



Compliance Certificate

Project Information

Energy Code:	2024 IECC
Project Title:	Bonilla Law Office
Location:	Austin, Texas
Climate Zone:	2a
Project Type:	Alteration
Project No:	97619
Project Sub Type:	Other Alteration
All Electric:	false
Is Renewable:	false
Has Battery:	false
Has Charger:	false
Has Heat Pump:	false

Construction Site:

1833 S I-35 Frontage Rd.
Austin , Texas 78741

Owner/Agent:

Stephen Hampton
5900 Shepherd Mountain Cove
N-Vizion Design
Austin , Texas 78730
5123279995
shampton@n-vizion.net

Designer/Contractor:

Stephen Hampton
5900 Shepherd Mountain Cove
N-Vizion Design
Austin , Texas 78730
5123279995
shampton@n-vizion.net

Notes:

Energy Credits

Description	Credit
L06 Reduced lighting power	32.0

Not applicable

Renewable energy

Number of Floors:	1
Area of Three Largest Floors:	4458
Proposed Capacity:	0
Required Capacity:	0
Proposed Off-site Energy:	0
Required Off-site Energy:	0
Exception:	None

Renewables Pass

Building Area

Description

Floor Area

1-Office (Office) : Nonresidential

4458



Envelope Compliance Certificate

Project Information

Energy Code:	2024 IECC
Project Title:	Bonilla Law Office
Location:	Austin, Texas
Climate Zone:	2a
Project Type:	Alteration
Vertical Glazing / Wall Area:	0.230
Skylight / Roof Area:	0.007
Project Sub Type:	Other Alteration

Construction Site:

1833 S I-35 Frontage Rd.
Austin, Texas 78741

Owner/Agent:

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Envelope Assemblies

Post-Alteration Assembly	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Proposed SHGC	Max Allowed U-Factor	Max Allowed SHGC
Roof:Roof, [Bldg. Use 1 - Office] (a)	---	---	0.027	---	0.027	---
Skylight:Skylight, Clear, [Bldg. Use 1 - Office]	---	---	0.650	0.30	0.650	0.30
Floor:Floor, [Bldg. Use 1 - Office]	---	0.00	inf	---	0.730	---
Ext Wall:North Ext Wall, [Bldg. Use 1 - Office], Exemption: Framing cavity not exposed.	---	---	---	---	---	---
EAST						
Ext Wall:East Ext Wall, [Bldg. Use 1 - Office], Exemption: Framing cavity not exposed.	---	---	---	---	---	---
Window:Window -, Other, Fixed, Fixed, [Bldg. Use 1 - Office]	---	---	0.450	0.25	0.450	0.25
SOUTH						
Ext Wall:South Ext Wall, [Bldg. Use 1 - Office], Exemption: Framing cavity not exposed.	---	---	---	---	---	---
Window:Window - Storefront W100, Other, Fixed, Fixed, [Bldg. Use 1 - Office]	---	---	0.450	0.40	0.450	0.40
Window:Window - W101A,B,C, Other, Fixed, Fixed, [Bldg. Use 1 - Office]	---	---	0.450	0.25	0.450	0.25
Window:Window w102 AB, Other, Fixed, Fixed, [Bldg. Use 1 - Office]	---	---	0.450	0.25	0.450	0.25
Window:Window 102c,d, Other, Fixed, Fixed, [Bldg. Use 1 - Office]	---	---	0.450	0.40	0.450	0.40
Door:Door - Reception, Entrance Door, Entrance Door, [Bldg. Use 1 - Office]	---	---	0.770	0.30	0.770	0.30
Door:Door - Vestibule, Entrance Door, Entrance Door, [Bldg. Use 1 - Office]	---	---	0.770	0.30	0.770	0.30
WEST						
Ext Wall:West Ext Wall, [Bldg. Use 1 - Office], Exemption: Framing cavity not exposed.	---	---	---	---	---	---
Window:Window - Storefront, Other, Fixed, Fixed, [Bldg. Use 1 - Office]	---	---	0.450	0.40	0.450	0.40

Post-Alteration Assembly	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Proposed SHGC	Max Allowed U-Factor	Max Allowed SHGC
Window:Window W109, Other, Fixed, Fixed, [Bldg. Use 1 - Office]	---	---	0.450	0.25	0.450	0.25

- (a) 'Other' components require supporting documentation for proposed U-factors.
- (b) Fenestration product performance must be certified in accordance with NFRC and requires supporting documentation.
- (c) Slab-On-Grade proposed and budget U-factors shown in table are F-factors.

