SAPMC Committee: 2024 San Antonio Property Maintenance Code (SAPMC)

Legend:
Additional information is underlined.
Competing or clarifying information is bolded.

Section of Proposed Update

No.	Internal/ External	Submitting Agency/Person	Reason for Update - 2024 IPMC Update or Proposed Amendment	Staff Recommendation	Summary of Change	Chapter	Section	Section Title	2021 SAPMC	2024 IPMC	Proposed Amendments	Notes	Date	Committee's Suggestion	Proposed Language for the 2024 SAPMC
1	Internal	COSA	2024 IPMC Update	Deny	New Section	1	101.2	Scope		101.2.1 Appendices. Provisions in the appendices shall not apply unless specifically adopted		Potentially add under SAPMC section 101.2 Scope	10/30/2024	Reject IPMC changes; Keep SAPMC as written	N/A
2	Internal	COSA	2024 IPMC Update	Approve	Revision	1	102.4	Existing remedies	The provisions in this code shall not be construed to abolish or impair existing remedies of the City or its officers or agencies relating to the removal or demolition of any structure which is dangerous, unsafe, and insanitary. However, demolition and removal shall be regarded as a remedy of last resort.	102.4 Existing remedies. The provisions in this code shall not be construed to abolish or impair existing remedies of the jurisdiction or its officers or agencies relating to the removal or demolition of any structure that is dangerous , unsafe or ~~and~~ insanitary.			10/30/2024	Approved	Existing remedies. The provisions in this code shall not be construed to abolish or impair existing remedies of the jurisdiction or its officers or agencies relating to the removal or demolition of any structure that is dangerous , unsafe **or** ~~and~~ insanitary.
3	Internal	COSA	2024 IPMC Update	Approve	Revision	1	102.6	Structural analysis	Where structural analysis is used to determine if an unsafe structural condition exists, the analysis shall be permitted to use nominal strengths, nominal loads, load effects, required strengths and limit states in accordance with the requirements under which the structure was constructed or in accordance with any subsequent requirement.	102.6 Structural analysis. Where structural analysis is used to assess a potentially ~~determine if an~~ unsafe structural condition ~~exists~~, the analysis shall be permitted to use nominal strengths, nominal loads, load effects, required strengths and limit states in accordance with the requirements under which the structure was constructed or in accordance with any subsequent requirement.			10/30/2024	Approved	Structural analysis. Where structural analysis is used to assess a potentially ~~determine if an~~ unsafe structural condition ~~exists~~, the analysis shall be permitted to use nominal strengths, nominal loads, load effects, required strengths and limit states in accordance with the requirements under which the structure was constructed or in accordance with any subsequent requirement.
4	Internal	COSA	2024 IPMC Update	Approve	Revision	1	103.4	Liability	The code official or employee charged with the enforcement of this code, while acting for the jurisdiction in good faith and without malice in the discharge of duties required by this code or other pertinent law or ordinance, shall not thereby be rendered civilly or criminally liable personally, and is hereby relieved from all personal liability for any damage accruing to persons or property as a result of an act or by reason of an act or omission in the discharge of official duties. Any suit or criminal complaint instituted against any officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of this code shall be defended by the legal representative of the jurisdiction until the final termination of the proceedings. The code official or any subordinate shall not be liable for costs in an action, suit or proceeding that is instituted in pursuance of the provisions of this code.	105.7 Liability. The code official , member of the board of appeals or employee charged with the enforcement of this code, while acting for the jurisdiction, in good faith and without malice in the discharge of the duties required by this code or other pertinent law or ordinance, shall not thereby be rendered personally liable, either civilly or criminally ~~civilly or criminally liable personally~~, and is hereby relieved from ~~all~~ personal liability for any damage accruing to persons or property as a result of an act or by reason of any act or omission in the discharge of official duties.			10/30/2024	Approved	Liability. The code official , member of the board of appeals or employee charged with the enforcement of this code, while acting for the jurisdiction, in good faith and without malice in the discharge of the duties required by this code or other pertinent law or ordinance, shall not thereby be rendered personally liable, either civilly or criminally ~~civilly or criminally liable personally~~, and is hereby relieved from ~~all~~ personal liability for any damage accruing to persons or property as a result of an act or by reason of any act or omission in the discharge of official duties.
5	Internal	COSA	2024 IPMC Update	Approve	New Section	1	103.4.1	Liability		105.7.1 Legal defense. Any suit or criminal complaint instituted against any officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of this code or other laws or ordinances implemented through the enforcement of this code shall be defended by the legal representative of the jurisdiction until the final termination of the proceedings. The code official or any subordinate shall not be liable for costs in an action, suit or proceeding that is instituted in pursuance of the provisions		Referenced in SAPMC section103.4 Liability	11/8/2024	Approved	105.7.1 Legal defense. Any suit or criminal complaint instituted against any officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of this code or other laws or ordinances implemented through the enforcement of this code shall be defended by the legal representative of the jurisdiction until the final termination of the proceedings. The code official or any subordinate shall not be liable for costs in an action, suit or proceeding that is instituted in pursuance of the provisions
