

## Justin Anderson

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**From:** Dixie Burgess <dixie@questami.com>  
**Sent:** Thursday, August 20, 2020 8:57 AM  
**To:** Justin Anderson  
**Cc:** Chris Evans  
**Subject:** FW: Occupant Load

**From:** Brandon Davis <bpdavis@tylertexas.com>  
**Sent:** Wednesday, August 19, 2020 7:54 AM  
**To:** [villasofpineridge@questami.com](mailto:villasofpineridge@questami.com)  
**Subject:** RE: Occupant Load

Good morning. Yes, that would apply to all commercial residential properties.

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**From:** [villasofpineridge@questami.com](mailto:villasofpineridge@questami.com) <[villasofpineridge@questami.com](mailto:villasofpineridge@questami.com)>  
**Sent:** Tuesday, August 18, 2020 4:46 PM  
**To:** Brandon Davis <bpdavis@tylertexas.com>  
**Subject:** RE: Occupant Load

Brandon,  
Would the same occupancy load apply to our multi-family community, Parkview Gardens Townhomes, that is also located in Tyler?

Thank you,  
**Morgan Terry**  
Property Manager  
Villas of Pine Ridge  
3110 Towne Park Drive  
Tyler, TX 75701  
903-561-1461 Phone  
903-561-1974 Fax  
Email: [villasofpineridge@questami.com](mailto:villasofpineridge@questami.com)  
[villasofpineridge.com](http://villasofpineridge.com)

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**From:** Brandon Davis <bpdavis@tylertexas.com>  
**Sent:** Tuesday, August 18, 2020 3:10 PM  
**To:** [villasofpineridge@questami.com](mailto:villasofpineridge@questami.com)  
**Subject:** RE: Occupant Load

What you have looks correct. Let me know if you need anything else.

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**Captain Brandon Davis**

**Asst. Fire Marshal**

**Tyler Fire Department, Fire Investigations/Inspections**

**Office: 903.535.0007 | Cell: 903.312.8729**

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**From:** [villasofpineridge@questami.com](mailto:villasofpineridge@questami.com) <[villasofpineridge@questami.com](mailto:villasofpineridge@questami.com)>  
**Sent:** Tuesday, August 18, 2020 12:56 PM  
**To:** Brandon Davis <[bpdavis@tylertexas.com](mailto:bpdavis@tylertexas.com)>  
**Subject:** RE: Occupant Load

Good afternoon Captain Davis,

In regards to our pervious emails, can you please confirm our interpretation of the city's fire code and maximum occupancy standard as follows?

Tyler (200 sq. ft. person – adult or child):

1 Bedroom = 791 sq. ft. = 3 persons  
2 Bedrooms = 1,038 sq. ft. = 5 persons  
3 Bedroom = 1,216 sq. ft. = 6 persons

I appreciate all of your assistance.

Thank you,

**Morgan Terry**

Property Manager  
Villas of Pine Ridge  
3110 Towne Park Drive  
Tyler, TX 75701  
903-561-1461 Phone  
903-561-1974 Fax  
Email: [villasofpineridge@questami.com](mailto:villasofpineridge@questami.com)  
[Villasofpineridge.com](http://Villasofpineridge.com)

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**From:** Brandon Davis <[bpdavis@tylertexas.com](mailto:bpdavis@tylertexas.com)>  
**Sent:** Friday, August 14, 2020 9:34 AM  
**To:** [villasofpineridge@questami.com](mailto:villasofpineridge@questami.com)  
**Cc:** Paul Findley <[pfindley@tylertexas.com](mailto:pfindley@tylertexas.com)>; Larry Crowson <[lcrowson@tylertexas.com](mailto:lcrowson@tylertexas.com)>  
**Subject:** Occupant Load

Morgan,

Thank you for contacting our office over your concerns with the occupant load in the individual apartments at Villas of Pine Ridge. Chapter 10 of the 2015 IFC states there must be 200 sq. ft. per occupant in a residential occupancy. The code does not factor the number of bedrooms only the total sq. footage. For example, if one of the units is 800 sq. ft. you would be allowed 4 occupants. I hope this information answers all your questions. Feel free to email or call for any concerns you may have in the future.

Thank you.



## Captain Brandon Davis

Asst. Fire Marshal

Tyler Fire Department, Fire Investigations/Inspections

Office: 903.535.0007 | Cell: 903.312.8729

[bpdavis@tylertexas.com](mailto:bpdavis@tylertexas.com)

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