



P.O. Box 369 (Mail)  
303 E. Pecan Dr (Physical)  
Johnson City, TX 78636  
830.868.7111 (Phone)  
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# APPLICATION FOR VARIANCE Municipal Code of Ordinances

NAME OF APPLICANT: Scott Schellhase on behalf of Blanco County

MAILING ADDRESS: 500 Riverhill Blvd - Kerrville, Texas 78028

PHONE No.: 806-535-7570 EMAIL: scott@s partnership.com

STATUS OF APPLICANT: OWNER:      AGENT: X  
(IF AGENT, ATTACH LETTER OF AUTHORIZATION FROM PROPERTY OWNER)

## PROPERTY DESCRIPTION

PHYSICAL ADDRESS: 105 North Avenue 'G'

LEGAL DESCRIPTION: See attached survey drawing

CURRENT ZONING: Public Facilities District EXISTING USE: vacant sheriff's office/jail

ACRES/SQ. FT.: jail 1500, office 1900 sf DOES OWNER OWN ADJACENT PROPERTIES?  Yes  No

CODE SECTION SEEKING VARIANCE / RELIEF FROM:  
IBC 2015 Table 705.8

TYPE OF VARIANCE REQUESTED (EXPLAIN IN DETAIL):  
see attached

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE INFORMATION I HAVE PROVIDED TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS APPLICATION WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A VARIANCE OR SPECIAL EXCEPTION DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING THE USE OF PROPERTY.

  
APPLICANT'S SIGNATURE

October 18, 2022  
DATE

OFFICE USE ONLY:

City of Johnson City  
PO Box 369  
Johnson City, TX 78636

Receipt #: 1360  
User: patriciamikla@johnsoncity  
Payment Date: 10/21/2022  
Batch: 10486 - Card Connect Credit/Debit C  
ard Batch #262

01-4601 Building Permits  
Permits

Amount Due: \$67.46  
Applied: \$67.46  
Balance: \$0.00

10/21/2022

Credit Card: \$67.46  
Authorization #: 05671C  
Convenience Fee: \$2.36  
Convenience Fee Authorization #: 05660C  
\*\*\*\*\*6505 Visa  
Applied: \$67.46  
Change: \$0.00



**BLANCO COUNTY JUDGE**

---

**BRETT BRAY**

PO Box 387  
101 E. Pecan Dr.  
Johnson City, TX 78636

Phone: 830-868-4266  
Fax: 830-868-9112  
[cojudge@co.blanco.tx.us](mailto:cojudge@co.blanco.tx.us)

October 19, 2022

City of Johnson City  
Attn: Rick Schroder  
PO Box 369  
Johnson City, TX 78636-0369

Re: Authorized Agent for Old Jail Renovation/Revitalization Project

Mr. Schroder,

Please accept this letter authorizing Scott Schellhase with SLS Partnership, Inc. to act as our designated agent for the above-mentioned project.

If you have any questions, please feel free to contact me via telephone or email.

Thank you,

  
Brett Bray  
Blanco County Judge

**SECTION 602**  
**CONSTRUCTION CLASSIFICATION**

**TABLE 602 FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE<sup>a, b, c</sup>**

FIRE SEPARATION DISTANCE <sup>a</sup> X (feet)	TYPE OF CONSTRUCTION	OCCUPANCY GROUP <sup>d</sup>	OCCUPANCY GROUP F-1, M, S-1 <sup>f</sup>	OCCUPANCY GROUP A, B, E, F-2, I, R, S-2, U <sup>g</sup>
X < 5 <sup>h</sup>	A-3	3	2	1
5.5 X < 10	IA Others	2 2	2 1	1 1
10.5 X < 20	IA, IB I2, V2 Others	2 1 1	1 0 1	1 <sup>h</sup> 0 1 <sup>h</sup>
X ≥ 30	A-8	0	0	0

For SI: 1 foot = 304.8 mm

- <sup>a</sup> Load-bearing exterior walls shall also comply with the fire-resistance rating requirements of Table 601.
- <sup>b</sup> See Section 708.1 for party walls.
- <sup>c</sup> Overlapping joints complying with Section 608 shall not be required to have a fire-resistance rating.
- <sup>d</sup> The fire-resistance rating of an exterior wall is determined based upon the fire separation distance of the exterior wall and the story in which the wall is located.
- <sup>e</sup> For special requirements for Group F-1 occupancies, see Section 415.6.
- <sup>f</sup> For special requirements for Group S, see Section 417.4.1.
- <sup>g</sup> Where Table 705.1 permits nonbearing exterior walls with unlimited area of unprotected openings, the required fire-resistance rating for the exterior walls is 0 hours.
- <sup>h</sup> For a building containing only a Group U occupancy provide garage or carport, the exterior wall shall not be required to have a fire-resistance rating when the fire separation distance is 2 feet (635 mm) or greater.

