

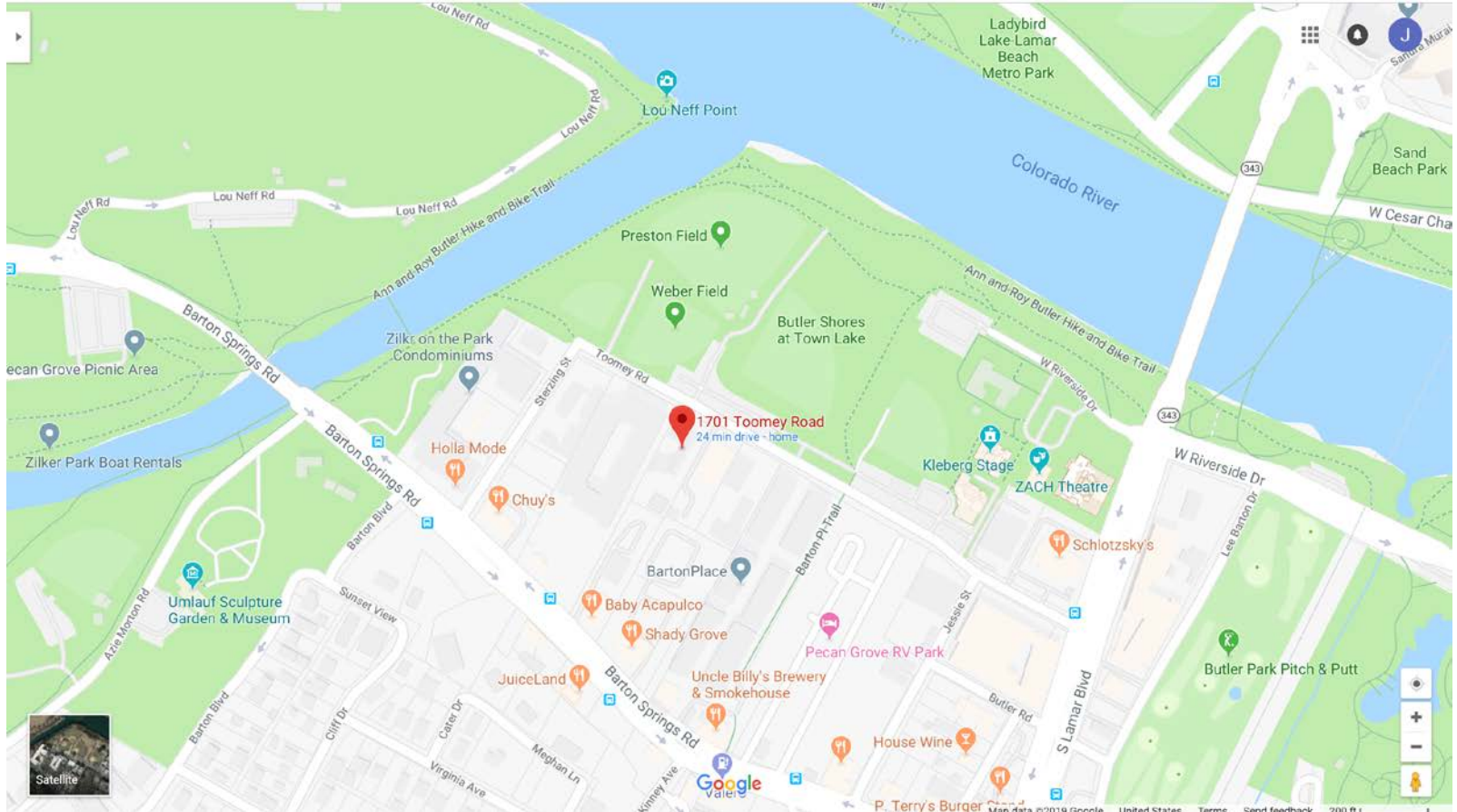


Casa de Luz - 1701 Toomey Road

Staff Report

October 3, 2019

Map of 1701 Toomey Rd.



An aerial photograph of a city skyline, likely Chicago, featuring a river (the Chicago River) flowing through the center, surrounded by green parks and various skyscrapers in the background under a blue sky with light clouds.