Envelope PASSES

Envelope Compliance Statement

Compliance Statement: The proposed envelope design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed envelope systems have been designed to meet the 2024 IECC requirements in COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Stephen Hampton, Architect		04/30/2026
Name - Title	Signature	Date



Inspection Checklist

Energy Code: 2024 IECC

Requirements: 86% were addressed directly in the COMcheck software

Text in the "Comments/Assumptions" column is provided by the user in the COMcheck Requirements screen. For each requirement, the user certifies that a code requirement will be met and how that is documented, or that an exception is being claimed. Where compliance is itemized in a separate table, a reference to that table is provided.

Plan Review

Section # & Req.ID	Plan Review	Complies?	Comments/Assumptions
C105.2 [PR1] ¹	Plans and/or specifications provide all information with which compliance can be determined for the building envelope and document where exceptions to the standard are claimed.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not Comply <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Location on plans/spec: A100
C402.5.2.2 [PR10] ¹	Skylights in office, storage, automotive service, manufacturing, non-refrigerated warehouse, retail store, and distribution/sorting area have a measured haze value > 90 percent unless designed to exclude direct sunlight.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not Comply <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Exception: Requirement does not apply.
C402.5.1 [PR5] ¹	The vertical fenestration area <= 30 percent of the gross above-grade wall area.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not Comply <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Location on plans/spec: A400,A401
C402.5.1 [PR6] ¹	The skylight area <= 3 percent of the gross roof area.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not Comply <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Location on plans/spec: A140
C402.5.2 [PR9] ¹	In enclosed spaces > 2,500 ft2 directly under a roof with ceiling heights >15 ft. and used as an office, lobby, atrium, concourse, corridor, storage, gymnasium/exercise center, convention center, automotive service, manufacturing, non-refrigerated warehouse, retail store, distribution/sorting area, transportation, or workshop, the following requirements apply: (a) the daylight zone under skylights is >= half the floor area; (b) the skylight area to daylight zone is >= 3 percent with a skylight VT >= 0.40; or a minimum skylight effective aperture >= 1 percent.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not Comply <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Location on plans/spec: A100

Additional Comments/Assumptions:

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)
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Footing / Foundation Inspection

Section # & Req.ID	Footing / Foundation Inspection	Complies?	Comments/Assumptions
C107 [FO1] ²	Installed slab-on-grade insulation type and R-value consistent with insulation specifications reported in plans and COMcheck reports.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not Comply <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	<i>See the Envelope Assemblies table for values</i>
C303.2 [FO3] ²	Slab edge insulation installed per manufacturer's instructions.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not Comply <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Location on plans/spec: A510,A511,A512
C303.2.1 [FO4] ¹	Exterior insulation protected against damage, sunlight, moisture, wind, landscaping and equipment maintenance activities.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not Comply <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Location on plans/spec: A510,A511,A512
C402.2.4 [FO5] ²	Slab edge insulation depth/length consistent with insulation specifications reported in plans and COMcheck reports. Slab insulation extending away from building is covered by pavement or >= 10 inches of soil.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not Comply <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Exception: Requirement does not apply. <i>See the Envelope Assemblies table for values</i>

Additional Comments/Assumptions:

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)
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Framing / Rough-In Inspection

Section # & Req.ID	Framing / Rough-In Inspection	Complies?	Comments/Assumptions
C303.1.3 [FR1] ²	Fenestration products rated in accordance with NFRC certified and as to performance labels or certificates provided.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not Comply <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Location on plans/spec: A100
C402.6.3 [FR10] ³	Factory-built fenestration and doors are labeled as meeting air leakage requirements.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not Comply <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C402.5.3 [FR3] ¹	Vertical fenestration SHGC value.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not Comply <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	<i>See the Envelope Assemblies table for values</i>
C402.5.3 [FR4] ¹	Skylight SHGC value.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not Comply <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	<i>See the Envelope Assemblies table for values</i>
C402.5.3, C402.5.3.4 [FR5] ¹	Installed vertical fenestration U-factor and SHGC consistent with label specifications and as reported in plans and COMcheck reports.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not Comply <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	<i>See the Envelope Assemblies table for values</i>
C402.5.3.4 [FR6] ¹	Installed skylight U-factor and SHGC consistent with label specifications and as reported in plans and COMcheck reports.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not Comply <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	<i>See the Envelope Assemblies table for values</i>
C402.5.5 [FR7] ²	U-factor of opaque swinging and nonswinging doors associated with the building thermal envelope meets requirements.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not Comply <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	<i>See the Envelope Assemblies table for values</i>
C402.6.1 [FR8] ¹	The building envelope contains a continuous air barrier that is sealed in an approved manner and either constructed or tested in an approved manner. Air barrier penetrations are sealed in an approved manner.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not Comply <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Location on plans/spec: A510,A511,A512

