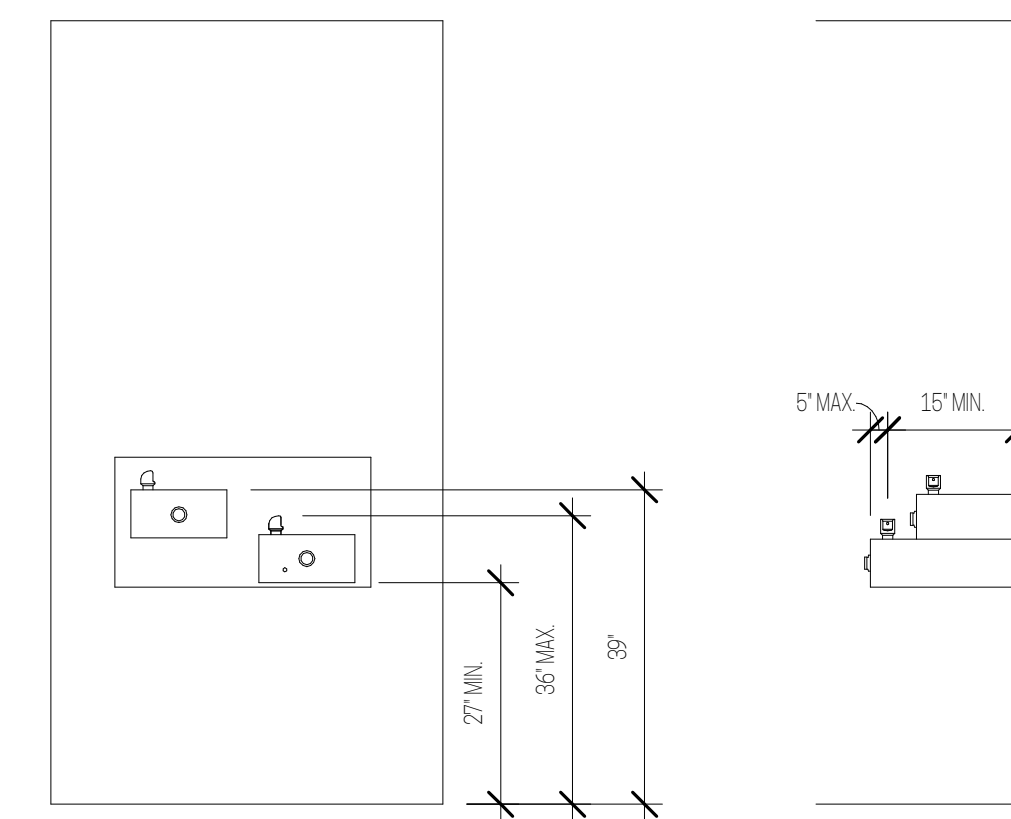
SIDE WALL



REAR WALL

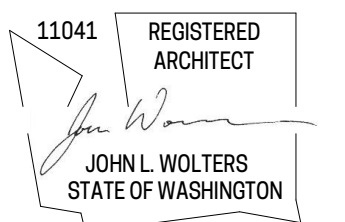


SINK CLEARANCE



DRINKING FOUNTAIN CLEARANCES

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1514 6th Avenue Unit #1  
Tacoma, WA 98405  
(206) 371-5152

