

NORTH HAYS COUNTY FIRE RESCUE

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August 17, 2021

Ms. Laura Mueller
City Attorney
City of Dripping Springs
511 West Mercer
Dripping Springs TX 78620

Re: Variance Request – Bunker Ranch Extensions Fire Access - CEC Project 304-065

Dear Ms. Mueller,

As you are aware, the City of Dripping Springs adopted and enforces the 2018 International Fire Code with local amendments. Under this adopted code, the proposed addition of the Florio Tract to the Bunker Ranch Subdivision does not meet the “Remoteness” requirements for fire apparatus access roads. As indicated in the variance request, the proposal currently falls 536 LF short of this standard. The reference to Section D107.2 of the code is an accurate representation of the language as written.

There is also commentary provided in Appendix D of the code which is intended to explain the reasoning for this requirement. It reads as follows: “The concept is similar to the one dealing with the remoteness of exits in Section 1007.1.1. “One of the primary reasons for multiple access roads is to ensure that if one access road is blocked or otherwise unavailable, another will allow access to the fire department. Therefore, when more than one access road is required, they need to be separated by enough distance to avoid a situation where both would be blocked or unavailable simply because they are too close to one another.”

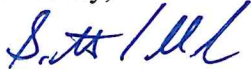
The code also provides for an exception to this rule under D107.1.2 “The number of dwelling units on a single fire apparatus access road shall not be increased unless the fire apparatus access roads will connect with future development, as determined by the fire code official. The code specifically utilizes the word “will” and the variance letter indicates that future development “cannot be assured.” Therefore, this exception does not apply to the situation described in the variance request.

The variance request letter also indicates the existence of additional access points within the current subdivision. These additional access points do exist but do not meet the “remoteness” requirements as set forth in Section D107.2 if the Florio tract is added to the subdivision.

In summary, fire apparatus access for the proposed addition of the Florio Tract to the Bunker Ranch Subdivision does not meet the minimum “remoteness” requirements of your established code and the variance request does not propose a valid alternative solution to address the situation that exists today.

Please let me know if I can be of further assistance.

Sincerely,

A handwritten signature in blue ink, appearing to read "Scott Collard". The signature is written in a cursive style with a large, stylized "S" and "C".

Scott Collard
Fire Chief

/msc