



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

Permit No:
 PRCTI20250853

COMMERCIAL - TENANT IMPROVEMENT/REMODEL

Puyallup, WA

Job Address	Address: 4102 S MERIDIAN, Unit: E5, PUYALLUP, WA 983734102 S MERIDIAN, Unit: D, PUYALLUP, WA 98373 Parcel # 04190910730419095021	ISSUED May 08, 2026
Owner	WRI-URS SOUTH HILL LLC 500 N BROADWAY STE 201 JERICHO, NY 11753	
Applicant	Shaun Andriano 24 Airport Road Schenectady, NY 12302 andriano@c2-designgroup.com	
Contractor	Leibo Brothers Management LLC 700 State Street New Haven, CT 06511 (203) 456-4465 Shannon@leibobrothers.net WA L&I #:	
Plumbing Contractor	Precision Plumbing & Heating 155 SW 142nd St Burien, WA 98166 (206) 393-0681 precisionheat@comcast.net WA L&I #:	
Description of Work	Tenant Fit-up within an existing demised tenant space. Demise work occurred as part of previous work by landlord. Level II Alteration (<50% of building). Planet Fitness (A-3) will occupy the space. Exterior facade improvement is to be performed by others, under separate permit and review. This permit is for the interior fit-up only. - PLANET FITNESS	
Permit Types	Commercial - Tenant Improvement/Remodel	
Expiration Date:	October 11, 2026	
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.	

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 2018 IFC and 2018 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.
- Fire extinguishers required per code
- A Knox box is required at the front entry on the exterior of the building
- 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 prior to inspection for date and time. Fire Inspections are Monday - Thursday there will be no inspections on Fridays.

David Drake 253-864-4171 ddrake@puyallupwa.gov

5. 14.5 of the 26.5 available sewer credits from PRDE20240877 were redeemed on Boot Barn's tenant improvement permit PRCT120240669. The 12 remaining sewer credits are hereby redeemed on permit PRCT120250853. [Yianni Charitou @ 07/08/2025 8:33 AM]

- 6. • Provide plans and permit on site for inspection.
- Cover and final inspections are required.
- Fire watch is required when sprinkler system is out of service in existing buildings.
- Contractor required at all inspections.
- Hydro test will be required on all new and existing buildings. Appointment required.
- Hydro test, two inspections will be required 2hrs apart. Call to schedule times. Am/pm is not guaranteed without appointment
- Fire pumps will be required to be tested and witnessed by inspector.
- Tool kit required at time of final.
- NFPA placards required
- In existing buildings all upright fire sprinklers to remain, do not remove.
- In existing buildings all required service and maintenance to be updated prior to inspection.
- Due to unforeseeable construction design, all head locations to be field verified for compliance.

Schedule your inspection online through the city of puyallup online permit system after requesting appointment from inspector.

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- 7. • Appointment required for all inspections am/pm is not guaranteed without appointment. Larger systems taking more than 1 hour will require 48-72hr notice prior to scheduling. Inspections are Monday - Thursday, no Friday inspections
- Provide plans and permit on site for inspection.
- Complete labor and industries inspections prior to requesting city inspection.
- A remote annunciator located at the main entrance is required. If there is an existing annunciator on the exterior of the building it will need to be moved inside the main entrance. Please contact fire inspector for further information.
- Exterior fire bell required outside fire sprinkler room.
- Above ceiling detection is required.
- Device maps required at the annunciator and fire alarm panel prior to calling in final. The annunciator map will need to be weatherproof.
- Total coverage is required, subject to field inspection. Comply with NFPA 72, 2019
- Fire alarm system shall be placarded per NFPA 72. The UL certificate shall be posted at time of final inspection. The system will need to be UL certified.
- A pre-test shall be conducted and a printout of the location of the device, point number and descriptor shall be furnished to the inspector at final. Labeling of all devices above and below ceiling required.
- Fire sprinkler tamper valves and PIV will be required to be tested at inspection. Fire sprinkler contractor to be onsite.
- RTU'S and smoke dampeners will be required to be tested during inspection.
- The city of Puyallup allows one FACP per building. The panel will need to be large enough to handle multiple tenants if applicable.
- In existing buildings all above ceiling detection is to remain. Do not remove.
- Due to unforeseeable construction design, all device locations to be field verified for compliance.

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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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<p>Standard Conditions</p>	<ul style="list-style-type: none"> • Appointment required for all inspections am/pm is not guaranteed without appointment. Larger systems taking more than 1 hour will require 48-72hr notice prior to scheduling. Inspections are Monday - Thursday, no Friday inspections • Provide plans and permit on site for inspection. • Complete labor and industries inspections prior to requesting city inspection. • A remote annunciator located at the main entrance is required. If there is an existing annunciator on the exterior of the building it will need to be moved inside the main entrance. Please contact fire inspector for further information. • Exterior fire bell required outside fire sprinkler room. • Above ceiling detection is required. • Device maps required at the annunciator and fire alarm panel prior to calling in final. The annunciator map will need to be weatherproof. • Total coverage is required, subject to field inspection. Comply with NFPA 72, 2019 • Fire alarm system shall be placarded per NFPA 72. The UL certificate shall be posted at time of final inspection. The system will need to be UL certified. • A pre-test shall be conducted and a printout of the location of the device, point number and descriptor shall be furnished to the inspector at final. Labeling of all devices above and below ceiling required. • Fire sprinkler tamper valves and PIV will be required to be tested at inspection. Fire sprinkler contractor to be onsite. • RTU'S and smoke dampeners will be required to be tested during inspection. • The city of Puyallup allows one FACP per building. The panel will need to be large enough to handle multiple tenants if applicable. • In existing buildings all above ceiling detection is to remain. Do not remove. • Due to unforeseeable construction design, all device locations to be field verified for compliance. Schedule your inspection online through the city of puyallup online permit system after requesting appointment from inspector. Fire Inspections are Monday - Thursday there will be no inspections on Fridays. David Drake 253-864-4171 ddrake@puyallupwa.gov 	<p>Fire Prevention</p>	<p>Open</p>
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Standard Conditions	14.5 of the 26.5 available sewer credits from PRDE20240877 were redeemed on Boot Barn's tenant improvement permit PRCTI20240669. The 12 remaining sewer credits are hereby redeemed on permit PRCTI20250853. [Yianni Charitou @ 07/08/2025 8:33 AM]	Engineering Division	Open
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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:
Shaun Andriano