2412 INTER AVE.

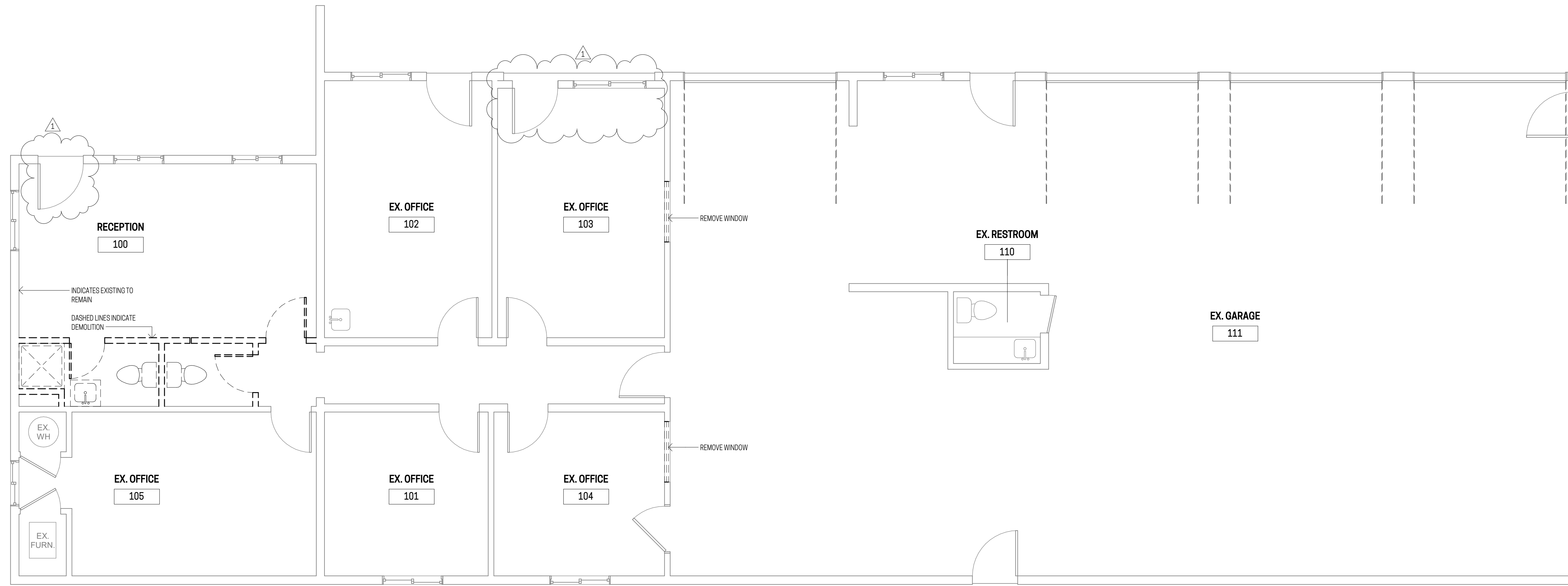
2412 INTER AVE.  
PUYALLUP, WA 98372

ISSUE DATE  
INTERIOR RENOVATION 11.21.2025

COMMERCIAL  
ACCESSIBILITY NOTES

A0.1

INTERIOR RENOVATION

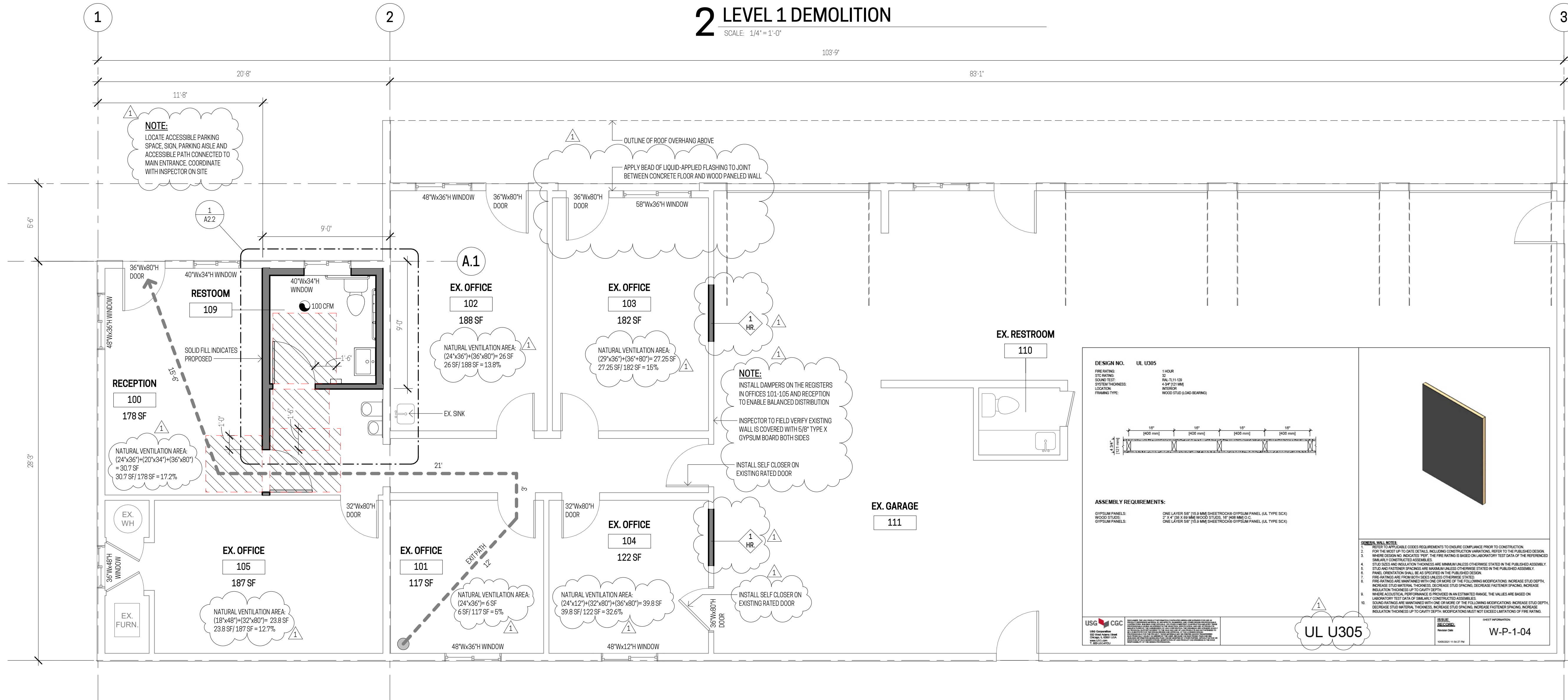


**CONTRACTOR NOTE**  
Existing Garage shall be used as storage only. It will not be used for the servicing of vehicles without submitting for a building permit as this could be considered a change of use.

PRCTI20251564

INTERIOR RENOVATION

**2 LEVEL 1 DEMOLITION**  
SCALE: 1/4" = 1'-0"



**1 LEVEL 1 PROPOSED**  
SCALE: 1/4" = 1'-0"

11041 REGISTERED ARCHITECT  
JOHN L. WOLTERS  
STATE OF WASHINGTON

**WC STUDIO**  
architects

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<b>ISSUE</b>	<b>DATE</b>
INTERIOR RENOVATION	11.21.2025
PERMIT REVIEW #1	01.22.2026

FLOOR PLANS

**A2.1**

COMMERCIAL ACCESSIBILITY NOTES

WSBC 2021 CHAPTER 11 Accessibility Notes  
10101.2.1

Side-hinged swinging doors, pivoted doors and balanced doors shall swing in the direction of egress travel where serving a room or area containing an occupant load of 50 or more persons or a Group H occupancy.

1103.2.9 Equipment Spaces

Spaces frequented only by service personnel for maintenance equipment are not required to comply with accessibility chapter.

1101.2.2 Door Opening Force

Door opening forces shall be in compliance with ICC ANSI A117.1 Section 404.2.8. Interior hinged, sliding or folding doors: 5.0 pounds maximum. Exterior hinged, sliding, or folding doors 10 pounds maximum.

1101.2.4 Operable Parts

Operable parts shall comply with ICC ANSI A117.1 table 603.6.

1101.2.5 Flush Controls