**602.1 GENERAL**

Buildings and structures erected or to be erected, altered or extended in height or area shall be classified in one of the five construction types defined in Sections 602.2 through 602.5. The building elements shall have a fire-resistance rating not less than that specified in Table 601 and exterior walls shall have a fire-resistance rating not less than that specified in Table 602. Where required to have a fire-resistance rating by

CODE SECTIONS MAY NOTES

- CHAPTER 6 TYPES OF CONSTRUCTION
- SECTION 601 GENERAL
- SECTION 602 CONSTRUCTION CLASSIFICATION
- SECTION 603 COMBUSTIBLE MATERIAL IN TYPES AND IF CONSTRUCTION
- CHAPTER 7 FIRE AND SMOKE PROTECTION FEATURES
- CHAPTER 8 INTERIOR FINISHES
- CHAPTER 9 FIRE PROTECTION SYSTEMS
- CHAPTER 10 MEANS OF EGRESS
- CHAPTER 11 ACCESSIBILITY
- CHAPTER 12 INTERIOR ENVIRONMENT
- CHAPTER 13 ENERGY EFFICIENCY
- CHAPTER 14 EXTERIOR WALLS

### FIGURE 706.7 EQUIVALENT OPENING FACTOR

**TABLE 705.8 MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION**

FIRE SEPARATION DISTANCE (ft)	DEGREE OF OPENING PROTECTION	ALLOWABLE AREA <sup>a</sup>
0 to less than 3 <sup>b</sup> ft	Unprotected, Non-sprinklered (UP NS) Unprotected, Sprinklered (UP SF) Protected (P)	Not Permitted <sup>c</sup> Not Permitted <sup>c</sup> Not Permitted <sup>c</sup>
3 to less than 6 <sup>c</sup> ft	Unprotected, Non-sprinklered (UP NS) Unprotected, Sprinklered (UP SF) Protected (P)	Not Permitted <sup>c</sup> Not Permitted <sup>c</sup> Not Permitted <sup>c</sup>
6 to less than 10 <sup>d</sup> ft	Unprotected, Non-sprinklered (UP NS) Unprotected, Sprinklered (UP SF) Protected (P)	15% 15% 10% <sup>b</sup>
10 to less than 15 <sup>d</sup> ft	Unprotected, Non-sprinklered (UP NS) Unprotected, Sprinklered (UP SF) Protected (P)	25% 15% <sup>b</sup> 45%
15 to less than 20 <sup>e</sup> ft	Unprotected, Non-sprinklered (UP NS) Unprotected, Sprinklered (UP SF) Protected (P)	25% 75% 75%
20 to less than 25 <sup>e</sup> ft	Unprotected, Non-sprinklered (UP NS) Unprotected, Sprinklered (UP SF)	45% No Limit

**705.8 Openings.** Openings in exterior walls shall comply with Sections 705.8.1 through 705.8.6.

- SECTION 705.8.1 FIRE-RESISTANCE RATINGS AND FIRE TESTS
- SECTION 705.8.2 DEFINITIONS
- SECTION 705.8.3 FIRE-RESISTANCE RATINGS AND FIRE TESTS
- SECTION 705.8.4 RATING OF STRUCTURAL MEMBERS
- SECTION 705.8.5 EXTERIOR WALLS
- SECTION 705.8.6 FIRE WALLS
- SECTION 707 FIRE BARRIERS
- SECTION 708 FIRE PARTITIONS
- SECTION 709 SMOKE BARRIERS
- SECTION 710 SMOKE PARTITIONS
- SECTION 711 FLOOR AND ROOF ASSEMBLIES
- SECTION 712 VERTICAL

CHAPTER 7 FIRE AND SMOKE

CHAPTER 7 FIRE AND SMOKE PROTECTION FEATURES

When exterior walls serve as a part of a required fire resistance-rated shaft or stairway or ramp enclosure, or separation, such walls shall comply with the requirements of Section 705 for exterior walls and the fire-resistance-rated enclosure or separation requirements shall not apply.

**Exception:** Exterior walls required to be fire resistance rated in accordance with Section 1021 for exterior egress balconies, Section 1023.7 for interior exit stairways and ramps and Section 1027.6 for exterior exit stairways and ramp.

**707.5 Canopy.**

Fire barriers shall extend from the top of the foundation or floor/ceiling assembly below to the underside of the floor or roof sheathing, slab or deck above and shall be securely attached thereto. Such fire barriers shall be continuous through concealed space, such as the space above a suspended ceiling. Joints and voids at intersections shall comply with Sections 707.8 and 707.9.

**Exceptions:**

1. Shaft enclosures shall be permitted to terminate at a top enclosure complying with Section 713.12.
2. Interior exit stairway and ramp enclosures required by Section 1023 and exit access stairway and ramp enclosures required by Section 1019 shall be permitted to terminate at a top enclosure complying with Section 713.12.

**707.6.1 Supporting construction.**

The supporting construction for a fire barrier shall be protected to afford the required fire-resistance rating of the fire barrier supported. Hollow vertical spaces within a fire barrier shall be fireblocked in accordance with Section 710.2 at every floor level.