Additional Comments/Assumptions:

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)
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Rough-In Electrical Inspection

Section # & Req.ID	Rough-In Electrical Inspection	Complies?	Comments/Assumptions
C405.7 [EL3] ²	Low-voltage dry-type distribution electric transformers meet the minimum efficiency requirements of Table C405.6.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not Comply <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C405.8 [EL4] ²	Electric motors meet the minimum efficiency requirements of Tables C405.7(1) through C405.7(4). Efficiency verified through certification under an approved certification program or the equipment efficiency ratings shall be provided by motor manufacturer (where certification programs do not exist).	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not Comply <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C405.10 [EL1] ²	Total voltage drop across the combination of feeders and branch circuits <= 5%.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not Comply <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C405.10.1, C405.10.2 [EL5] ²	Escalators and moving walks comply with ASME A17.1/CSA B44 and have automatic controls configured to reduce speed to the minimum permitted speed in accordance with ASME A17.1/CSA B44 or applicable local code when not conveying passengers.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not Comply <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C405.12, C405.12.1 [EL6] ²	50% of 15/20 amp receptacles installed in enclosed offices, conference rooms, copy rooms, break rooms, classrooms and workstations and > 25% of branch circuit feeders for modular furniture will have automatic receptacle control in accordance with C405.11.1.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not Comply <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

Additional Comments/Assumptions:

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)
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Insulation Inspection

Section # & Req.ID	Insulation Inspection	Complies?	Comments/Assumptions
C402.2.6 [IN5] ³	Thermally ineffective panel surfaces of sensible heating panels have insulation \geq R-3.5.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not Comply <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Exception: Requirement does not apply.
C107 [IN1] ¹	Installed roof insulation type and R-value consistent with insulation specifications reported in plans and COMcheck reports. For some ceiling systems, verification may need to occur during Framing Inspection.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not Comply <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	<i>See the Envelope Assemblies table for values</i>
C402.2.3 [IN11] ²	Installed floor insulation type and R-value consistent with insulation specifications reported in plans and COMcheck reports. Mass floors meet the weight requirements in C402.2.3.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not Comply <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	<i>See the Envelope Assemblies table for values</i>
C402.2.6 [IN12] ³	Radiant panels and associated components, designed for heat transfer from the panel surfaces to the occupants or indoor space are insulated with a minimum of R-3.5.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not Comply <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Exception: Requirement does not apply.
C402.6.1.1 [IN14] ¹	The air barrier design is documented as required in Section C402.6.1.1	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not Comply <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Location on plans/spec: A300
C402.6.1.2 [IN15] ¹	All sources of air leakage in the building thermal envelope are sealed, caulked, gasketed, weather stripped or wrapped with moisture vapor-permeable wrapping material to minimize air leakage.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not Comply <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Location on plans/spec: A303
C402.5.7, C403.7.7 [IN6] ³	Stair and elevator shaft vents have motorized dampers that automatically close. Reference section C403.7.7 for operational details.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not Comply <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Exception: Requirement does not apply.
C107 [IN2] ¹	Installed above-grade wall insulation type and R-value consistent with insulation specifications reported in plans and COMcheck reports.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not Comply <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	<i>See the Envelope Assemblies table for values</i>
C303.2 [IN3] ¹	Above-grade wall insulation installed per manufacturer's instructions.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not Comply <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Location on plans/spec: A100
C303.1, C303.1.1, C303.1.2 [IN4] ¹	Roof insulation installed per manufacturer's instructions and is labeled with R-value or insulation certificate providing R-value and other relevant data. Blown or poured loose-fill insulation, thickness, settled R-value, density, coverage area and number of bags listed on certification. Spray foam insulation lists installed thickness, R-value indicated on certification.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not Comply <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