Flush controls shall be hand operated or automatic. The maximum height above the floor for hand operated flush controls shall be 44 inches maximum. Flush controls shall be located on the open side of the water closet except in ambulatory accessible compartments complying with Section 604.10.

1110.2 Toilet and Bathing Facilities

Each toilet room and bathing room shall be accessible with at least one of each type of fixture, element, control or dispenser in each accessible toilet room and bathing room shall be accessible. EXCEPTION: Toilet or bathing rooms accessed only through a private office, not for common public use and intended for use by a single occupant, shall be permitted to comply with the specific exceptions in ICC A117.1.

1110.3 Sinks

Where sinks are provided at least 5 percent but not less than one provided in accessible spaces shall be accessible. EXCEPTION: Map or service sinks are not required to be accessible.

1110.5.1 Drinking Fountains

Not fewer than two drinking fountains shall be provided. One fountain shall comply with the requirements for people who use a wheelchair and one drinking fountain shall comply with the requirements for standing persons. EXCEPTION: A single drinking fountain with two separate spouts that complies with the requirements for people who use a wheelchair and standing persons shall be permitted to be substituted for two separate drinking fountains.

1110.6 Bottle-Filling Stations

Where bottle filling stations are provided, they shall be accessible.

1110.10 Storage

Where fixed or built-in storage elements such as cabinets, coat hooks, shelves, medicine cabinets, lockers, closets and drawers are provided in required accessible spaces, at least 5 percent, but not less than one of each type shall be accessible.

