

June 3, 2019

Certified: 7001-0360-0000-3565-5821

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

**RE: Fire Watch Requirement, Casa de Luz School Cafeteria, 1701 Toomey Rd.**

Dear Mr. Longoria,

In the notice of suspension sent to you on May 2, 2019, you were informed that if the Fire Code violation was not remedied by June 1, 2019, the Certificate of Occupancy for the dining establishment at 1701 Toomey Road would be revoked. Although progress toward resolving Code violations at the site has occurred, the violation remains: the dining establishment structure lacks a proper fire apparatus access or fire sprinklers as an alternate method of compliance.

Without operable fire sprinklers or a proper fire apparatus access, a fire hazard exists for this structure, adjacent structures, current occupants and emergency responders. Because of this hazard, while the cafeteria remains in operation, you are required to provide Fire Watch duties until the dining establishment structure complies with the Fire Code. Fire Watch duties are performed by a licensed security company and are required during the hours the dining establishment is occupied. Fire Watch duty includes providing early detection, early local notification, early emergency response notification and assisting with evacuation. Duties do not include firefighting activities, although the extinguishment of fire in the early stages may be provided as described in Section 403 of the City's Fire Code. Additional requirements and conditions can be found in the attached document "AFD FIRE WATCH REQUIREMENTS."

The Fire Watch must start on or before June 10, 2019, and must continue until the work described below is complete and passes required inspections.

To remedy the Fire Code violation, the following items must be completed:

- Obtain a building permit for the installation of the fire sprinklers inside the school cafeteria building. Submit corrections and response as required in the comment report issued on April 2, 2019, for Plan Review 2019-045027 PR in order to obtain a building and plumbing permit for fire sprinkler installation.
- 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 PP and complete construction of the exterior fire line and pass required inspections for Water Infrastructure 2019-005097 SSI.

Mr. Stuart Harry Hersh, on your behalf, appealed the decision to suspend the Certificate of Occupancy for the dining establishment and the Interim Director's decision to uphold the suspension. While the appeals process is on-going, any action to revoke the certificate of occupancy or to suspend the utilities will be

placed on hold. However, if the appeals process concludes with the suspension being upheld, then the Certificate of Occupancy will be revoked and the utilities may be suspended without further notice to you.

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 specified actions noted. Should you have questions about implementation of the Fire Watch, please contact the Fire Marshal's office at (512) 974-0160 or [fireprevention@austintexas.gov](mailto:fireprevention@austintexas.gov).

Respectfully,

A handwritten signature in black ink, appearing to read 'Beth Culver', with a long horizontal flourish extending to the right.

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



# AUSTIN FIRE DEPARTMENT

Emergency Fire Prevention and Fire Marshal's Office

505 Barton Springs Rd, Suite 200, Austin, Texas 78704

(512) 974-0160

fireprevention@austintexas.gov

## **AFD FIRE WATCH REQUIREMENTS**

The following conditions must be observed at all times Fire Watch duties are required at the location.

1. Fire Watch duty personnel provide early detection, early local notification, early emergency response notification and the assistance with evacuation. Duties do not include firefighting activities although the extinguishment of fire in the early stages may be provided as described in International Fire Code Section 403.
2. The only duty Fire Watch personnel shall perform are those duties associated with Fire Watch. No other assignments, including security work, shall be performed.
3. The number of Fire Watch personnel required will be determined by the AFD Emergency Prevention Office. Where more than one person is assigned, only one person will be assigned responsibility for notifying 911.
4. Austin Fire Department personnel assigned Fire Watch duties will be equipped with radio communications capabilities for contact with emergency dispatch and emergency responding personnel.
5. Building/Occupancy Employees and/or Licensed Security Fire Watch personnel must have two-way communication capabilities to alert 911 in case of emergency. If more than one person is conducting the Fire Watch, they must be able to communicate with each other (cell phone, portable radio or phone line).
6. The Licensed Security Company contracted to perform Fire Watch duties is required to notify the Authority Having Jurisdiction in writing that the Security Company has been hired to perform those duties. If the Business/Occupancy itself is performing the Fire Watch duties with internal employees the Business/Occupancy is required to notify the AFD Emergency Prevention Office with the names of the employees performing those duties. The address, business/occupancy name, date, and times of Fire Watch will be included in the notification.
7. Fire watch personnel shall conduct constant patrols of the protected premises. Fire watch personnel are required to keep a journal and log all activities every 30 minutes. The journal shall be presented to the Austin Fire Department upon request.
8. The watch is to be maintained until the conditions that resulted in the Fire Watch have been corrected and the AFD Emergency Prevention Office releases the Fire Watch.
9. Fire Watch duties required during holiday and weekends, that are required to be provided by Licensed Security Company personnel, may be delayed. In such a case, management shall provide "in-house" Fire Watch personnel, but such personnel shall be replaced as soon as licensed security personnel are available. If no personnel are available the AFD Emergency Prevention Office shall evacuate the building per International Fire Code Section 901.7, or, AFD Emergency Prevention Office personnel may provide the Fire Watch services with established fees.
10. The AFD Emergency Prevention Office can be reached by calling (512) 974-0160 during normal business hours or can be paged by calling 911 after hours and asking to speak to a Fire Prevention Inspector.



# Austin Fire Department Fire Watch Log

## **BUILDING REPRESENTATIVE NOTIFICATION OF FIRE WATCH RESPONSIBILITIES**

I \_\_\_\_\_, hereby acknowledge that the fire protection system protecting the property located at \_\_\_\_\_ Austin, TX has been rendered ineffective and a fire watch must be posted until such a time that the fire protection system is fully operational. I further acknowledge that I am responsible to ESTABLISH, INSTRUCT, AND MAINTAIN the required fire watch throughout the building or property. Failure to follow this order will make me subject to prosecution. If a fire or injuries result from a failure to comply with this order, I may be liable for damages to persons or property under provisions of the City Ordinance adopting the Fire Code. I have also received the Fire Watch Procedures and Fire Watch Log that must be maintained throughout the duration of the fire watch.

I understand that the fire watch may only be terminated upon approval from the Austin Fire Chief or Fire Marshal.

\_\_\_\_\_  
Fire Watch Designee(Print Name)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Building Representative

\_\_\_\_\_  
Date

# Austin Fire Department Fire Watch Log

(Please Print)

PREMISES \_\_\_\_\_ DATE \_\_\_\_\_

ADDRESS \_\_\_\_\_

RESPONSIBLE PERSON PHONE\_\_\_\_\_

ORDERED BY \_\_\_\_\_ RECEIVED BY \_\_\_\_\_

CIRCUIT INTERVALS: 60-min 30-min 15-min

[illegible]

BUILDING REPRESENTATIVE WHO TERMINATED: \_\_\_\_\_

FIRE DEPARTMENT REPRESENTATIVE

WHO APPROVED TERMINATION: \_\_\_\_\_

TIME TERMINATED\_\_\_\_\_

# Austin Fire Department Fire Watch Log

[illegible]