



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

Permit No:
 PRCA20251194

COMMERCIAL - ADDITION

Puyallup, WA

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| Job Address | Address: 608 RIVER RD, PUYALLUP, WA 98371 Parcel # 0420214017 | ISSUED May 04, 2026 |
| Owner | BERGEN-MORE LLC 608 RIVER RD PUYALLUP, WA 98371-4153 | |
| Applicant | John J Manuel 601 St Helens Ave Tacoma, WA 98402 (253) 922-4168 johnm@hhandj.com | |
| Contractor | ACCRETE CONSTRUCTION DBA BPCI 801 VALLEY AVE NW PUYALLUP, WA 98371-3230 WA L&I #: | |
| Description of Work | Expand Puyallup Mazda's customer vehicle service drop-off/pick-up drive-thru - PUYALLUP MAZDA | |
| Permit Types | Commercial - Addition | |
| Expiration Date: | July 04, 2026 | |
| Total ESU's | | |
| <u>REQUESTING REQUIRED INSPECTIONS</u> | | |
| <p>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.</p> | | |

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 2021 IFC and 2021 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
 - Separate permits required for Fire Alarm and Fire Sprinkler
 - RTU'S will be required to be tested for shut down with Fire Alarm
 - Smoke and Fire dampeners will be tested with Fire Alarm. Access doors are required for maintenance and visual inspection.

- Fire extinguishers required per code to be installed at time of Fire Final
 - In existing buildings all required service and maintenance to be completed prior to inspection for the Fire Alarm, and Fire Sprinkler Systems.
 - 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
 - Existing buildings will need to contact central pierce fire & rescue and update the key in the 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 site work request an inspection for erosion and sediment.
- Occupancy will not be granted until all civil work associated with PRCCP20251188 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. See approved civil plan PRCCP20251188 for approved method of control.
- Stormwater control of roof downspouts required.
- 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.
- Due to the proximity of this property to a secondary water source (i.e. Clarks Creek, Meeker Ditch, etc.) the applicant shall install a reduced pressure backflow assembly per city standards.
- 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.
- 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.

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 |
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| Standard Conditions | <p>Development Engineering standard commercial conditions:</p> <ul style="list-style-type: none"> - Prior to starting site work request an inspection for erosion and sediment. - Occupancy will not be granted until all civil work associated with PRCCP20251188 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. See approved civil plan PRCCP20251188 for approved method of control. - Stormwater control of roof downspouts required. - Steps shall be taken to prevent drainage onto adjacent lots. <ul style="list-style-type: none"> - 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. - Due to the proximity of this property to a secondary water source (i.e. Clarks Creek, Meeker Ditch, etc.) the applicant shall install a reduced pressure backflow assembly per city standards. - 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. - 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 | Engineering Division | Open |
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| Prior to Completion | The approved Stormwater Maintenance Agreement shall be recorded prior to the City granting occupancy. Once recorded, provide the City with the Auditor File Number (AFN) for verification. | Engineering Division | Open |
| Standard Conditions | <p>* 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</p> | Building Division | Open |

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| <p>Standard Conditions</p> | <ul style="list-style-type: none"> • Comply with 2021 IFC and 2021 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 • Separate permits required for Fire Alarm and Fire Sprinkler • RTU'S will be required to be tested for shut down with Fire Alarm • Smoke and Fire dampeners will be tested with Fire Alarm. Access doors are required for maintenance and visual inspection. • Fire extinguishers required per code to be installed at time of Fire Final • In existing buildings all required service and maintenance to be completed prior to inspection for the Fire Alarm, and Fire Sprinkler Systems. • 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 • Existing buildings will need to contact central pierce fire & rescue and update the key in the Knox box • All above items to be completed prior to fire final. Fire final required before building final <p>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</p> | | <p>Open</p> |
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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:
John J Manuel