1112.1 Signs

Required accessible elements shall be identified by the International Symbol of Accessibility at the following locations:  
Accessible parking spaces. EXCEPTION: Where the total number of parking spaces provided is four or less, identification of accessible parking spaces is not required.  
Accessible passenger loading zones.  
Accessible toilet or bathing rooms where not all toilet or bathing rooms are accessible.  
Accessible entrances where not all entrances are accessible.

1112.2 Signs Identifying Toilet or Bathing Rooms

Signs required to identify toilet rooms and bathing rooms shall be visual characters, raised characters and braille complying with ICC A117.1.

1112.3 Directional Signage

Directional signage should indicate the route to the nearest like accessible element at the following locations:  
Inaccessible building entrances  
Inaccessible public toilets and bathing facilities.

1210.2.2 Walls and Partitions

Walls and partitions within 2 feet of service sinks, urinals, and water closets shall have smooth, hard, nonabsorbent surface, to a height not less than 4 feet above the floor, and except for structural elements, the materials used in such walls shall be of a type that is not adversely affected by moisture.

1210.3 Privacy

Public restrooms shall be visually screened from outside entry or exit doorways to ensure user privacy with the restroom. This provision shall also apply where mirrors would compromise personal privacy. EXCEPTION: Visual screening shall not be required for single-occupant toilet rooms with a lockable door.

ANSI 117.1-2017

307.2 Protrusion Limits

Objects with leading edges more than 27 inches and not more than 80 inches above the floor shall protrude 4 inches maximum horizontally into a circulation path.

404.2.2 Clear Width

Doorways shall have a clear opening width of 32 inches minimum.

403.5.1 General

Clear width of an interior accessible route shall be 36 inches minimum.

602.2.1 Clear Floor Space Drinking Fountains and Bottle Filling Stations

A clear floor space positioned for a forward approach to the drinking fountain shall be provided. Knee and toe space complying with Section 306 shall be provided. The clear floor space shall be centered on the drinking fountain.

602.2.2 Operable Parts

Operable parts shall comply with Section 309

602.2.3 Spout Outlet Height

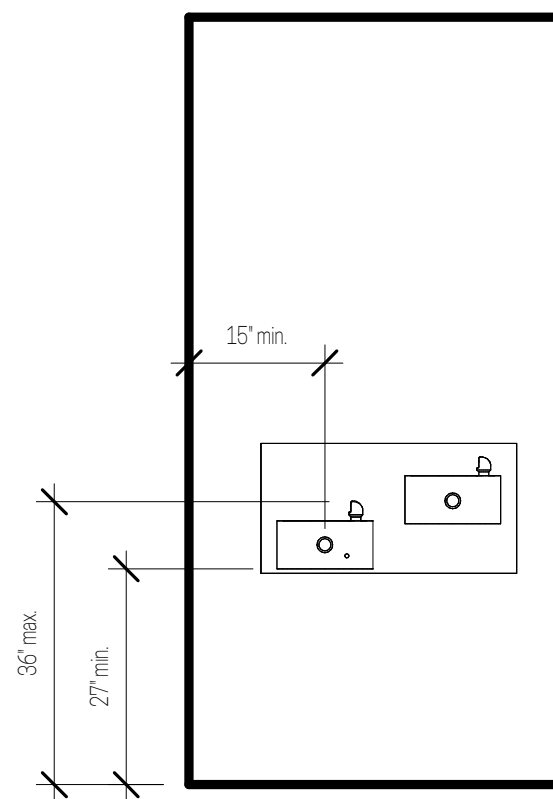
Spout outlets of drinking fountains shall be 36 inches maximum above the floor.

603.2.1 Turning Space Toilet and Bathing Rooms

A turning space shall be provided within the room. The required space shall not be provided within a toilet compartment.