**Exceptions:**

1. The maximum required fire-resistance rating for assemblies supporting fire barriers separating tank storage as provided for in Section 415.B.1.2 shall be 2 hours, but not less than required by Table 601 for the building construction type.
2. Supporting construction for 1-hour fire barriers required by Table 509 in buildings of Type IIB and VB construction is not required to be fire-resistance rated unless required by other sections of this code.

**707.8 Openings.**

Openings in a fire barrier shall be protected in accordance with Section 716. Openings shall be limited to a maximum aggregate width of 25 percent of the length of the wall, and the maximum area of any single opening shall not exceed 150 square feet (15 m<sup>2</sup>). Openings in enclosures for exit access stairways and ramps, interior exit stairways and ramps, exterior exit stairways and ramps and exit passageways shall also comply with Sections 1011, 1023.4 and 1024.5, respectively.

**Exceptions:**

SECTION 712 VERTICAL

SECTION 701 GENERAL

SECTION 702 DEFINITIONS

SECTION 703 FIRE-RESISTANCE RATINGS AND FIRE TESTS

SECTION 704 FIRE-RESISTANCE RATING OF STRUCTURAL MEMBERS

SECTION 705 EXTERIOR WALLS

SECTION 706 FIRE WALLS

SECTION 707 FIRE BARRIERS

SECTION 708 FIRE PARTITIONS

SECTION 709 SMOKE BARRIERS

SECTION 710 SMOKE PARTITIONS

SECTION 711 FLOOR AND ROOF ASSEMBLIES

SECTION 712 VERTICAL

## Rick Schroder

**From:** David Chulak <david.chulak@bureauveritas.com>  
**Sent:** Friday, October 21, 2022 10:21 AM  
**To:** Rick Schroder  
**Subject:** RE: Plan Review for County Jail

Will this work for you?

IBC Table 705.8 describes maximum allowable openings (doors, windows, vents, etc.) that are permitted based upon the fire separation distance. The plan currently shows that the exterior wall with windows are a distance of 1'-8" to the property line. This is a nonsprinklered building. Below is a partial view of the Table which indicates that in a nonsprinklered building, you are permitted a maximum of 10% windows or openings (on the entire exterior wall) when you have a minimum fire separation distance of 5'. (Unprotected, Nonsprinklered).

TABLE 705.8  
MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON  
FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION

FIRE SEPARATION DISTANCE (feet)	DEGREE OF OPENING PROTECTION	ALLOWABLE AREA*
0 to less than 1' - 0"	Unprotected, Nonsprinklered (U.P., NS)	Not Permitted
	Unprotected, Sprinklered (U.P., S)	Not Permitted
	Protected (P)	Not Permitted
1 to less than 5'	Unprotected, Nonsprinklered (U.P., NS)	Not Permitted
	Unprotected, Sprinklered (U.P., S)	10%
	Protected (P)	15%
5 to less than 10'	Unprotected, Nonsprinklered (U.P., NS)	10%
	Unprotected, Sprinklered (U.P., S)	25%
	Protected (P)	25%



**BUREAU  
VERITAS**

**David Chulak**  
Lead Plan Review  
Bureau Veritas

100 E. 15<sup>th</sup> Street, Suite 630 Fort Worth, Texas 76102  
Phone: 972-345-9843

[David.chulak@bureauveritas.com](mailto:David.chulak@bureauveritas.com)

<https://www.us.bureauveritas.com>

[fwplanreview@us.bureauveritas.com](mailto:fwplanreview@us.bureauveritas.com)

[Help Us Serve You Better – Click here to provide your feedback](#)

**From:** Rick Schroder <rschroder@johnsoncitytx.org>  
**Sent:** Friday, October 21, 2022 8:55 AM  
**To:** David Chulak <david.chulak@bureauveritas.com>  
**Subject:** FW: Plan Review for County Jail

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David –

Can you please review the attachment and provide comments as the plan reviewer so that I can provide those to the City Council?

Thanks,



Rick A. Schroder  
Chief Administrative Officer  
303 E. Pecan Dr. (Physical) | P.O. Box 369 (Mailing) | Johnson City, Texas 78636  
(830) 868-7111, Ext 8 | (830) 868-7718 (fax) | [www.johnsoncitytx.org](http://www.johnsoncitytx.org)  
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**From:** Scott Schellhase <[scott@slspartnerhip.com](mailto:scott@slspartnerhip.com)>

**Sent:** Friday, October 21, 2022 9:15 AM

**To:** Rick Schroder <[rschroder@johnsoncitytx.org](mailto:rschroder@johnsoncitytx.org)>; Kimberlyn Galifaro <[KimberlynG@kkasperconstruction.com](mailto:KimberlynG@kkasperconstruction.com)>; Louis Ames <[LouisA@kkasperconstruction.com](mailto:LouisA@kkasperconstruction.com)>; David Chulak <[david.chulak@bureauveritas.com](mailto:david.chulak@bureauveritas.com)>

