

2024
San Antonio
Property
Maintenance Code

City Council – Item 33

January 30, 2025



San Antonio Property Maintenance Code (Ch. 6)



- Ensures public health, safety and welfare of residents and community.
- Applies to all existing residential and commercial buildings and structures
- Amendment process
 - Reviewed every 3 years
 - Based on the International Property Maintenance Code (IPMC)

What is the Building Standards Board?

- Per City Code Ch. 6 & 10
- Building Standards Board (BSB) reviews, considers, and makes recommendations on the SAPMC to DSD
- BSB is a quasi-judicial board
 - Appointed by City Council
 - Rules on appeals to violations of the SAPMC and summary abatement
 - Rules on cases & order the repair or demolition of a structure



Timeline



Community Meetings

- Sept. 23 - Virtual
- Sept. 24 – In-Person

Committee Meetings

- Oct. 23
- Oct. 30
- Nov. 8
- Nov. 13
- Nov. 20

Building Standards Board

- Dec. 5

Community Meetings

- Dec. 9 – Virtual
- Dec. 10 – In-Person

Planning and Community Development Committee

- Dec. 13 - approved

Committee Members

MEMBER	ORGANIZATION	INDUSTRY	COUNCIL DISTRICT
Rollette Schreckenghost*	BSB	Category waived	1
Fred Andis	BSB	General Contractor	3
Dr. Erlinda Lopez-Rodriguez	BSB	Health Care Professional	4
Kayla Miranda	BSB	Category waived	5
Dewayne Nelson	BSB	Engineer	9
Joel Solis	BSB	Category waived	10
Thomas Franks	BSB	Professional Property Manager	At large
Ann Winer*	BSB	Health Care Professional	At large
NON-BUILDING STANDARDS BOARD MEMBERS			
Clay Thompson		Resident	
Jason Vasquez		Resident	

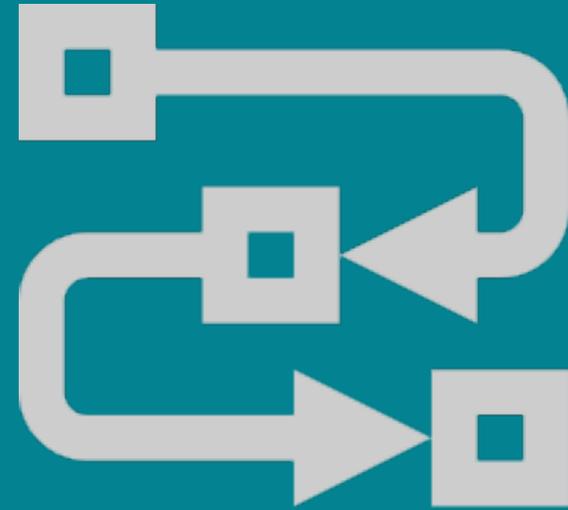
* substitutes



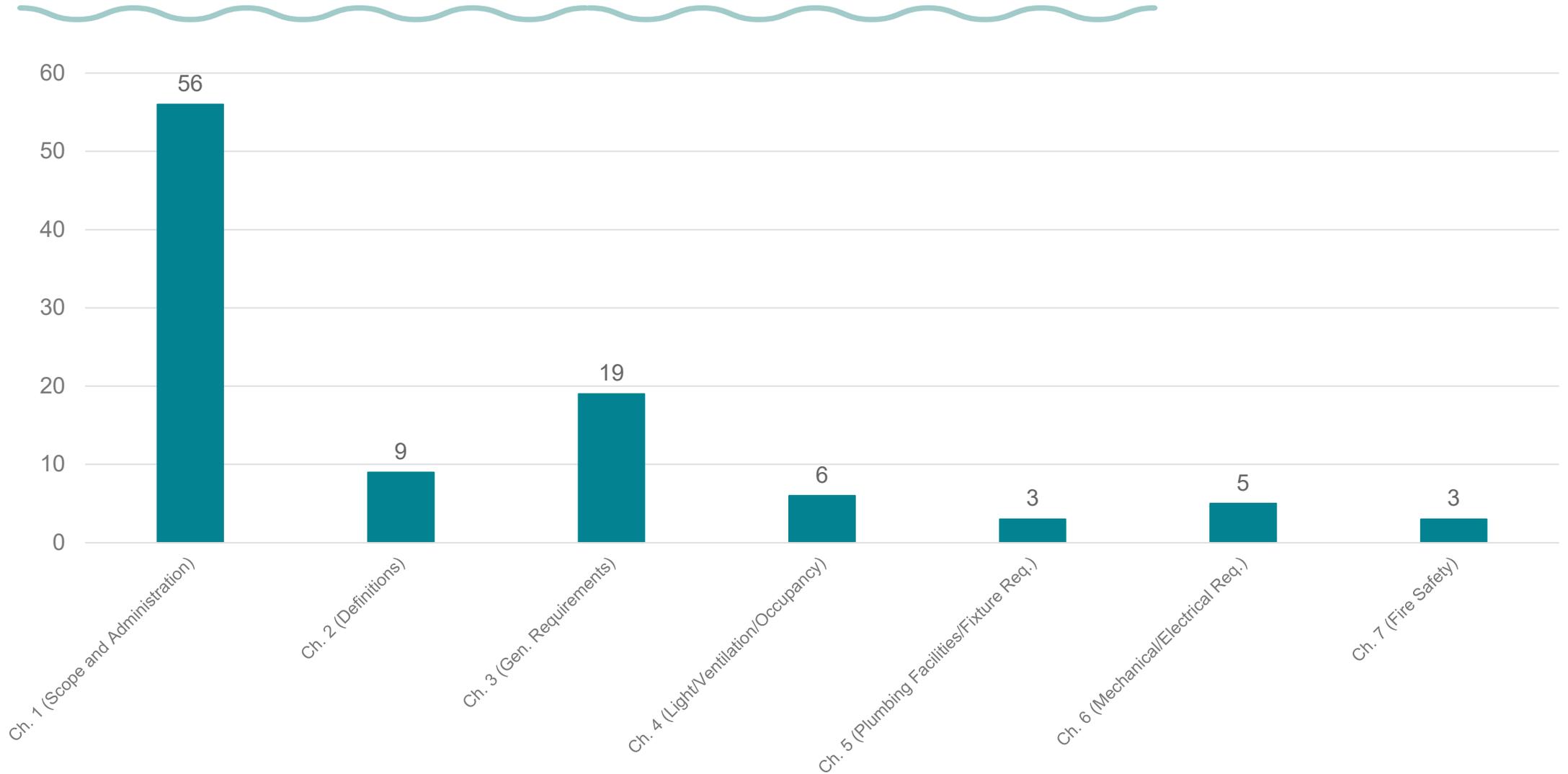
thank you!

