

Jonathan Perlstein, Agent
1907 Inverness Boulevard
Legal Desc: Lot 1 Blk G Deer Park Sec 3. (Property ID 909554)
Austin, Texas 78745

Tuesday, October 13, 2020

Mitchell Tolbert
Manager, Commercial Plan Review (CPR)
Development Services Department (DSD)

RE: "Will Issue" for Plan Review Case # **2020-151959 000 00 PR**; and remaining steps and items:

Dear Mr. Pearlstein and any Interested Party:

Please accept this letter as confirmation that Commercial Plan Review (CPR) has received and accepted your Application for a Building Permit. We have created Permit Plan Review Case # **2020-151959 000 00 PR** for the structure located 1907 Inverness Boulevard. The following items need to be submitted to your Case Manager Ryan Harding as soon as possible for the process to continue moving forward:

1. Key floor plan showing a scalable footprint of the current structure.¹
 - a. List all rooms, and the proposed use of each
 - b. Electrical Floor Plan; must detail all electrical circuits in the addition
 - c. Load analysis, Panel Schedule, and an electrical One-Line diagram; due to an Expired Permit: 2003-017752 EP. It expired before approval for the "*upgrade electrical service to resid[ential]*" scope of work. DSD's requirements for expiration of Expired Permits must be followed to clear.²You will be issued a new electrical permit that includes this work.
 - d. List all existing mechanical equipment and show mechanical calculations to verify that the existing system is of sufficient size as to condition the additional square footage.

Upon receipt and review of the items listed, CPR will issue the following permits: 1) Building Permit, 2) Electrical Permit, and 3) Mechanical Permit. All building, mechanical, and electrical will be inspected for the additional area that has been added to the structure, namely the 528 ft.² The slab and foundation work in the record set was permitted and was verified by a Structural Engineer to be compliant and that the structure was safe and in good repair in regards to the slab. The following inspections will then be inspected at your location by DSD: Mechanical inspection to verify that the existing equipment is of a capacity that can absorb the additional volume of the addition,

2. Electrical inspection of the existing service and the branch circuits in the new area.
3. You must also submit an application to the Development Assistance Center (DAC) for a Site Plan exemption in order for the reviewers to determine if there are any objections to the future

¹ Drawings are permitted to be produced and certified by a Master Tradesman for structures that are less than 5000 ft.² All drawings must contain their legible name, signature, license number, and bear the date of signature.

² Forms and details for Acknowledgment of Expired Permits can be found at:
http://www.austintexas.gov/sites/default/files/files/Planning/Applications_Forms/acknowledge_expired_permits.pdf

intended office use of the property. The actual approval of said site plan exemption does not need to be conferred at this time but will need to be acknowledged that it contains no objectionable items and once rezoning has been approved, DAC would subsequently issue said Site Plan exemption.

DSD Inspections will perform a “life/safety” inspection of the premises in anticipation of the commercial future use. They will verify the safety and integrity of the original structure, in accordance with Section 1008.2, (2015 IEBC)”. This section requires that when an occupancy of an existing building or part of an existing building is changed, all unsafe conditions shall be corrected...[SIC].

You agree to remediate and repair any serious conditions if any exist, that might be found detrimental to the welfare of persons or be found potentially hazardous to the environment. Any items would need to be notated and must be repaired and re-inspected by DSD’s inspection group. Work required to repair any deficiencies; if any are discovered, should be submitted as a Revision to CPR for a review and approval of the methods and materials prior to being performed.

Successfully concluding all of those requirements would normally confer a Certificate of Occupancy (CO) for the use of the structure. However, this property is currently zoned as SF-3-NP and is Classified as an R-3. Rezoning to NO-MU-NP will need to be finalized before a Commercial Building Permit that would confer a Certificate of Occupancy as a B Classification is issued, and you must complete the following:

Subject to the successful completion of rezoning to NO-MU-NP, a CO will be issued with the following conditions:

A Change of Use as it applies to zoning and a *Change of Occupancy* or rather *Classification* as it applies to the ICC code family and other adopted model codes are commonly confused. The Change of Use as it relates to the existing SF-3-NP zoning is covered in part 1 of this letter. Part 2 of this letter applies to the change of classification or the use of the actual building for the future intended purposes. The rezoning from SF-3-NP to NO-MU-NP is different than the Classification R3 to B occupancy change.

The relative hazard of an R – 3 to B classification (or occupancy type), are both a level IV hazard and will not require any wall to be rated or add any interior rated separation. However; the International Existing Building Code, Section 1001.2 states that a Change Of Classification where a new Certificate of Occupancy must be issued, is considered to be and must conform to Chapter 9, Level 3 alterations.

NFPA 70, 2020 National Electric Code (NEC), Annex H, Section 80.11 (B) EXISTING BUILDINGS, states “existing buildings that are occupied at the time of adoption of this code shall be permitted remaining use provided the following conditions apply: (1) *the occupancy classification remains unchanged.*” This occupancy change thus enacts full compliance to the structure for all applicable sections that would apply to an office use of a B occupancy or B classification.

In Conclusion; immediately upon conferring final approval of the zoning change, you must resubmit plans. They must show compliance to all applicable sections of the IBC and/or the NEC where or if any were determined to be necessary. This is required by the code sections listed above, and shall be submitted to commercial plan review to receive a set of Commercial Building Permits for the structure for a Commercial Use to which compliance will be verified and inspected by DSD inspections group. This will also require the

previously mentioned Site Plan exemption application with the Development Assistance Center to be finally determined or exempted for the new proposed commercial office use. Parking spaces and impervious cover will be addressed at this stage and will conclude satisfactory completion of all of the items as are outlined and listed above.