603.2.2 Door Swing

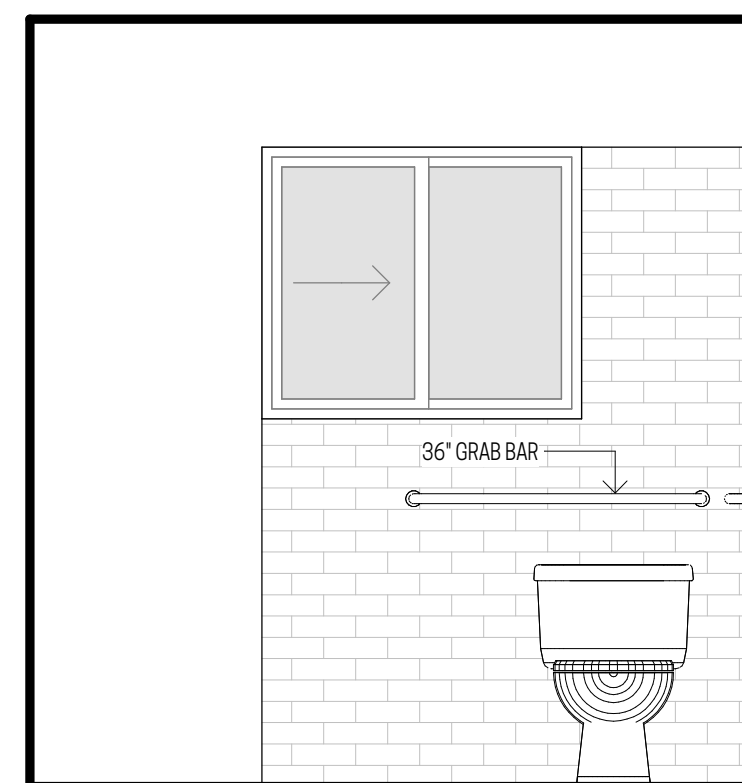
Doors shall not swing into the clear floor space or clearance for any fixture. EXCEPTION 2: Where the room is for individual use and a clear floor space complying with Section 305.3 is provided within the room beyond the arc of the door swing, the door shall not be required to comply with Section 603.2.2



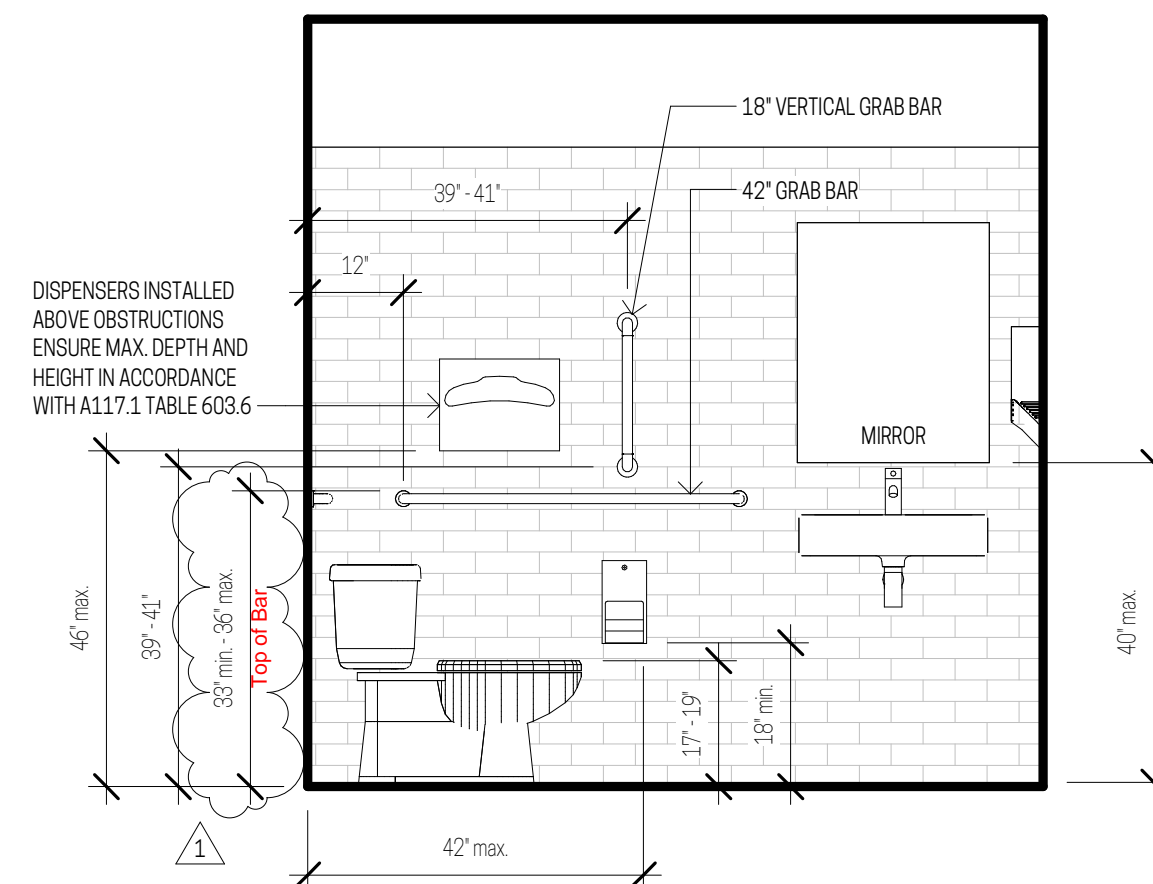
5 DRINKING FOUNTAIN ELEVATION  
SCALE: 1/2" = 1'-0"

