



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

Permit No:
PRPF20251347

PRE-FABRICATED BUILDING

Puyallup, WA

Job Address	Address: 110 9TH AVE SW, Unit: 11, PUYALLUP, WA 98371 Parcel # 0420331121	ISSUED July 14, 2026
Owner	WESTERN WASHINGTON FAIR ASSOCIATION 110 9TH AVE SW PUYALLUP, WA 98371-6811	
Applicant	JMJ TEAM 905 MAIN STREET , SUITE 200 SUMNER, WA 98390 (206) 596-2020 permitting@jnjteam.com	
Contractor	TIMBERLAND HOMES INC 1201 37th St NW Auburn, WA 98001 (253) 735-3435 WA L&I #:	
Description of Work	Pour footers and grade beams. Place Lnl approved and inspected prefab building. Hook up to existing utility hookups - MARCOE CANDY	
Permit Types	Pre-Fabricated Building	
Expiration Date:	January 10, 2027	
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
1120	SQ FT	Prefabricated Structure
0	QTY	SDC - Commercial/Industrial Plumbing Fixtures (water)
0	QTY	SDC - Commercial/Industrial Plumbing Fixtures (sewer)

Total Value of Work:	\$0.00
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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>

8. Development Engineering standard commercial conditions:

- Prior to starting site work request an inspection for erosion and sediment.
- Occupancy will not be granted until all work associated with the frontage improvements 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. Attached to the site plan is the city of Puyallup's stormwater fact sheet.
- Stormwater control of roof downspouts required. Attached to the site plan is a typical infiltration system you may choose to follow.
- Steps shall be taken to prevent drainage onto adjacent lots.
- 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
- 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.
- Any code requirement that may have been overlooked in this plan review does not imply that the requirements have been waived.

9. The City adopted the Department of Ecology's 2019 Stormwater Management Manual for Western Washington which requires best management practices for projects that add or replace less than 2,000 square feet of hard surface area. Your proposed project is less than the 2,000 square foot threshold. Therefore, your project will need to follow the City of Puyallup Small Project Stormwater Requirements.

10. Upon demolition of the existing structures, utility service credits become available for the subject site. It is the property owner's responsibility to retain a copy of available utility service credits and to submit them to the City for future utility development credit. Utility service credits are only valid for a period of six years from the date of permit issuance for which the credits are granted. 8.5 water and 13 sewer FUW credits were granted under demolition permit PRDE20260230 and hereby redeemed under this building permit. After applying the credits, 1.5 water and 3 sewer FUW credits remain available for future development. Storm FUW credits can be redeemed on civil permits only.

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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Prior to Completion	In accordance with Puyallup Municipal Code 11.08.135, new commercial projects that have a structure improvement value exceeding \$200,000 in valuation are required to complete improvements along the property's street frontage. Your project will be required to complete frontage improvements which may include curb, gutter, planter strips, street trees, sidewalks, storm drainage, street lighting, and one-half street paving (only required if the existing pavement condition is poor) as determined by Development Engineering. The building permit shall not be issued until the frontage improvement designs have been approved by the City and a civil or right-of-way permit issued. You can initiate the civil or right-of-way permit by completing and submitting an application found here: https://www.cityofpuyallup.org/450/Permits-and-Applications. The Development Engineering Manager, Ken Cook, directed that this condition be changed from "prior to issuance" to "prior to completion" via email dated 12/9/2025. [Yianni Charitou @ 12/10/2025 8:25 AM]	Engineering Division	Open
Prior to Completion	In accordance with Puyallup Municipal Code 11.08.135, new commercial projects that have a structure improvement value exceeding \$200,000 in valuation are required to complete improvements along the property's street frontage. The building permit shall be conditioned in such a manner that building occupancy will not be granted until the frontage improvements are completed and approved.	Engineering Division	Open
Prior to Completion	An approved double check valve assembly (DCVA) backflow device is required to be installed on the commercial water service per City Standard Detail 03.04.01. For more information, visit https://www.cityofpuyallup.org/1131/Backflow-Prevention-Cross-Connection. Upon approval of the installation by the city inspector, the backflow device shall be tested by a Washington State certified backflow assembly tester, and the test report results shall be submitted to the City prior to occupancy of the building.	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:
JMJ TEAM