Section # & Req.ID	Insulation Inspection	Complies?	Comments/Assumptions
C402.4 [IN6] ³	Low slope roofs over cooled conditioned space in climate zones 0-3 satisfy one of the following: 3-year-aged solar reflectance \geq 0.55 and thermal emittance \geq 0.75 or 3-year-aged solar reflectance index \geq 64.0.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not Comply <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Location on plans/spec: A140
C402.2.1 [IN8] ¹	Roof assembly meets minimal thermal resistance installed between roof framing or in a continuous fashion on the roof assembly as stipulated. Requirements for above deck insulation, minimum thickness, suspended ceilings, staggered joints and skylight curbs will be met.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not Comply <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Location on plans/spec: A120
C402.2.1.2 [IN9] ³	Skylight curbs are insulated to the level of roofs with insulation above deck or R-5.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not Comply <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Location on plans/spec: A140
C402.2.2 [IN10] ¹	Above-grade wall insulation installed between wall framing, integral to or continuous with wall assembly or any combination of these insulation methodologies. For continuous insulation, joints are staggered.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not Comply <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Exception: Requirement does not apply.

Additional Comments/Assumptions:

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)
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Final Inspection

Section # & Req.ID	Final Inspection	Complies?	Comments/Assumptions
C401.3 [FI1] ¹	A building thermal envelope certificate is supplied and completed by an approved third party.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not Comply <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C402.7 [IN7] ³	Thermal bridges in above grade walls at balconies and floor decks, cladding supports, structural beams and columns and vertical fenestration comply with Section C402.7.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not Comply <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Exception: Requirement does not apply.
C402.6.1.2.1 [FI5] ³	Recessed luminaires in thermal envelope to limit infiltration and be IC rated and labeled. Seal between interior finish and luminaire housing.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not Comply <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Exception: Requirement does not apply.
C402.6.1.2.2, C402.6.1.2.2.1 [FI6] ³	Electrical and communication boxes are caulked, taped, gasketed or sealed to air barrier. Air sealed boxes in accordance with NEMA OS 4.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not Comply <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Exception: Requirement does not apply.
C402.6.2, C402.6.2.1 [FI7] ³	Building thermal envelope air leakage is tested and verified to be <= 0.35 cfm/sq ft of buiding thermal envelope area by approved third party in accordance with ASTM E3158 or equivalent approved method.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not Comply <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Exception: Requirement does not apply.
C408.1.1 [FI58] ¹	Building operations and maintenance documents will be provided to the owner. Documents will cover manufacturers' information, specifications, programming procedures and means of illustrating to owner how building, equipment and systems are intended to be installed, maintained, and operated.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not Comply <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C402.6.2.2 [FI8] ³	Dwelling unit or sleeping unit building thermal envelope is air leakage tested in accordance with ASTM E779, ANSI/RESNET /ICC 380, ASTM E1827 or equivalent approved method.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not Comply <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Exception: Requirement does not apply.
C408.3.2.2 [FI77] ³	Furnished O&M instructions for systems and equipment to the building owner or designated representative.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not Comply <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C402.6.4 [FI10] ³	Doors and access openings to shafts, chutes, stairways and elevator lobbies from conditioned space are gasketed, weather-stripped or sealed.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not Comply <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Location on plans/spec: A303
C402.6.7 [FI11] ¹	Weatherseals installed on all loading dock cargo door openings and provide direct contact along the top and sides of vehicles parked in the doorway.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not Comply <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Exception: Requirement does not apply.

Additional Comments/Assumptions:

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1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)
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Stephen Hampton

From: Dodson, Sonya <Sonya.Dodson@austintexas.gov>
Sent: Monday, April 20, 2026 11:28 AM
To: Stephen Hampton
Subject: RE: Site Plan Exemption 2026-035844 DA status

Your exemption request has been approved.

****NOTE We no longer have an approval letter, comment report to send out.** Exemption is approved in Amanda. This email is your Approval Letter.