**Cc:** Office <[office@kkasperconstruction.com](mailto:office@kkasperconstruction.com)>; Brett Bray <[cojudge@co.blanco.tx.us](mailto:cojudge@co.blanco.tx.us)>; Tommy Weir <[TWeir@co.blanco.tx.us](mailto:TWeir@co.blanco.tx.us)>; Connie Harrison <[CHarrison@co.blanco.tx.us](mailto:CHarrison@co.blanco.tx.us)>

**Subject:** RE: Plan Review for County Jail

Rick, please let me know if this covers all the City's requirements for documentation on the variance request, thank you



W. Scott Schellhase, AIA, NCARB, APA, LEED® AP-BD+C

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architects • interiors • planners  
offices in Kerrville and Lubbock Texas

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kerrville, texas 78028.6539  
806.535.7570 voice  
[scott@slspartnerhip.com](mailto:scott@slspartnerhip.com)  
[www.slspartnership.com](http://www.slspartnership.com)

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**From:** Rick Schroder <[rschroder@johnsoncitytx.org](mailto:rschroder@johnsoncitytx.org)>

**Sent:** Tuesday, October 18, 2022 12:27 PM

**To:** Scott Schellhase <[scott@slspartnerhip.com](mailto:scott@slspartnerhip.com)>; Kimberlyn Galifaro <[KimberlynG@kkasperconstruction.com](mailto:KimberlynG@kkasperconstruction.com)>; Louis Ames <[LouisA@kkasperconstruction.com](mailto:LouisA@kkasperconstruction.com)>; David Chulak <[david.chulak@bureauveritas.com](mailto:david.chulak@bureauveritas.com)>

**Cc:** Office <[office@kkasperconstruction.com](mailto:office@kkasperconstruction.com)>; Brett Bray <[cojudge@co.blanco.tx.us](mailto:cojudge@co.blanco.tx.us)>; Tommy Weir <[TWeir@co.blanco.tx.us](mailto:TWeir@co.blanco.tx.us)>; Connie Harrison <[CHarrison@co.blanco.tx.us](mailto:CHarrison@co.blanco.tx.us)>

**Subject:** RE: Plan Review for County Jail



I believe you can make that case...



Rick A. Schroder  
Chief Administrative Officer  
303 E. Pecan Dr. (Physical) | P.O. Box 369 (Mailing) | Johnson City, Texas 78636  
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**From:** Scott Schellhase <[scott@slspartnerhip.com](mailto:scott@slspartnerhip.com)>

**Sent:** Tuesday, October 18, 2022 12:22 PM

**To:** Rick Schroder <[rschroder@johnsoncitytx.org](mailto:rschroder@johnsoncitytx.org)>; Kimberlyn Galifaro <[KimberlynG@kkasperconstruction.com](mailto:KimberlynG@kkasperconstruction.com)>; Louis Ames <[LouisA@kkasperconstruction.com](mailto:LouisA@kkasperconstruction.com)>; David Chulak <[david.chulak@bureauveritas.com](mailto:david.chulak@bureauveritas.com)>

**Cc:** Office <[office@kkasperconstruction.com](mailto:office@kkasperconstruction.com)>; Brett Bray <[cojudge@co.blanco.tx.us](mailto:cojudge@co.blanco.tx.us)>; Tommy Weir <[TWeir@co.blanco.tx.us](mailto:TWeir@co.blanco.tx.us)>; Connie Harrison <[CHarrison@co.blanco.tx.us](mailto:CHarrison@co.blanco.tx.us)>

**Subject:** RE: Plan Review for County Jail

**Importance:** High

Thank you Rick, true, it is or was or really no clue what the space is now, but there is two refrigerated cooler buildings and a storage building (possibly-not for sure) currently siting on the property line and withing 5-7' of the property line. Do you think with these current conditions we still have some possibilities of seeking some relief for our 2<sup>nd</sup> floor windows? Please let me know as soon as you can. Thank you



W. Scott Schellhase, AIA, NCARB, APA, LEED® AP-BD+C

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offices in Kerrville and Lubbock Texas

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**From:** Rick Schroder <[rschroder@johnsoncitytx.org](mailto:rschroder@johnsoncitytx.org)>

**Sent:** Tuesday, October 18, 2022 10:12 AM

**To:** Scott Schellhase <[scott@slspartnerhip.com](mailto:scott@slspartnerhip.com)>; Kimberlyn Galifaro <[KimberlynG@kkasperconstruction.com](mailto:KimberlynG@kkasperconstruction.com)>; Louis Ames <[LouisA@kkasperconstruction.com](mailto:LouisA@kkasperconstruction.com)>; David Chulak <[david.chulak@bureauveritas.com](mailto:david.chulak@bureauveritas.com)>

