

Justin Anderson

From: meadowviewtownhomes@questami.com
Sent: Monday, September 21, 2020 4:13 PM
To: 'Justin Anderson'
Cc: dixie@questami.com
Subject: FW: FW: Living Requirements IPMC

Hi Justin,

Please see the forwarded email regarding confirmation of Occupancy Standards.

Thanks.

Jeannette Terry

Property Manager
Meadowview Townhomes
151 Meadowview Court
Terrell, TX 75160
Phone (972)563-9508 Fax (972)563-9508
meadowviewtownhomes@questami.com

Start each day by affirming peaceful, contented, and happy attitudes and your days will tend to be pleasant and successful. ☺



From: Dustin Conner <dconner@cityofterrell.org>
Sent: Monday, September 21, 2020 4:07 PM
To: meadowviewtownhomes@questami.com
Subject: Re: FW: Living Requirements IPMC

The information you provided to me does comply with the IPMC.

Please let me know if you have any questions.

On Mon, Sep 21, 2020 at 2:07 PM <meadowviewtownhomes@questami.com> wrote:

Hi Dustin,

Can you please reply to this email confirming Yes to the occupancy standards we figured were in line with Terrell Property Maintenance Code/Occupancy Standards.

Thanks.

Jeannette Terry

Property Manager

Meadowview Townhomes

151 Meadowview Court

Terrell, TX 75160

Phone (972)563-9508 Fax (972)563-9508

meadowviewtownhomes@questami.com

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From: meadowviewtownhomes@questami.com <meadowviewtownhomes@questami.com>

Sent: Wednesday, August 19, 2020 3:02 PM

To: 'Dustin Conner' <dconner@cityofterrell.org>

Subject: FW: Living Requirements IPMC

Hi Dustin,

Can you please take a look at the email below sent from my regional and confirm that the occupancy standards we have figured are in line Property Maintenance Code/Occupancy Standards.

Thanks.

Jeannette Terry

Property Manager

Meadowview Townhomes

151 Meadowview Court

Terrell, TX 75160

Phone (972)563-9508 Fax (972)563-9508

meadowviewtownhomes@questami.com

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From: Justin Anderson <justin@questami.com>

Sent: Wednesday, August 19, 2020 2:41 PM

To: meadowviewtownhomes@questami.com

Cc: dixie@questami.com

Subject: RE: Living Requirements IPMC

Hello Jeannette,

After reading the **2015 International Property Maintenance Code**, below is management's interpretation of the code -- please confirm [with the Fire Marshal] that this is their interpretation of table 404.5 based on the square footages provided by management. Each of the bedrooms noted below are larger than 120 total sq. ft. so a minimum occupancy of two occupants was used. Please note that the living and dining areas at Meadowview Townhomes are separately defined areas and not one long room (e.g. - a combined space).

1 Bedroom Apartment:

2 Persons Allowed per Bedroom (+2 occupants)

Dining Room = No Occupant Requirement (+0 occupants)

Living Room = Total 132 sq. ft. (+1 occupant)

Maximum Occupancy: 3 Persons

2 Bedroom Apartment:

2 persons Allowed per Bedroom (+4 occupants)

Dining Room = Total 60 sq. ft. (*Below min 80 sq. ft. requirement*) (+0 occupants)

Living Room = Total 130 sq. ft. (+2 occupants; above min. 70 sq. ft. for one occupant plus 50 sq. ft. for one additional occupant totaling 120 sq. ft.)

Maximum Occupancy: 6 persons

3 Bedroom Apartment:

2 persons Allowed per Bedroom (+6 occupants)

Dining Room = Total 64 sq. ft. (*Below min 80 sq. ft. requirement*) (+0 occupants)

Living Room = Total 156 sq. ft. (+2 occupants; above min. 70 sq. ft. for one person plus 50 sq. ft. for one additional occupant totaling 120 sq. ft.)

Maximum Occupancy: 8 persons

Thank you,

Justin Anderson, CAPS

Regional Portfolio Supervisor

& Operations Manager

Quest Asset Management, Inc.

5757 West Lovers Lane, Suite 360

Dallas, Texas 75209

P: 214-351-5600 ext. 111

F: 214-350-7960

M: 214-697-8317

E-mail: justin@questami.com

www.questami.com

From: meadowviewtownhomes@questami.com [<mailto:meadowviewtownhomes@questami.com>]

Sent: Wednesday, August 19, 2020 2:15 PM

To: 'Justin Anderson'

Cc: dixie@questami.com

Subject: FW: Living Requirements IPMC

This is the email that was sent to me regarding the occupancy standards. I also attached the brochure with the living room and dining measurements as you requested.

Thanks.

Jeannette Terry

Property Manager

Meadowview Townhomes

151 Meadowview Court

Terrell, TX 75160

Phone (972)563-9508 Fax (972)563-9508

meadowviewtownhomes@questami.com

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From: Dustin Conner <dconner@cityofterrell.org>

Sent: Monday, August 17, 2020 3:05 PM

To: meadowviewtownhomes@questami.com

Subject: Living Requirements IPMC

This is a page from the International Property Maintenance Code.

let me know if you have any questions.

Dustin Conner

Emergency Management Coordinator

City of Terrell

201 East Nash St

Terrell, Texas 75160

(469) 479-4148

dconner@cityofterrell.org