



City of San Antonio

Agenda Memorandum

File Number:

Agenda Item Number: 33

Agenda Date: January 30, 2025

In Control: City Council A Session

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: Citywide

SUBJECT:

Ordinance amending Chapter 6 of the City Code of San Antonio, Texas, entitled “Buildings”, by adopting the proposed 2024 San Antonio Property Maintenance Code (SAPMC) based on the 2024 International Code Council (ICC) International Property Maintenance Code (IPMC). [John Peterek, Interim Assistant City Manager; Michael Shannon, Director, Development Services]

SUMMARY:

This Ordinance authorizes an amendment to Chapter 6, Buildings by updating the City’s minimum property maintenance code.

BACKGROUND INFORMATION:

The San Antonio Property Maintenance Code (SAPMC) was adopted in May 2011. The building-related, fire and property maintenance codes that apply to the construction, alteration, enlargement, replacement, use and occupancy of every building or structure are updated by the International Code Council (ICC) and National Fire Protection Association every three years. The current SAPMC is substantially based off the 2021 ICC International Property Maintenance Code (IPMC). The ICC property maintenance code is included as part of the ICC family of codes.

Beginning in September 2024, Development Services Department (DSD) reviewed the 2024 edition of the ICC property maintenance code as part of its normal three-year code update process. DSD held two community meetings (in-person & virtual) to notify the public of the upcoming code adoption process.

In October 2024, DSD established the 2024 SAPMC Code Review Subcommittee to review and propose updates to the current SAPMC. Per City Code Chapters 6, the BSB is authorized to review and consider amendments to the San Antonio Property Maintenance Code and shall make recommendations to the code official for adoption thereof. BSB created a subcommittee of six (6) BSB members to serve as the SAPMC Code Review Subcommittee. Two additional non-BSB resident members were selected to the Code Review Subcommittee.

DSD coordinated five public meetings of the 2024 SAPMC Code Review in which the subcommittee reviewed the current City property maintenance code and proposed several amendments to it.

DSD presented the proposed 2024 SAPMC updates to the Building Standards Board at one open public hearing on December 5, 2024. The Board recommended approval of the current draft of the proposed 2024 SAPMC. The subcommittee recommended the proposed amendment be sent to the full City Council for approval. DSD hosted two (2) additional community meetings (in-person & virtual) to provide a progress report update to the community.

On December 13, 2024, the Planning and Community Development Committee (PCDC) recommended the proposed amendments be sent to the full City Council for consideration and approval.

ISSUE:

This proposed ordinance will update the City's minimum property maintenance code to the 2024 San Antonio Property Maintenance Code. The 2024 SAPMC is substantially based off the 2024 ICC International Property Maintenance Code and is coordinated with the other 2024 ICC building-related and fire codes that are also being considered for adoption. As part of the proposed code update, the City will enter into a licensing agreement with the International Code Council to printout and sell a consolidated document for property owners.

ALTERNATIVES:

If the City Council does not adopt the updated 2024 SAPMC, the currently adopted 2021 SAPMC will remain in effect.

FISCAL IMPACT:

This ordinance authorizes the payment in the amount of \$7,900.00 for the licensing agreement with the International Code Council (ICC) and is available in the FY 2025 General Fund budget.

RECOMMENDATION:

Staff recommends that the City Council adopt the proposed 2024 San Antonio Property Maintenance Code (SAPMC) effective May 1, 2025.