



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

Permit No:
PRCTI20260468

COMMERCIAL - TENANT IMPROVEMENT/REMODEL

Puyallup, WA

Job Address	Address: 1127 E MAIN, PUYALLUP, WA 983721115 E MAIN, PUYALLUP, WA 98372 Parcel # 0420271174	ISSUED May 15, 2026
Owner	PUYALLUP TT LLC 3401 LIND AVE SW RENTON, WA 98057-4924	
Applicant	BCRAPermits 2106 Pacific Ave, Ste 300 Tacoma, WA 98402 (253) 314-0147 landuse-permits@bcradesign.com	
Contractor	LD Sanders Construction LLC 24920 SE 369th Place Enumclaw, WA 98022 ldsandersconstruction@yahoo.com WA L&I #:	
Description of Work	Existing Taco Time NW store to be turned into a plain building shell condition. All fixtures, furniture, equipment, and finishes to be removed as a part of separate demolition permit. All interior walls to be removed unless noted otherwise, also as a part of the separate demolition permit. No work to be completed that will damage the structural integrity of the building. New roof line, exterior canopies, and exterior finishes. Interior work to be coordinated with tenant improvement scope. - PEM WOODS COFFEE - 1115 E MAIN	
Permit Types	Commercial - Tenant Improvement/Remodel	
Expiration Date:	November 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.	

Building Components:

Quantity	Units	Description
2124	SQ FT	Assembly
2124	SQ FT	Commercial Tenant Improvement/Remodel
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 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
- A separate permit may be required if fire alarm or sprinkler system is altered
- RTU'S will be required to be tested for shut down.
- Fire extinguishers required per code
- Provide building address facing street.
- 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

3. Traffic Scoping was not required for this TI submittal. The applicant has requested to submit the scoping document on a subsequent TI.

Traffic Scoping document must be received by the city and associated fees paid prior to occupancy.

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
Standard Conditions	Traffic Scoping was not required for this TI submittal. The applicant has requested to submit the scoping document on a subsequent TI. Traffic Scoping document must be received by the city and associated fees paid prior to occupancy.	Traffic Division	Open

Standard Conditions	* 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	Building 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:
BCRAPermits