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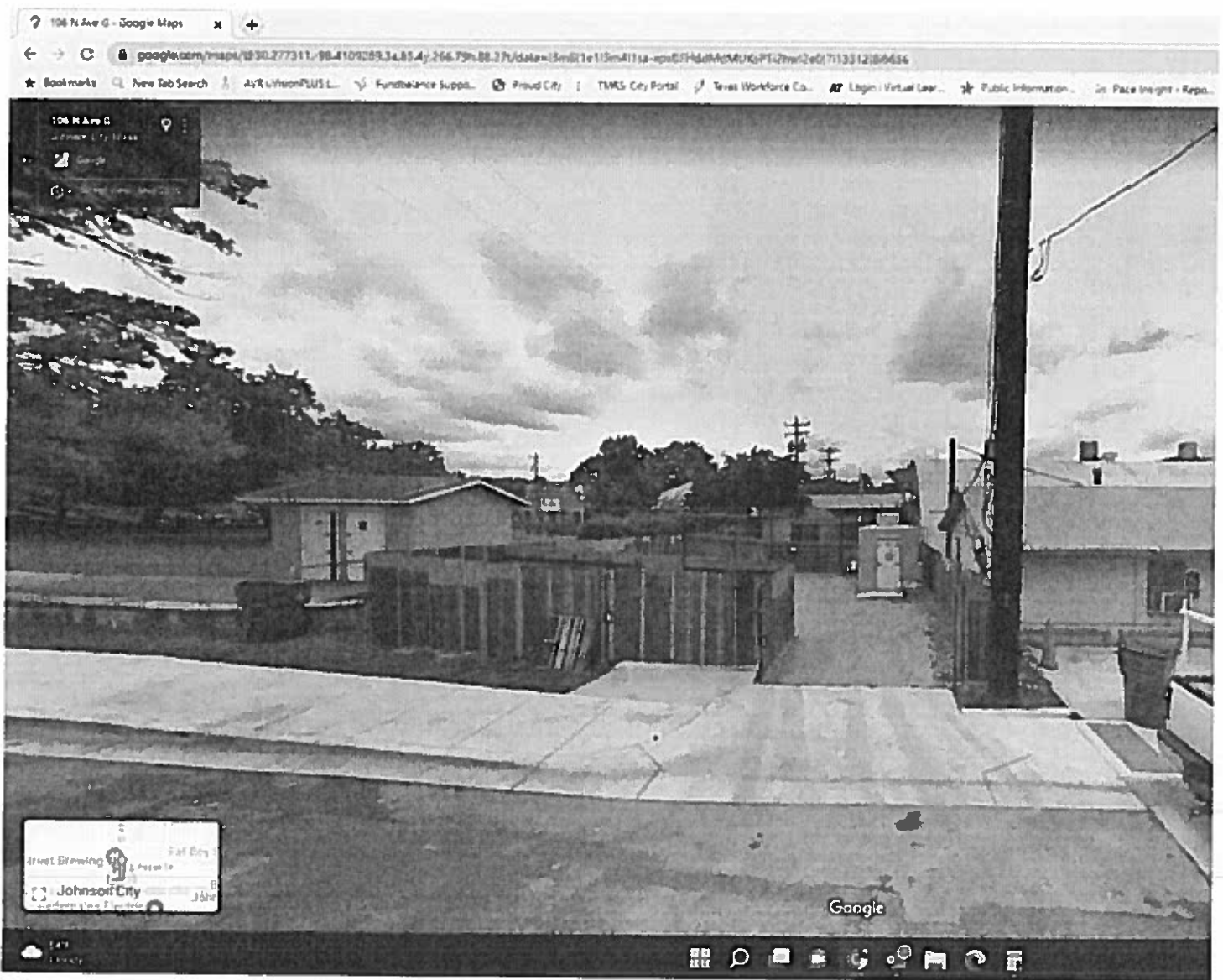
**Subject:** RE: Plan Review for County Jail

Scott –

Although the Downtown District zoning regulations allow property owners to develop to the zero-lot line, it is up to the property owner to decide to do so based upon other regulations, such as the IBC fire wall / wall penetration requirements. The reason for this Code requirement is to prevent fires from spreading to adjacent properties.

There may be other buildings in the Downtown District that have wall penetrations on the zero-lot line (not facing a street / abutting another building), but those buildings are grandfathered due to age and lack of Code requirements at the time they were built.

The exception to the IBC Code requirements is the submittal of a variance request for City Council review and consideration. I think an argument could be made that the new building will back up to an existing “alley way”:





Rick A. Schroder  
Chief Administrative Officer  
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**From:** Scott Schellhase <[scott@spspartnership.com](mailto:scott@spspartnership.com)>

**Sent:** Monday, October 17, 2022 4:26 PM

**To:** Rick Schroder <[rschroder@johnsoncitytx.org](mailto:rschroder@johnsoncitytx.org)>; Kimberlyn Galifaro <[KimberlynG@kkasperconstruction.com](mailto:KimberlynG@kkasperconstruction.com)>; Louis Ames <[LouisA@kkasperconstruction.com](mailto:LouisA@kkasperconstruction.com)>; David Chulak <[david.chulak@bureauveritas.com](mailto:david.chulak@bureauveritas.com)>

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**Subject:** RE: Plan Review for County Jail

**Importance:** High

Good afternoon Rick,

Had a code/zoning question for you. On property that has a 'no setback' requirement, that is a business occupancy, how are businesses allowed to windows, doors/doorways and other opening/penetrations in those wall comply with IBC 705.8? Are there exceptions based on zoning or zero lot line requirements? Thanks for letting me know.