2024 Amendment Process

- 101 proposed amendments
 - 59 ICC Updates
 - 16 DSD staff
 - 26 external
- Subcommittee actions
 - 25 recommended for approval
 - 6 recommended for approval with modifications
 - 68 recommended for denial
 - 2 no action taken



Proposed Amendment Categories



Significant Changes Proposed



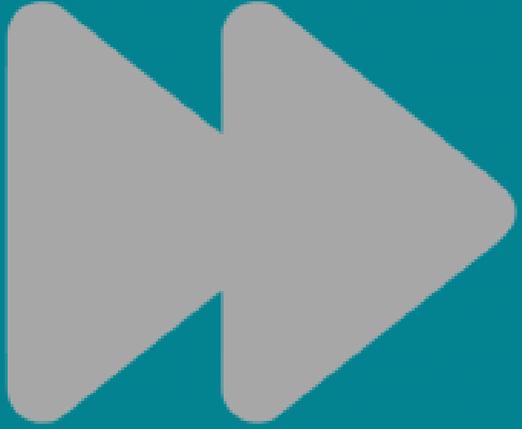
SECTION	CHANGE	PROPOSED AMENDMENTS
103.4.1 - Liability	Add	<ul style="list-style-type: none">• Legal defense. Any suit or criminal complaint against any officer or employee because of act performed by that individual while performing their duties under this code shall be defended by the City Attorney's Office.
107.1 – Notice to Person Responsible	Revise	<ul style="list-style-type: none">• Whenever the code official has determined there has been a violation or has grounds to believe one has occurred, a notice shall be given to the person responsible for the violation. When a notice is provided under this section, the code official may inform the owner that if there is another violation of the same subsection on or before the first anniversary of the date of the notice, the City, without further notice, may proceed with the prosecution of said violation.
107.2 – Forms	Revise	<ul style="list-style-type: none">• Include a description of the real property sufficient for identification, <u>including the affected dwelling unit and /or building, if applicable.</u> This does not require a legal description.• Include a statement of the violation or violations and why the notice is being issued, <u>including the applicable Code section(s) and section(s) and a detailed description of the violation.</u>
202 – General Definitions	Add	<ul style="list-style-type: none">• Definitions for:<ul style="list-style-type: none">• Approved Agency• Foundation Walls• Safety Cover• Structural Members• Unsanitary• Power Safety Cover

Significant Changes Proposed



SECTION	CHANGE	PROPOSED AMENDMENTS
404.2 – Minimum ceiling heights, exceptions	Add	<ul style="list-style-type: none">• In one- and two-family dwellings, rooms occupied exclusively for bathrooms, toilet rooms and laundry rooms having a minimum ceiling height of 6 feet 8 inches (2,033 mm).
404.6 – Efficiency Units	Revise	<ul style="list-style-type: none">• A unit occupied for one occupant shall have a minimum clear floor area of 120 square feet (11.2 m2).• A unit occupied by two occupants shall have a minimum clear floor area of 190 square feet (17.7 m2).• A unit occupied by three occupants shall have a minimum clear floor area of 260 square feet (24.2 m2).• These required areas shall be exclusive of the areas required by Items 2 and 3.
Boarding Standards	Added new Section	<ul style="list-style-type: none">• Appendix to be added on general boarding standards

Next Steps



Feb. – Training

May 1 – 2024
SAPMC comes
into effect

Staff Recommendation

- Staff recommends approval, with proposed amendments as presented.



THANK YOU!

Amin Tohmaz, PE, CBO

Deputy Director