Once completed; DSD Inspections shall issue a Certificate of Occupancy for the structure to be occupied and utilized as a commercial office space. Any occupancy prior to this would require the application for a "Temporary Certificate of Occupancy."³

My staff and I are here to work with you throughout this process and we stand ready and available to offer you answers to any questions or advise as needed. Please do not hesitate to call us with any concerns.

Mitchell Tolbert

Manager, Commercial Plan Review

³http://www.austintexas.gov/sites/default/files/files/Development_Services/Inspections/BuildingInspections/Temporary_Certificate_of_Occupancy_Process.pdf



CITY OF AUSTIN Development SERVICES DEPARTMENT

One Texas Center | 505 Barton Springs Road, Austin, Texas 78704 | Phone: 512.978.4000

Structural Verification Report

To complete this form electronically: Open with Internet Explorer, then [Click Here to Save](#) and continue.

Project Information

Date: 09/23/2020 City of Austin Building Permit Application (PR) Number: 2020-121336 BP

Project Address: 1907 Inverness Boulevard, Austin, Texas

Site Visit Information

Date of Site Visit: 08/20/2020

Area(s) of property observed: I observed the excavation of the concrete slab on ground that was going to be placed.

Description of existing structure (A detailed investigation is required to fulfill the requirements of this report. See attached checklist for minimum items to review. Completed check list **MUST** be attached to this report. Include recommendations for structural repair/modification if required. The City of Austin reserves the right to request further investigation/information if the report is insufficient for plan review purposes. Please attach additional sheets as needed):

The home was used as a commercial business. An addition was added but not permitted. This addition had a wood floor system on the ground and had been there for some time. The walls were shored up. A old floor was removed. A new ribbed concrete floor slab was excavated. Two feet deep by one foot wide grade beams with two #5 reinforcing bars top and bottom by continuous and #3 closed ties at three feet on center. The slab had #3 reinforcing bars at one foot on center. The sub-contractor placed three thousand pounds per square inch concrete mix and finished with the wall anchors into the pour.

Professional Opinion

It is my opinion that the existing structure ☒ IS ☐ IS NOT adequate to support the anticipated loads.

Engineer/Architect Signature

James J. Goes

Typed/Printed Name

ATS Engineers, Inspectors, Surveyors

Firm Registration # (for Engineers)



Engineer/Architect Seal

Structural Checklist

FOUNDATIONS – Concrete Slab Foundations		
Included in Report	Not Applicable	
	<input type="checkbox"/>	Visible Cracking?
	<input type="checkbox"/>	Visible shifting/diselevation from existing slab?
	<input type="checkbox"/>	For renovations to existing porches/carports: Is the slab flatwork or is it monolithic with main structural slab?
	<input type="checkbox"/>	Foundation thickness adequate for attachment of new walls/columns or do footings/foundation need to be constructed?
	<input type="checkbox"/>	Evidence of corrosion, spalling or deterioration?
FOUNDATIONS – Pier and Beam Foundations		
	<input type="checkbox"/>	Footing spacing
	<input type="checkbox"/>	Footing condition (cracking, spalling, etc.)
	<input type="checkbox"/>	Footings supporting and in contact with framing?
	<input type="checkbox"/>	Typical joist size and spacing
	<input type="checkbox"/>	Typical beam size and spacing
	<input type="checkbox"/>	Condition of wood framing (wood rot, termite damage, moisture damage, visible deflection)
FRAMING – Floors		
	<input type="checkbox"/>	Sloping/movement in floor system?
	<input type="checkbox"/>	Typical joist size and spacing
	<input type="checkbox"/>	Typical beam size and spacing
	<input type="checkbox"/>	Condition of wood studs (wood rot, termite damage, moisture damage, visible deflection)
FRAMING – Walls		
	<input type="checkbox"/>	Cracking/separations in exterior veneer?
	<input type="checkbox"/>	Cracking/separations in interior walls/ceilings?
	<input type="checkbox"/>	Cracking/separations at windows/window openings?
	<input type="checkbox"/>	Doors that swing/wedge/do not latch?
<input type="checkbox"/>	<input type="checkbox"/>	Typical wood stud size and spacing
	<input type="checkbox"/>	Condition of wood studs (wood rot, termite damage, moisture damage, visible deflection)
<input type="checkbox"/>	<input type="checkbox"/>	Proper attachment of sill plate to foundation
	<input type="checkbox"/>	Proper connection of wood studs to framing
FRAMING – Roofs		
	<input type="checkbox"/>	Typical rafter size and spacing
	<input type="checkbox"/>	Are purlins adequate and supported?
	<input type="checkbox"/>	Truss spacing
	<input type="checkbox"/>	Condition of wood framing (wood rot, termite damage, moisture damage, visible deflection)
FRAMING – Bracing		
	<input type="checkbox"/>	Describe wall sheathing type or bracing method/system
	<input type="checkbox"/>	Adequate attachment of sheathing to framing?
	<input type="checkbox"/>	Condition of wall sheathing/bracing (wood rot, termite damage, moisture damage)
<input type="checkbox"/>	<input type="checkbox"/>	Evidence of racking or shifting?
Carports/Covered Porches		
	<input type="checkbox"/>	Describe roof framing
	<input type="checkbox"/>	Condition of roof framing?
	<input type="checkbox"/>	Walls (see above)
	<input type="checkbox"/>	Post size and spacing
	<input type="checkbox"/>	Post attachment to foundation
	<input type="checkbox"/>	Condition of wood posts (wood rot, termite damage, moisture damage)
	<input type="checkbox"/>	Evidence of racking or shifting?
	<input type="checkbox"/>	Lateral bracing system present?

SAVE Form



W

1907 INVERNESS BOULEVARD
Case CC-2017-009920

April 13, 2017
Code Officer Erica Thompson



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