6	Internal	COSA	2024 IPMC Update	Deny	Revision	1	104.1	General	The code official is hereby authorized and directed to enforce the provisions of this code. The code official shall have the authority to render interpretations of this code and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies and procedures shall be in compliance with the intent and purpose of this code and shall be published. Such policies and procedures shall not have the effect of waiving requirements specifically provided for in this code.	105.1 General. The code official is hereby authorized and directed to enforce the provisions of this code. ~~The code official shall have the authority to render interpretations of this code and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies and procedures shall be in compliance with the intent and purpose of this code. Such policies and procedures shall not have the effect of waiving requirements specifically provided for in this code.~~			10/30/2024	Reject IPMC changes; Keep SAPMC as written	The code official is hereby authorized and directed to enforce the provisions of this code. The code official shall have the authority to render interpretations of this code and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies and procedures shall be in compliance with the intent and purpose of this code and shall be published. Such policies and procedures shall not have the effect of waiving requirements specifically provided for in this code.
7	Internal	COSA	2024 IPMC Update	Deny	Revision	1	104.2	Inspections	The code official shall make all of the required inspections or shall accept reports of inspections by approved agencies or individuals. All reports of such inspections shall be in writing and be certified by a responsible officer of such approved agency or by the responsible individual. The code official is authorized to engage such expert opinion as deemed necessary to report upon unusual technical issues that arise, subject to the approval of the appointing authority.	~~105.2 Inspections. The code official shall make all of the required inspections, or shall accept reports of inspection by approved agencies or individuals. Reports of such inspections shall be in writing and be certified by a responsible officer of such approved agency or by the responsible individual. The code official is authorized to engage such expert opinion as deemed necessary to report on unusual technical issues that arise, subject to the approval of the appointing authority.~~			10/30/2024	Reject IPMC changes; Keep SAPMC as written	The code official shall make all of the required inspections or shall accept reports of inspections by approved agencies or individuals. All reports of such inspections shall be in writing and be certified by a responsible officer of such approved agency or by the responsible individual. The code official is authorized to engage such expert opinion as deemed necessary to report upon unusual technical issues that arise, subject to the approval of the appointing authority.
8	Internal	COSA	2024 IPMC Update	Deny	New Section	1	104.2	Inspections		105.2 Determination of compliance. The code official shall have the authority to determine compliance with this code, to render interpretations of this code and to adopt policies and procedures in order to clarify the application of this code's provisions. Such interpretations, policies and procedures: 1. Shall be in compliance with the intent and purpose of this code. 2. Shall not have the effect of waiving requirements specifically provided for in this code or other applicable codes and ordinances.		Replaces 2021 SAPMC Section 104.2 Inspections w/ 104.2 Determination of compliance	10/30/2024	Reject IPMC changes; Keep SAPMC as written	N/A
9	Internal	COSA	2024 IPMC Update	Deny	New Section	1	104.2	Inspections		105.2.1 Technical assistance. To determine compliance with this code, the code official is authorized to require the owner or owner's authorized agent to provide a technical opinion and report.		Potentially add under SAPMC section 104.2 (2024 SAPMC Section 104.2.1)	10/30/2024	Reject IPMC changes; Keep SAPMC as written	N/A
10	Internal	COSA	2024 IPMC Update	Deny	New Section	1	104.2	Inspections		105.2.1.1 Cost. A technical opinion and report shall be provided without charge to the jurisdiction.		Potentially add under SAPMC section 104.2 (2024 SAPMC Section 104.2.1.1)	10/30/2024	Reject IPMC changes; Keep SAPMC as written	N/A
11	Internal	COSA	2024 IPMC Update	Deny	New Section	1	104.2	Inspections		105.2.1.2 Preparer qualifications. The technical opinion and report shall be prepared by a qualified engineer, specialist, laboratory or specialty organization acceptable to the code official. The code official is authorized to require design submittals to be prepared by, and bear the stamp of, a registered design professional.		Potentially add under SAPMC section 104.2 (2024 SAPMC Section 104.2.1.2)	10/30/2024	Reject IPMC changes; Keep SAPMC as written	N/A
12	Internal	COSA	2024 IPMC Update	Deny	New Section	1	104.2	Inspections		105.2.1.3 Content. The technical opinion and report shall analyze the properties of the design, operation or use of the building or premises and the facilities and appurtenances situated thereon to identify and propose necessary recommendations.		Potentially add under SAPMC section 104.2 (2024 SAPMC Section 104.2.1.3)	10/30/2024	Reject IPMC changes; Keep SAPMC as written	N/A