W. Scott Schellhase, AIA, NCARB, APA, LEED® AP-BD+C

*sps partnership, inc.*

architects • interiors • planners  
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500 Riverhill Boulevard  
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**From:** Rick Schroder <[rschroder@johnsoncitytx.org](mailto:rschroder@johnsoncitytx.org)>

**Sent:** Monday, October 17, 2022 10:01 AM

**To:** Kimberlyn Galifaro <[KimberlynG@KKasperconstruction.com](mailto:KimberlynG@KKasperconstruction.com)>; Scott Schellhase <[scott@spspartnership.com](mailto:scott@spspartnership.com)>; Louis Ames <[LouisA@KKasperconstruction.com](mailto:LouisA@KKasperconstruction.com)>; David Chulak <[david.chulak@bureauveritas.com](mailto:david.chulak@bureauveritas.com)>

**Cc:** Office <[office@KKasperconstruction.com](mailto:office@KKasperconstruction.com)>

**Subject:** RE: Plan Review for County Jail

Kimberlyn, et. al. –

I am good with issuing the permit for the entire project, but it will be a conditional approval based upon the fire wall issue. On that issue, David Chulak provided the following comments to me:

"I want clarification on how that wall is one hour rated. The detail may be one hour rated with the attached masonry, but the detail doesn't show the masonry all the way up on the 2nd floor. They need to provide some sort of listed assembly for that. The walls need to be rated from both sides.

Code Sections:

IBC Table 602 requires all buildings less than 5 feet from the property line to be a minimum of one hour rated for B occupancies.

IBC Table 705.8 indicates that any building that is less than 3' from the property line is prohibited from having any openings.

IBC 707.5 requires that if you have a fire separation distance of 10 feet or less would require that rated wall to be rated from both sides."

Please advise how y'all wish to proceed. If you want to seek a variance, the City Council variance application can be found below:

<https://storage.googleapis.com/proudcity/johnsoncitytx/uploads/2022/01/Updated-Variance-Application-Generic.pdf>

The variance fee is \$67.46.

In order to release the demolition, I will need the following:

1. Written confirmation from PEC that they are ok with the demolition and have / will be disconnecting power to the building on a date certain; and
2. A date you want our Utility Department to disconnect water and sewer services to the buildings.

Lastly, is the building connected to propane?

Thanks,



Rick A. Schroder  
Chief Administrative Officer  
303 E. Pecan Dr. (Physical) | P.O. Box 369 (Mailing) | Johnson City, Texas 78636  
(830) 868-7111, Ext. 8 | (830) 868-7718 (Fax) | [www.johnsoncitytx.org](http://www.johnsoncitytx.org)  
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**From:** Kimberlyn Galifaro <[KimberlynG@KKasperconstruction.com](mailto:KimberlynG@KKasperconstruction.com)>

**Sent:** Monday, October 17, 2022 6:31 AM

**To:** Rick Schroder <[rschroder@johnsoncitytx.org](mailto:rschroder@johnsoncitytx.org)>; Scott Schellhase <[scott@slspartnerhsip.com](mailto:scott@slspartnerhsip.com)>; Louis Ames <[LouisA@KKasperconstruction.com](mailto:LouisA@KKasperconstruction.com)>

**Cc:** Office <[office@KKasperconstruction.com](mailto:office@KKasperconstruction.com)>

**Subject:** RE: Plan Review for County Jail

Good morning,

We have received our notice to proceed, which has started the clock. Are we allowed to proceed with paying for and pulling the Demo portion of the permit?

Thank you,  
Kimberlyn

---

**From:** Rick Schroder <[rschroder@johnsoncitytx.org](mailto:rschroder@johnsoncitytx.org)>  
**Sent:** Thursday, October 13, 2022 4:50 PM  
**To:** Scott Schellhase <[scott@spspartnership.com](mailto:scott@spspartnership.com)>; Kimberlyn Galifaro <[KimberlynG@KKasperconstruction.com](mailto:KimberlynG@KKasperconstruction.com)>; Louis Ames <[LouisA@KKasperconstruction.com](mailto:LouisA@KKasperconstruction.com)>  
**Subject:** RE: Plan Review for County Jail

All –

I have received your plan review back from the Building Official, but I cannot issue the permit until the following is addressed. Please advise:

SEE HOLD ON PLAN REVIEW COMMENTS. NEW BUILDING IS ONLY 1'-8" FROM PROPERTY LINE AND MUST BE ONE HOUR RATED. FURTHER, 2ND FLOOR HAS WINDOWS THAT ARE PROHIBITED PER CODE. APPLICANT WILL EITHER CLOSE THOSE OPENINGS OR MUST GET A VARIANCE FROM THE CITY.



