



RAT ABATEMENT NOTICE FOR DEMOLITION PROJECTS

For compliance with Seattle Building Code 3303.15 and Seattle Residential Code R107.12

Demolition Permit No.: 6880831-DM

Address of Building to be Demolished: 3020 NE 45TH ST SEATTLE, WA 98105

The following requirements apply to this demolition permit.

1. Rat abatement must **begin at least 15 days before** first ground inspection and the start of demolition or the start of any clearing and grading activity.
2. Rat abatement **must continue** until the start of demolition.
3. This project must pass the first ground disturbance inspection before the start demolition or clearing and grading on this site.
4. The site inspector shall receive a **fully executed Rat Abatement Certification (RAC)** signed by a licensed pest control agent **at the first ground disturbance inspection**.
You can download one here:
<https://www.seattle.gov/Documents/Departments/SDCI/Forms/RatAbatementCertification.pdf>
5. In addition to the RAC, bait stations or other evidence of an ongoing rat abatement program should be easily visible at the first ground inspection.
6. Site inspectors cannot waive the rat abatement requirement.

Permit Number:
6880831-DM



CITY OF SEATTLE

Demolition Permit

Seattle Department of
Construction and Inspections
700 Fifth Ave, Suite 2000
PO Box 34019
Seattle, WA 98124-4019
(206) 684-8600

Development
Site Number#:
DV0040118

Site Address: 3020 NE 45TH ST SEATTLE, WA 98105

Building ID: NONE

Location: Entire site

Legal Description: POR OF TR A EXPOSITION HEIGHTS DAF: BEG AT PNT N 00-15-15 W 35' & S 89-56-56 E 75'

Records Filed At: 3020 NE 45TH ST

OWNER

BRAD REISINGER
LENNAR MULTIFAMILY COMMUNITIES
1325 4TH AVE, SUITE 1300
SEATTLE, WA 98101
Ph: (206) 428-1937

CONTRACTOR

Application Date: 09/05/2023

Issue Date: 01/02/2025

Expiration Date: 07/02/2026

Fees Paid: \$1,364.94

As of Print Date: 01/02/2025

Description of Work: Demolish existing grocery store and parking lot, per plan.

Permit Remarks:

Sewer Capping Required: Y

Special Inspections: N

Land Use Conditions: Y

TRAO Applies: N

Dwelling Units Removed This Permit:

RAT ABATEMENT REQUIRED

A/P #	Related Cases/Permits
6959231-DM	Demolition Permit
6959238-DM	Demolition Permit
6880831-DM-003	Upload Documents
6880831-DM-001	Update Contacts
6880831-DM-004	Upload Documents
6880831-DM-005	Contractor Disclosure Form
Additional Information on File	

Project Contacts	Name	Phone
Ordinance Reviewer	NA	NA
Structural Reviewer	NA	NA
LU Planner	NA	NA
Architect	DERRICK OVERBAY	(206) 240-0409

Applicant Signature:

Date:

Permitted work must not progress without prior inspection approval. When ready for inspection, make request with the Seattle Department of Construction and Inspections at (206) 684-8900 or on the internet at: www.seattle.gov/dpd/permits/inspections/. Provide the permit number, site address, and contact phone. Permission is given to do the above work at the site address shown, according to the conditions hereon and according to the specification pertaining thereto, subject to compliance with the Ordinances of the City of Seattle. Correct information is the responsibility of the applicant. Permits with incorrect information may be subject to additional fees.

You Must Have a Paper Copy of Your Approved and Stamped Plan Set Available at Your Job Site for the City Inspector to Review. If You Do Not Have Your Plans Printed and Ready for Review, You May Fail Your Inspection.

POST THIS SIDE OUT:**TO THE CONTRACTOR/OWNER,**

Additional permits may be required for work occurring under this permit. This permit does not authorize Sewer, Public Right-of-Way Shoring, Drainage and Street Use, Fire Department, Boiler, Electrical, Elevator, Furnace, Gas Piping, Plumbing, or Sign permits. If other permits are required, they must be applied for separately from this permit. The requirements for all other permits related to this Permit, must be completed prior to the Final Inspection of this permit.

This Permits Final Inspection is required. The premises must not be occupied until the Final Inspection is provided and occupancy is authorized by the Seattle Department of Construction and Inspections.

ISSUED PERMIT STATUS:

You can check the status of issued permits on the internet at: www.seattle.gov/dpd

INSPECTION REQUESTS:

Please clarify which inspections your project requires before proceeding with your project.

You may request an inspection on the internet or by phone. Inspection requests received **before 7:00 AM** are scheduled for the same working day. Inspection requests received **after 7:00 AM** are scheduled for the next working day. Inspectors are available between the hours of 7:30 AM and 8:30 AM.

A) **Internet:** www.seattle.gov/dpd/permits/inspections/ Under **Scheduling an Inspection** click **Requesting an inspection online.**

B) **24 hour inspection request line at (206) 684-8900, cell phones are discouraged** due to frequent connection problems.

C) **Customer Service at (206) 684-8950** between the hours of 7:30 AM and 4:30 PM.

BEFORE BEGINNING CONSTRUCTION:

A) Before **First Ground Disturbance**, request an inspection of installed **Erosion Control Measures**.

B) When there is **Special Inspections**, Land Use conditions, and/or unusual design elements, a **Pre Construction Conference** is required prior to construction. Call 684-8860 to request a Pre Construction conference.

C) If this permit requires a **Soil Bearing Capacity** special inspection by a Geotechnical Engineer, that approval is required before the foundation pour. The Building Inspector will accept the Geotechnical Engineer's approval **signature below**.

D) When **Special Inspections** are required, notify the Special Inspection Agency at least 24 hours in advance.

DURING CONSTRUCTION:

Seattle DCI inspectors will provide a copy of each inspection report. These reports must either be kept with this Permit, or kept together where they can be conveniently referenced. Request an inspection for the following installations:

PROPERTY LINES MUST BE ESTABLISHED BY SURVEY STAKES PRIOR TO SETBACK/FOUNDATION INSPECTION.

a. SETBACK (Location)	e. INSULATION (Slab, Walls, Ceiling)
b. FOUNDATION (Footings, Walls) [Soil bearing, Reinforcing steel, Foundation drainage]	f. MECHANICAL COVER (If HVAC is authorized by this permit)
c. STRUCTURAL (Shear Wall, HD's/Straps, Diaphragms)	g. MECHANICAL FINAL (If HVAC is authorized by this permit)
d. FRAMING (Sub floor prior to sheathing, Walls, Ceiling)	h. FINAL INSPECTION (After all other related permit requirements are completed)

PRIOR TO FINAL BUILDING APPROVAL:

Other permit approval sign-offs may be required prior to the Final Inspection of this permit. To speed-up Final approval of this permit, we recommend you acquire other permit final approvals in the signature boxes provided below.

SOIL BEARING Approved By _____ Date _____	BOILER Approved By _____ Date _____	SEATTLE FIRE DEPARTMENT Approved By _____ Date _____
ELECTRICAL Approved By _____ Date _____	ELEVATOR Approved By _____ Date _____	LAND USE/DESIGN REVIEW Approved By _____ Date _____
PLUMBING / GASPIPING / BACKFLOW Approved By _____ Date _____	SITE / SIDE SEWER Approved By _____ Date _____	SDOT - PRVT CONTRACT/ST. USE Approved By _____ Date _____
MECHANICAL / REFRIGERATION Approved By _____ Date _____	OTHER Approved By _____ Date _____	STREET TREES / ARBORIST Approved By _____ Date _____