If you are constructing, modifying or demolishing a structure within the Austin city limits your next step will be to submit a Building Permit application. Any questions about the building permit application should be directed to relevant work group below:

All Buildings (Except 1 & 2 unit structures:) <https://www.austintexas.gov/page/commercial-building-plan-review>

One & Two Unit Structures: <https://www.austintexas.gov/page/residential-plan-review>

Boat Docks & Retaining Walls: <https://www.austintexas.gov/page/apply-standalone-permit>

From each of these pages you can chat or schedule a meeting directly with Building Plan Review staff who can provide further assistance

Thank You,



Sonya Dodson

Plan Review Specialist – Land Use Assistance
Austin Development Services
6310 Wilhelmina Delco Dr., Austin, TX 78752
512-974-2708
sonya.dodson@austintexas.gov

PER CITY ORDINANCE: All individuals scheduling or accepting a meeting invitation with a City Official are requested to provide responses to the questions at the following link: [DSD Visitor Log](#).

Please note that all information provided is subject to public disclosure via DSD's open data portal. For more information please visit: [City of Austin Ordinance 2016-0922-005](#) | [City Clerk's website](#) | [City Clerk's FAQ's](#)

From: Stephen Hampton <shampton@n-vizion.net>
Sent: Monday, April 20, 2026 10:10 AM
To: Dodson, Sonya <Sonya.Dodson@austintexas.gov>
Subject: Site Plan Exemption 2026-035844 DA status

External Email - Exercise Caution

Sonya,
I'm looking for the status of a site plan exemption and I'm unclear with the status online. It appears to be complete but I don't see any approval or comments. Can you please clarify this for me?

Thanks,

Steve Hampton, PE, Architect | **N-VIZION design, LLC**




Partner

Reg. Arch. in Texas, Colorado, Ohio, Georgia

Michigan, Nevada, North Carolina, Louisiana

5900-2 Shepherd Mountain Cv, Suite 250 | Austin, Texas 78730

P: (512) 327-9995

www.n-vizion.net |     

TBPE Reg# 12229

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For any additional questions or concerns, contact CSIRT at "cybersecurity@austintexas.gov".



**Limited Building Inspection Report for
Asbestos-Containing Building Materials (ACBM)**



**Future Bonilla Law Office
Building Remodel
1833 S. Interstate 35
Austin, Texas**

**Prepared for:
Bradford Alan Legacy Holdings, LLC
Mr. Bradford Bonilla
3910 IH-35 South #200
Austin, Texas**

**PROJECT NO:
AEA26-40**

**Prepared by:
Austin Environmental, Inc.
Environmental Consultants
P.O. Box 143263
Austin, Texas 78714
512-587-8036 Phone**

Austinenv.com

April 10, 2026

TABLE OF CONTENTS

REPORT.....1-6

Attachments

PLM Asbestos Summary Report

Chain of Custody

Sample Locations

Photographs

Asbestos Licenses

AUSTIN ENVIRONMENTAL, INC.
P.O. Box 143263
Austin, Texas 78714
(512) 587-8036

April 10, 2026

Bradford Alan Legacy Holdings, LLC
Mr. Bradford Bonilla
3910 IH-35 South #200
Austin, Texas

RE: Limited Asbestos Inspection for the future Bonilla Law Office, 1833 S. Interstate 35, Austin, Texas

Mr. Bonilla:

On April 6th, 2026, at your request, Mr. Paul Dehlinger of Austin Environmental, Inc., and a licensed asbestos consultant (105523) of Austin Environmental, Inc., conducted a asbestos inspection of the future Bonilla Law Office located at 1833 S. Interstate 35 in Austin.

The purpose of the asbestos inspection was to determine the presence, condition and location of suspect friable and non-friable asbestos-containing building materials (ACBM) / asbestos-containing materials (ACM) prior to renovation activities.

Friable asbestos-containing material refers to material, which contains more than one (>1%) percent asbestos by weight and when dry, can be crumbled, pulverized, or reduced to powder by hand pressure. **Non-friable** asbestos-containing material is any material containing more than one (>1%) percent asbestos by weight and when dry, cannot be crumbled, pulverized or reduced to powder by hand pressure.

April 10, 2026

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The Federal National Emission Standard for Hazardous Air Pollutants (NESHAP) 40 Code of Federal Regulations (CFR) Part 61, subpart M, and the Texas Asbestos Health Protection Rules (TAHPR) requires that prior to any renovation or demolition of a commercial or public building that it must be inspected for the presence of suspect ACBM.