APPEALS

October 3, 2019 Council Meeting

1. Suspension of Certificate of Occupancy (Item No. 66)
2. Imposition of Fire Watch (Item No. 67)

1701 Toomey Road –

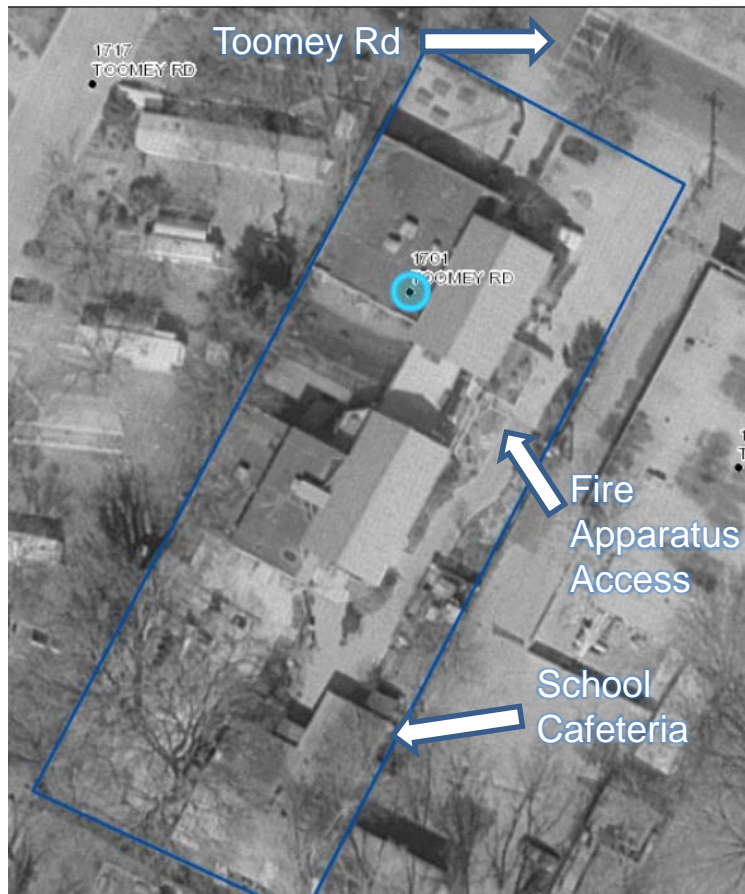
- Certificate of Occupancy was suspended because the site lacks proper fire protection.
- Temporary Fire Watch was imposed because the site continues to lack proper fire protection.



1701 Toomey Road – Property History

- 1960s – Original buildings established as “Texas Meat Purveyors Packing Plant.”
- 1991 - Permits acquired to convert the property into a “Private Education Facility,” along with a “school kitchen and eating area.”
- 1997 - Permits acquired to remodel a School Cafeteria
- By 2003 – Covered entrance gate constructed
- By 2009 – Fire apparatus access lane vegetated

1997



2003



Timeline

- February 2018 – Notice of Intent to Suspend Certificate of Occupancy
- March 2018 – Agreement to allow Site Plan Exemption in lieu of Site Plan for installation of fire sprinkler system
- July/August 2018 – Application for Site Plan Exemption and Water Tap Plan Received
- October 2018 – Interior fire sprinklers installed, shop drawings submitted to the Fire Department

Timeline, continued

- December/January 2019 – Site Plan Exemption and Permits granted for exterior water line
- February 27, 2019 – Notice of Intent to Suspend Certificate of Occupancy, 60 days to complete corrective actions
- March 25, 2019 – Permit application for fire sprinklers submitted to DSD and AFD. Comments issued April 2, 2019.
- May 2, 2019 – Certificate of Occupancy Suspended. Notice of Intent to Revoke Certificate of Occupancy, 30 days to complete corrective actions

Timeline, continued

- May 29, 2019 – Building and Fire Code Board of Appeals considered the appeal of the Suspension of the Certificate of Occupancy. No action was taken.
- June 3, 2019 – Fire Watch notice issued due to corrective actions being incomplete 30 days following Suspension of Certificate of Occupancy. Required during occupied hours.
- August 28, 2019 – Building and Fire Code Board of Appeals heard an appeal of the Fire Watch requirement. Denied 6-0.
- September 26, 2019 – Revised permit application submitted. Staff comments issued same day. Corrections required.



COMPLIANCE ISSUES

Life/Safety Issues - Fire Code Violations

- Covered entrance gate was constructed without a permit; prevents fire apparatus from accessing the property.
- Fire lane on property has been converted to landscaping.
- Installed fire suppression sprinklers in the dining facility remain inoperable due to lack of permits and inspections.



COMPLIANCE REMEDY

Compliance with Fire Code

- Address plan review comments and submit updated plans to obtain the permit necessary for the fire sprinkler system.
- Address the fire sprinkler shop drawing comments and submit updated documents for Austin Fire Department approval for the system.
- Finalize the permit inspections necessary to operate the fire suppression sprinkler system for the dining facility.

Action Items

- Once the fire sprinkler system is inspected and operable, the Certificate of Occupancy will be reinstated and the Fire Watch requirement will be lifted.
- If violations are not corrected in a timely manner, the Building Official will move forward with subsequent actions regarding the Certificate of Occupancy.



Questions