

Mr. Shane Pevehouse
Building Official – Dripping Springs
511 Mercer Street
Dripping Springs, Texas

September 29, 2023

Dear Mr. Pevehouse,

My wife and I own properties in Hays County and DSISD. I am also a partner in two concrete construction companies active in Central Texas. We are currently constructing foundations in Drippings Springs. I have built foundations in the Austin area since 1977.

The purpose of this letter is to ask for the city's assistance in keeping foundation construction costs down. As you are aware, the cost of site-built homes has exploded over the last decade. In large part because of governmental regulations, as numerous studies have proven. I respectfully request city leaders consider eliminating the foundation pre-pour inspection.

The city foundation pre-pour inspection does not in any way improve the structural integrity of the foundation, it only increases costs. These inspections are delaying projects at least two, sometimes three days or more, **after the engineer has approved the foundation for concrete placement.**

These delays expose foundations to weather damage at the most vulnerable stage. If a foundation ready for concrete suffers rain damage, the costs for cleanup and extra concrete at the beams and top grade can add up to thousands of dollars. It is common for a weather damaged 3,000 square foot foundation to require one or more additional trucks of concrete, costing over \$1,100.00 per truckload.

As you know, the city does not guarantee the structural integrity of city foundations.

The engineers who design these slabs guarantee their designs and their structural integrity.

No engineer, homebuilder or foundation contractor can afford to be in court settling lawsuits for failed foundations. Engineers must get it right the first time, every time.

It's been my experience that most foundations failures on slabs installed after 1980 are caused by faulty soil analysis, not construction defects. We have installed over 22,000 foundations over the last 46 years. To my knowledge, none have failed because of materials or workmanship. We have never been party to a lawsuit for a failed foundation. It is not because we are good or lucky. It is because the **engineers** are excellent at what they do. Most municipalities who require engineered foundations no longer inspect foundations for this reason. The City of Austin requires engineered foundations and discontinued city inspections over 25 years ago.

To summarize, the city pre-pour inspections increase construction costs in a myriad of ways with no benefit. Costs that unfortunately, will be passed along to Dripping Springs homebuyers.

Sincerely,



Chris Danze
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