



City of Puyallup

Building Division

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

www.cityofpuyallup.org

Comment Notice

Permit Application # PRCP20210099

The City has completed the review of the above-mentioned permit submittal. Below please find the permit submittal review comments from your review team. Should you have any questions regarding the review comments, please contact the plan reviewer associated with the comment listed below.

Building Review (Reviewed By: David Leahy, (253)435-3618, DLeahy@PuyallupWA.gov)

- ◆ Need to have a site plan that shows actual distances to the property lines and correct parcel number for the lot of the construction.
- ◆ This structure will not be designated as a carport as a carport is open on at least two sides per definition so would be designated as a garage. Would need to know the actual use of this structure so an occupancy classification per the IBC could be assigned.
- ◆ Need to submit actual plans for this new structure not just a calculations packet as this being a commercial structure would require min. plans preferably 24 X 36 with all details in the plans for construction of this structure and stamped by the Engineer of record with a current stamp as the one on this packet is expired.
- ◆ The proposed tie-downs would need to have a more current ESR approval not the 2003 version submitted.
- ◆ Is this building to be heated? Other questions will occur once we get more information for review to other Codes in place at the time of a complete submittal.

Engineering Review (Reviewed By: Yianni Charitou, (253)435-3612, YCharitou@PuyallupWA.gov)

- ◆ Minimum site plan standards not met. Please use the attached CoP Site Plan Standards (under Documents & Images) to make sure you have all the necessary information depicted on your site plan. Include the address and parcel number of the subject site. All easements (see attached slope easements) and public utilities must be depicted and labeled on the site plan. No proposed structures shall encroach on the easements. Indicate which direction the carport will face for vehicular access.

Planning Review (Reviewed By: Nabila Comstock, (253)770-3361, NComstock@PuyallupWA.gov)

- ◆ The proposed structure does not appear to be a carport as it is enclosed on all sides. Please accurately define the proposed structure and its use. There is a concomitant agreement that applies to this site, which I've included a link to below. Please note that the only permitted uses of the subject property listed in the concomitant agreement are for automobile storage and employee parking.
<https://copuyallup.sharepoint.com/Shared%20Documents/GIS%20Documents/ConcomitantAgreements/R8911130110.pdf>
- ◆ The minimum site plan requirements have not been met. Please see the attached CoP Site Plan Standards under documents & images for a reference.
- ◆ The parcel is within 300 feet of a wetland, you will need to hire a biologist to conduct a wetland delineation report which you will also submit along with your building permit re-submittal. PMC Article IX. 21.06.910 Wetlands describes the requirements and details regarding wetland critical areas.
- ◆ The proposed structure will need to meet the property development standards for the CG zone found in PMC 20.30.030 as well as the site plan design principles found in PMC 20.30.037 - Site plan design principles in CL, CG, and CB zones. Please re-submit plans and site plan that show the proposed building meeting both the



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property development standards and site plan design principles.

- ◆ Please clarify the proposed elevations by identifying north, south, east, west for each elevation [plans, pg. 2]

To resubmit, you must address all comments and complete the [resubmittal form](#). Please note, partial resubmittals will be deemed incomplete and returned.

When you are ready to resubmit, you can do so by using the customer portal and uploading a “new version” of the submittal requirement. In addition, you will need to pay your resubmittal fee at the time of resubmittal.

Your resubmittal will not be processed until the fee has been paid.

If you need assistance with resubmitting your corrections, please contact the Permit Center.

Sincerely,

City of Puyallup Permit Center

(253) 864-4165 option 1

permitcenter@puyallupwa.gov