



LEON VALLEY TEXAS

FIRE DEPARTMENT / EMS

September 18, 2023

Joshua Cude
Cude Engineers
4122 Pond Hill Road, #101
Shavano Park, Texas 78231

RE: Poss Landing Secondary Access

Mr. Cude:

In reviewing your letter dated September 14, 2023, concerning the requirements for residential sprinkler systems. The IFC is clear where it states in Section D107.1 that single access public access road to the development requires automatic sprinkler systems be installed in each dwelling.

My biggest concern is the safety and well-being of the residents of this development. I am concerned with the term "future development". When will that "future development" happen, and will that development provide the needed secondary fire access road? As the plans have been updated, the stub street on the east side of the property has been removed. So, the only viable secondary access will have to come from the west side property and not on either side. From the very start of this project, during a City Council meeting, the developers were told of the sprinkler requirements. The developers acknowledged these requirements in public and during private meetings. Nothing has changed in this project that affects the need for sprinkles unless an approved secondary fire access road is developed. In a private meeting with the developer, I was advised that the sprinkler issue was strictly a profit issue and by installing the sprinkler system, they would not make the required profit margins.

The proposed secondary access road does not currently meet the remoteness minimum spacing as defined in the IFC, D107.2, by a couple hundred feet. This secondary fire access road is half the distance the IFC requires and would be unsafe to use for an extended time.

Your concerns about water damage and cost for repairs are the exact same as any homeowner bears for their water lines in general. Freezing pipes or leaks are no different or more costly than any other water line in a residence. According to the National Fire Protection Association "With proper installation, sprinklers will not freeze. NFPA 13D, Standard for the Installation of Sprinkler Systems in One- and Two-Family Dwellings and Manufactured Homes, includes guidelines on proper insulation to prevent pipes from freezing."

In closing, I am open to the possibility of a temporary secondary access road if there is an actual plan approved for the future development on an adjacent lot that clearly shows a fire access road. Future development does not provide for the required fire protection of the current development. Because of

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the reasons stated, I remain steadfast in the requirement set out in the IFC and discussed in City Council for the requirements of automatic sprinkler systems.

Regards,

M. NAUGHTON

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