TABLE 603.6 REACH DEPTH AND HEIGHT

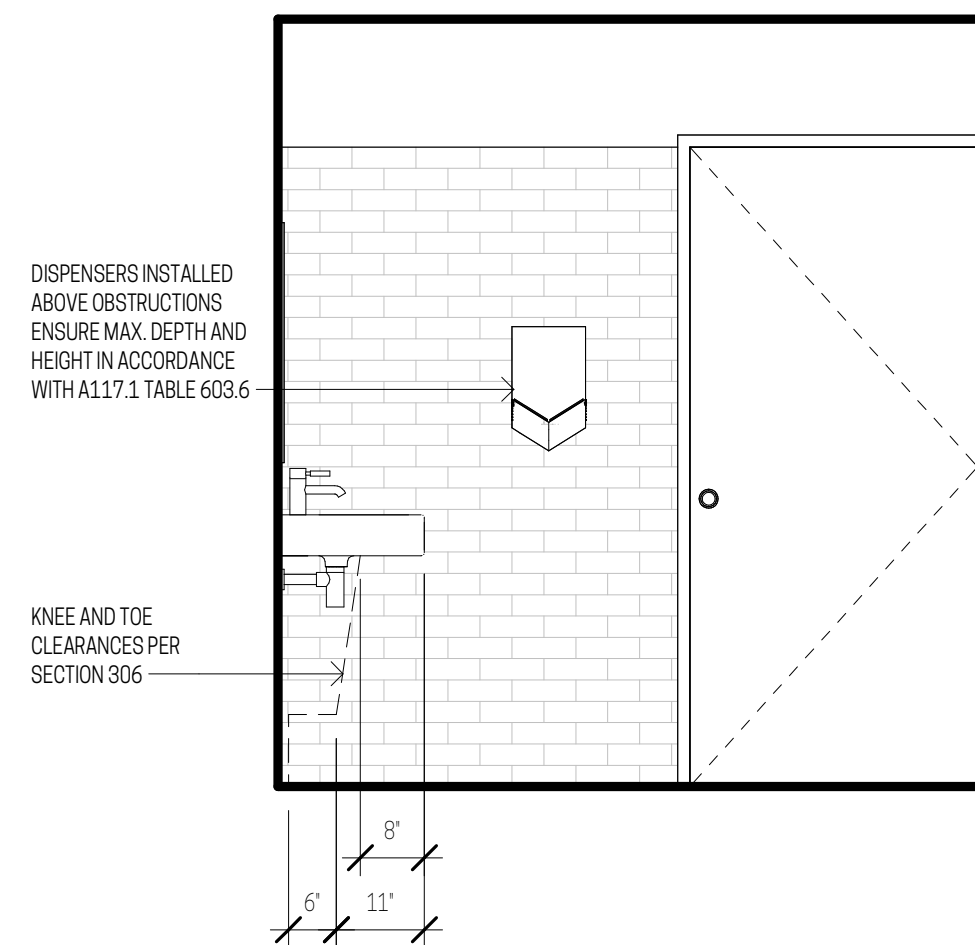
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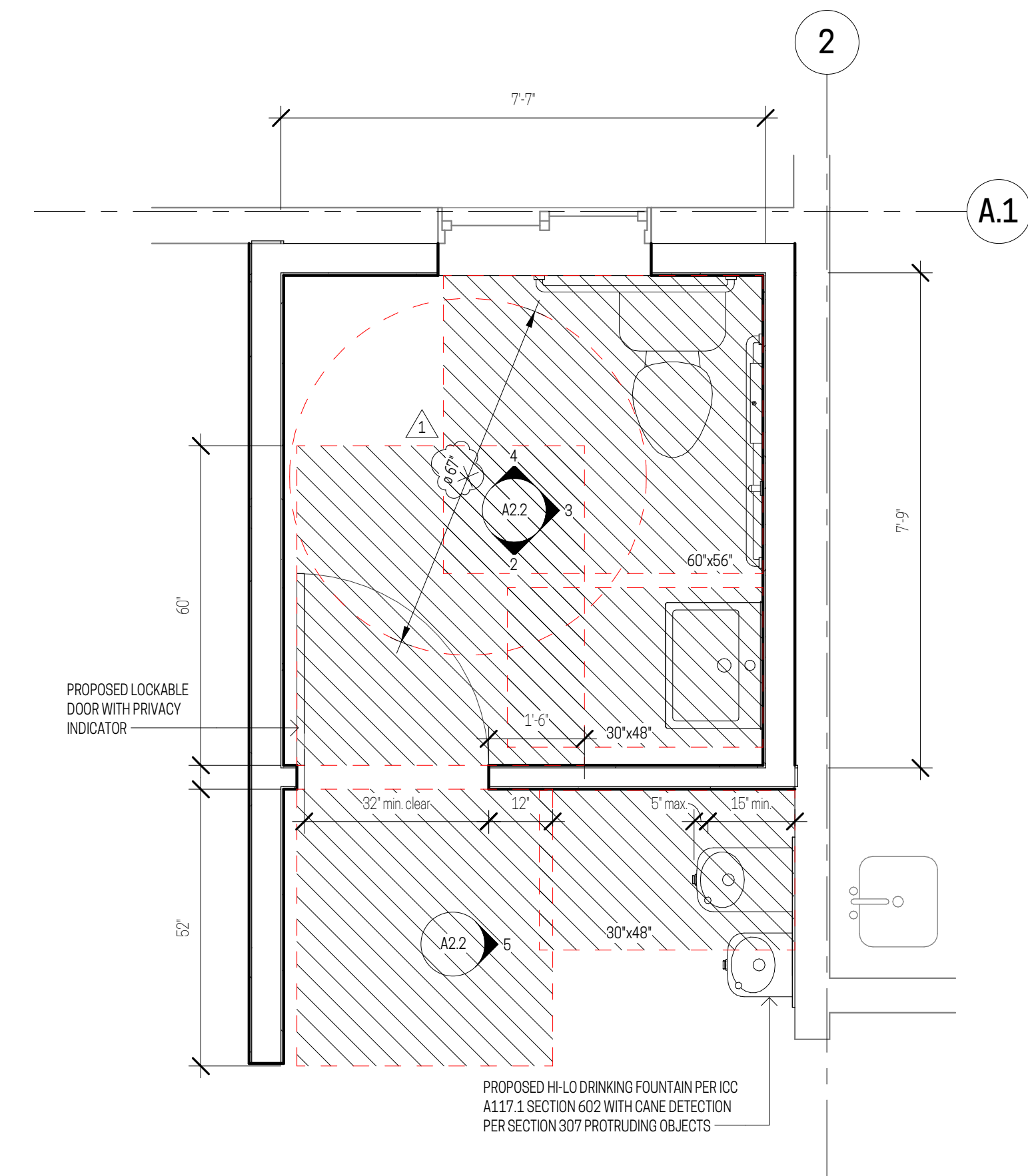
4 EAST RESTROOM ELEVATION  
SCALE: 1/2" = 1'-0"



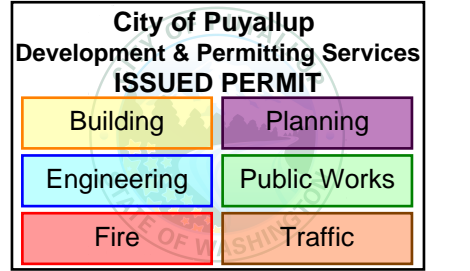
3 SOUTH RESTROOM ELEVATION  
SCALE: 1/2" = 1'-0"



2 WEST RESTROOM ELEVATION  
SCALE: 1/2" = 1'-0"

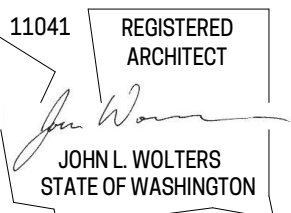


1 ADA RESTROOM ENLARGED PLAN  
SCALE: 1/2" = 1'-0"



INTERIOR RENOVATION

PRCTI20251564



WC STUDIO architects

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INTERIOR ELEVATIONS & DETAILS

A2.2