

May 2, 2019

Certified: 7001 0360 0000 3565 5807

Eduardo Longoria  
President, Shambala Corporation  
1701 Toomey Road  
Austin, TX 78704

**RE: Suspension of Certificate of Occupancy | Notice of Intent to Revoke the Certificate of Occupancy for the School Cafeteria located at 1701 Toomey Rd. – Reference permit numbers: 1991-010757 BP (9112598), 1997-014303 BP (97020140)**

Dear Mr. Longoria,

Pursuant to City Code Section 25-1-413 (*Suspension of a Certificate of Occupancy*), this letter suspends the Certificate of Occupancy (CO) for the structure located at 1701 Toomey Road with a certificate of occupancy for a school cafeteria. This structure received a Certificate of Occupancy for a School Cafeteria under permits 1991-010757 BP (9112598) and 1997-014303 BP (97020140).

The Certificate of Occupancy for this structure is hereby suspended pursuant to Section 25-1-413 because of the City Code violations referenced below.

#### **Summary of Violations**

The building violates the following provisions of the Fire Code:

- **Section 503.1.1 Buildings and facilities.**  
Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.
- **Section 503.2.1 Dimensions.**  
Fire apparatus access roads shall have an unobstructed width of not less than 25 feet (7620 mm), except for approved security gates in accordance with Section 503.6 and the Fire Protection Criteria Manual, and an unobstructed vertical clearance of not less than 14 feet (4267 mm).

#### **Required Actions to Obtain Compliance**

To remedy the violations identified above, the applicant must complete the following actions no later June 1, 2019:

- Obtain a building permit for the installation of the fire sprinklers inside the school cafeteria building

- Obtain and pass all necessary inspections from Development Services and Austin Fire related to the installation of the fire sprinklers inside the school cafeteria building
- Complete construction of fire line and obtain all necessary inspections for plumbing permit 2019-000680

Unless the applicant completes these actions **by June 1, 2019**, the Certificate of Occupancy referenced above will be revoked pursuant to Section 25-1-416 (*Revocation after Suspension*) and utility services may be disconnected pursuant to the Building Code Section 112.3 (*Authority to disconnect service utilities*).

**PLEASE NOTE: EVEN AFTER THE FIRE SPRINKLERS ARE OPERATIONAL, YOUR PROPERTY WILL NOT COMPLY WITH CITY CODE AS IT RELATES TO WORK WITHOUT PERMIT, CHANGE OF USE, REQUIRED PARKING, AND REQUIRED SITE PLAN SUBMISSION. REFER TO THE LETTER IN REGARD TO ADDITIONAL LAND DEVELOPMENT CODE VIOLATIONS REQUIRING ACTION DATED MARCH 28, 2019 FOR A LIST OF KNOWN OUTSTANDING ISSUES AND TIMELINES TO REMEDY THOSE ISSUES.**

Please contact me at (512) 974-3111 or via email at [beth.culver@austintexas.gov](mailto:beth.culver@austintexas.gov) if you have any questions regarding the actions required under this notice.

Respectfully,



Beth Culver, AIA, PMP  
Building Official, Acting Assistant Director