Rick A. Schroder  
Chief Administrative Officer  
303 E. Pecan Dr. (Physical) | P.O. Box 369 (Mailing) | Johnson City, Texas 78636  
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**From:** Scott Schellhase <[scott@spspartnership.com](mailto:scott@spspartnership.com)>  
**Sent:** Wednesday, October 12, 2022 10:41 AM  
**To:** David Chulak <[david.chulak@bureauveritas.com](mailto:david.chulak@bureauveritas.com)>  
**Cc:** Rick Schroder <[rschroder@johnsoncitytx.org](mailto:rschroder@johnsoncitytx.org)>; Kimberlyn Galifaro <[KimberlynG@kkasperconstruction.com](mailto:KimberlynG@kkasperconstruction.com)>; Louis Ames <[LouisA@kkasperconstruction.com](mailto:LouisA@kkasperconstruction.com)>  
**Subject:** Re: Plan Review for County Jail

Fire department alternative to rescue from the office. A just in case. That's all

W. Scott Schellhase, AIA, NCARB, LEED AP  
s/s partnership, inc. architects | interiors  
kerrville - lubbock offices  
806.794.4726 (o) 806.535.7570 (c)  
Sent from my iPhone

On Oct 12, 2022, at 10:39 AM, David Chulak <[david.chulak@bureauveritas.com](mailto:david.chulak@bureauveritas.com)> wrote:

What other egress do you think is required?



**BUREAU  
VERITAS**

**David Chulak**  
Lead Plan Review  
**Bureau Veritas**  
100 E. 15<sup>th</sup> Street, Suite 630 Fort Worth, Texas 76102  
Phone: 972-345-9843

[David.chulak@bureauveritas.com](mailto:David.chulak@bureauveritas.com)

<https://www.us.bureauveritas.com>

[fwplanreview@us.bureauveritas.com](mailto:fwplanreview@us.bureauveritas.com)

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**From:** Scott Schellhase <[scott@slspartnerhip.com](mailto:scott@slspartnerhip.com)>  
**Sent:** Wednesday, October 12, 2022 9:38 AM  
**To:** Rick Schroder <[rschroder@johnsoncitytx.org](mailto:rschroder@johnsoncitytx.org)>  
**Cc:** Kimberlyn Galifaro <[KimberlynG@kkasperconstruction.com](mailto:KimberlynG@kkasperconstruction.com)>; David Chulak <[david.chulak@bureauveritas.com](mailto:david.chulak@bureauveritas.com)>; Louis Ames <[LouisA@kkasperconstruction.com](mailto:LouisA@kkasperconstruction.com)>  
**Subject:** Re: Plan Review for County Jail

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Other than an office with no windows and or alternate fire egress or FD rescue?

W. Scott Schellhase, AIA, NCARB, LEED AP  
sls partnership, inc. architects | interiors  
kerrville - lubbock offices  
806.794.4726 (o) 806.535.7570 (c)  
Sent from my iPhone

On Oct 12, 2022, at 10:35 AM, Rick Schroder <[rschroder@johnsoncitytx.org](mailto:rschroder@johnsoncitytx.org)> wrote:

So if the windows are removed, there is no issue?



Rick A. Schroder  
Chief Administrative Officer  
303 E. Pecan Dr. (Physical) | P.O. Box 369 (Mailing) | Johnson City, Texas 78636  
(830) 868-7111, Ext. B | (830) 868-7718 (Fax) | [www.johnsoncitytx.org](http://www.johnsoncitytx.org)  
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**From:** Scott Schellhase <[scott@slspartnerhip.com](mailto:scott@slspartnerhip.com)>  
**Sent:** Wednesday, October 12, 2022 10:33 AM

**To:** Rick Schroder <[rschroder@johnsoncitytx.org](mailto:rschroder@johnsoncitytx.org)>  
**Cc:** Kimberlyn Galifaro <[KimberlynG@kkasperconstruction.com](mailto:KimberlynG@kkasperconstruction.com)>; David Chulak <[david.chulak@bureauveritas.com](mailto:david.chulak@bureauveritas.com)>; Louis Ames <[LouisA@kkasperconstruction.com](mailto:LouisA@kkasperconstruction.com)>  
**Subject:** Re: Plan Review for County Jail

Glazing is glass!  
We have Windows that are in the one office on the 2nd floor

W. Scott Schellhase, AIA, NCARB, LEED AP  
sls partnership, inc. architects | interiors  
kerrville - lubbock offices  
806.794.4726 (o) 806.535.7570 (c)  
Sent from my iPhone

On Oct 12, 2022, at 10:30 AM, Rick Schroder <[rschroder@johnsoncitytx.org](mailto:rschroder@johnsoncitytx.org)> wrote:

What does "with glazing" mean?