The scope of work and services provided include:

- ◆ Field investigation and visual observations
- ◆ Define homogeneous areas and sampling strategy
- ◆ Sampling of suspect asbestos-containing building materials-Surfacing (S), Thermal System Insulation (TSI) and Miscellaneous (M)
- ◆ Analysis of suspect asbestos-containing building materials
- ◆ Collect information on the friability of asbestos-containing building materials

Suspect ACBM/ACM was physically handled to determine friability and bulk samples were obtained for analysis. The inspection involved sampling of twenty-two (22) suspect asbestos-containing building materials and analyzing under Polarized Light Microscopy with Dispersion Staining (PLM/DS) EPA Method 600 /R-93/ 116. The PLM results are attached to this report.

The asbestos inspection was conducted on a homogenous-area basis with the construction materials sampled and tested that are suspect to contain asbestos.

A complete list of suspect asbestos containing-building materials that were sampled is provided in the enclosed PLM report and chain of custody forms.

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RESULTS

The following building materials were confirmed to be asbestos-containing by laboratory analysis.

Roof Drain Pipe Insulation

The roof drain pipe insulation mastic located in the building was identified to contain 3% chrysotile asbestos. The asbestos mastic was nonfriable and in good condition at the time of the inspection. Approximately 64 linear feet of asbestos pipe insulation mastic was observed in the building. **The asbestos insulation does not require abatement if not disturbed and can be managed in place.**

Building materials not suspect as ACM / ACBM include, glass, wood, metal, fiberglass, concrete, brick, CMU and all other non-suspect materials. Non-asbestos materials include, insulation, ceiling tile, drywall texture, HVAC duct insulation mastic, cove base mastic, 12" X 12" floor tile/mastic and exterior soffit.

REQUIREMENTS

- **A licensed Texas Dept., of State Health Services (DSHS) asbestos abatement contractor must be hired to remove the ACBM prior to disturbance.**
- **A ten (10) working day notification is required to be submitted to the Texas Department of State Health Services (DSHS) prior to removal or disturbance of ACBM or structural demolition.**
- **Properly trained and licensed individuals using engineering controls, respiratory protection and proper waste disposal must be hired during any asbestos abatement activities.**
- **An asbestos abatement project design and air monitoring will be required during the disturbance or removal of ACBM that exceed 160 square feet, 260 linear feet or 35 cubic feet of ACBM.**

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All materials detected/uncovered during present or future renovations or demolitions that are not listed, as being sampled on the Chain of Custody Form and will be disturbed, must be sampled and analyzed prior to disturbance. All additional samples and assessments are to be conducted by properly licensed individuals.

LIMITATIONS

This report only applies to the scope of work described herein. This report describes existing conditions at the time of services. Conditions of asbestos-containing materials may change as a result of damage, deterioration or other disturbance and may increase the potential for elevated fiber levels.

Asbestos-containing materials may exist in concealed inaccessible enclosures, such as areas enclosed by permanent partitions, walls, chases, shafts, equipment etc. Material locations and quantities are estimates only and may vary.

Although a good-faith effort was made to locate asbestos-containing materials in the area within the scope of work, extensive destructive inspection and/or testing was not conducted due to the expense, potential exposure hazards and/or potential regulatory violations.

All surfaces, paints, wire insulation, electrical panels, fire rated doors and panels, furnishings, ceramic tile, terrazzo tile, fiberglass insulation, Heating Ventilation and Air Conditioning (HVAC) Systems, fixtures and similar materials and equipment were not sampled and analyzed due to safety concerns and expense. Inspection and testing for mold, lead-based paint, polychlorinated biphenyl (PCB) containing light ballast and/or other hazardous and/or regulated materials was not included in Austin Environmental Inc.'s survey.

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Per the DSHS TAHPR this document (asbestos survey report) may not be used as a design (specification) for asbestos abatement. Design and/or abatement air monitoring services were not included in Austin Environmental Inc.'s scope of work.

Austin Environmental Inc. makes no warranty and assumes no liability for the inappropriate use or misuse of this document.

Austin Environmental, Inc., would be pleased to provide you with our asbestos consulting and air monitoring services during any future asbestos abatement projects.

Should you have any questions or require any further asbestos-related services please contact us at 979-229-4385.

Sincerely,

AUSTIN ENVIRONMENTAL, INC.



Paul Dehlinger,

Individual Asbestos Consultant License No. 10-5523

Asbestos Consultant Agency License No. 10-0313



Asbestos-Containing Roof Drain Mastic Insulation
3% Chrysotile
Inside Building