Rick A. Schroder  
Chief Administrative Officer  
303 E. Pecan Dr. (Physical) | P.O. Box 369 (Mailing) | Johnson City, Texas 78636  
(830) 868-7111, Ext. 8 | (830) 868-7718 (Fax) | [www.johnsoncitytx.org](http://www.johnsoncitytx.org)  
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**From:** Kimberlyn Galifaro <[KimberlynG@KKasperconstruction.com](mailto:KimberlynG@KKasperconstruction.com)>  
**Sent:** Wednesday, October 12, 2022 8:30 AM  
**To:** David Chulak <[david.chulak@bureauveritas.com](mailto:david.chulak@bureauveritas.com)>  
**Cc:** Rick Schroder <[rschroder@johnsoncitytx.org](mailto:rschroder@johnsoncitytx.org)>; Louis Ames <[LouisA@KKasperconstruction.com](mailto:LouisA@KKasperconstruction.com)>; Scott Schellhase <[scott@slspartnerhip.com](mailto:scott@slspartnerhip.com)>  
**Subject:** RE: Plan Review for County Jail

David,

Please reference the below dropbox link which housed the original submission – all comchecks are in there. I have also attached it separately for your convenience.

<https://www.dropbox.com/sh/2gj39qfb4laigc2/AACJgdYsjUlbeEsXBaRo9hhia?dl=0>

Regarding the 1'8" to property line – I have included the Architect for the project, Scott Schellhase. The existing building and new/renovation construction projects in the downtown area are going zero lot setback with glazing, we will visit with the City to gain a variance and or exemption for our windows at the second floor.

Thank you,

Kimberlyn Galifaro



158 G Street  
Kerrville, TX 78028  
Office: (830) 315-9033  
[kimberlyng@kkasperconstruction.com](mailto:kimberlyng@kkasperconstruction.com)

---

**From:** David Chulak <[david.chulak@bureauveritas.com](mailto:david.chulak@bureauveritas.com)>  
**Sent:** Wednesday, October 12, 2022 8:24 AM  
**To:** Kimberlyn Galifaro <[KimberlynG@KKasperconstruction.com](mailto:KimberlynG@KKasperconstruction.com)>  
**Cc:** 'Rick Schroder' <[rschroder@johnsoncitytx.org](mailto:rschroder@johnsoncitytx.org)>; Louis Ames <[LouisA@KKasperconstruction.com](mailto:LouisA@KKasperconstruction.com)>  
**Subject:** RE: Plan Review for County Jail

Kimberlyn,

I did not see any response regarding the mechanical and interior lighting ComCheck for the new building or regarding the 1'-8" to property line.



**BUREAU  
VERITAS**

**David Chulak**  
Lead Plan Review  
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Phone: 972-345-9843

[David.chulak@bureauveritas.com](mailto:David.chulak@bureauveritas.com)  
<https://www.us.bureauveritas.com>  
[fwplanreview@us.bureauveritas.com](mailto:fwplanreview@us.bureauveritas.com)

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**From:** Kimberlyn Galifaro <[KimberlynG@KKasperconstruction.com](mailto:KimberlynG@KKasperconstruction.com)>  
**Sent:** Wednesday, October 12, 2022 6:12 AM  
**To:** David Chulak <[david.chulak@bureauveritas.com](mailto:david.chulak@bureauveritas.com)>  
**Cc:** 'Rick Schroder' <[rschroder@johnsoncitytx.org](mailto:rschroder@johnsoncitytx.org)>; Louis Ames <[LouisA@KKasperconstruction.com](mailto:LouisA@KKasperconstruction.com)>  
**Subject:** RE: Plan Review for County Jail

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Good morning, David/Rick,



I wanted to go ahead and compile everything in one email.  
Please find the attached EAS study and the environmental report.

Thank you both,

Kimberlyn Galifaro



158 G Street  
Kerrville, TX 78028  
Office: (830) 315-9033  
[kimberlyng@kkasperconstruction.com](mailto:kimberlyng@kkasperconstruction.com)

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**From:** David Chulak <[david.chulak@bureauveritas.com](mailto:david.chulak@bureauveritas.com)>  
**Sent:** Tuesday, October 11, 2022 12:44 PM  
**To:** Kimberlyn Galifaro <[KimberlynG@KKasperconstruction.com](mailto:KimberlynG@KKasperconstruction.com)>  
**Cc:** 'Rick Schroder' <[rschroder@johnsoncitytx.org](mailto:rschroder@johnsoncitytx.org)>  
**Subject:** Plan Review for County Jail

Attached are the plan review comments for this project. Please email or call with any questions. Thanks.



**BUREAU  
VERITAS**

**David Chulak**  
Lead Plan Review  
**Bureau Veritas**  
100 E. 15<sup>th</sup> Street, Suite 630 Fort Worth, Texas 76102  
Phone: 972-345-9843

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<https://www.us.bureauveritas.com>  
[fwplanreview@us.bureauveritas.com](mailto:fwplanreview@us.bureauveritas.com)

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