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Section of Proposed Update

No.	Internal/ External	Submitting Agency/Person	Reason for Update - 2024 IPMC Update or Proposed Amendment	Staff Recommendation	Summary of Change	Chapter	Section	Section Title	2021 SAPMC	2024 IPMC	Proposed Amendments	Notes	Date	Committee's Suggestion	Proposed Language for the 2024 SAPMC
13	External	San Antonio Apartment Association (SAAA)	Proposed Amendment	Deny	New Section	1	104.2	Inspections		105.2.1 Technical assistance. To determine compliance with this code, the code official is authorized to require the owner or owner's authorized agent to provide a technical opinion and report.	105.2.1 Technical assistance. To determine compliance with this code, the code official is authorized to ~~require~~ **request** the owner or owner's authorized agent to provide a technical opinion and report.	Such report could be very expensive and should not be required, but may be submitted to rebut the presumption by the building official.	10/30/2024	Reject IPMC changes; Keep SAPMC as written	N/A
14	External	San Antonio Apartment Association (SAAA)	Proposed Amendment	Deny	New Section	1	104.2	Inspections		105.2.1.2 Preparer qualifications. The technical opinion and report shall be prepared by a qualified engineer, specialist, laboratory or specialty organization acceptable to the code official. The code official is authorized to require design submittals to be prepared by, and bear the stamp of, a registered design professional.	105.2.1.2 Preparer qualifications. The technical opinion and report shall be prepared by a qualified engineer; ; specialist~~,~~ laboratory; ~~or~~ specialty organization; **persons licensed by the state; or the persons or groups** acceptable to the code official. The code official is authorized to require design submittals to be prepared by, and bear the stamp of, a registered design professional.	For flexibility it should be up to code official or BSB to determine the acceptability of a report.	10/30/2024	Reject IPMC changes; Keep SAPMC as written	N/A
15	External	San Antonio Apartment Association (SAAA)	Proposed Amendment	Deny	New Section	1	104.2	Inspections		105.2.1.3 Content. The technical opinion and report shall analyze the properties of the design, operation or use of the building or premises and the facilities and appurtenances situated thereon to identify and propose necessary recommendations.	105.2.1.3 Content. The technical opinion and report shall analyze the properties of the design, operation or use of the building or premises and the facilities and appurtenances situated thereon to identify and propose necessary recommendations**, (if any), or rebut the determination of the code official.**	Report may rebut the presumption of the code official	10/30/2024	Reject IPMC changes; Keep SAPMC as written	N/A
16	Internal	COSA	2024 IPMC Update	Deny	Revision	1	104.3	Right of entry	The code official is authorized to enter the structure or premises at reasonable times to inspect subject to legal restrictions.	105.3 Right of entry. Where it is necessary to make an inspection to enforce the provisions of this code, or where the code official has reasonable cause to believe that there exists in a structure or on any premises a condition that is contrary to or in violation of this code that makes the structure or premises unsafe, dangerous or hazardous, the code official is authorized to enter the structure or premises at all reasonable times to inspect or perform the duties imposed by this code., ~~provided that if~~ If such structure or premises is occupied, the code official shall present credentials to the occupant and request entry. If such structure or premises is unoccupied, the code official shall first make a reasonable effort to locate the owner, owner's authorized agent or other person having charge or control of the structure or premises and request entry. If entry is refused, the code official shall have recourse to every remedy ~~the remedies~~ provided by law to secure entry.			10/30/2024	Reject IPMC changes; Keep SAPMC as written	The code official is authorized to enter the structure or premises at reasonable times to inspect subject to legal restrictions.
17	External	San Antonio Apartment Association (SAAA)	Proposed Amendment	Deny	Revision	1	104.3	Right of entry	The code official is authorized to enter the structure or premises at reasonable times to inspect subject to legal restrictions.	105.3 Right of entry. Where it is necessary to make an inspection to enforce the provisions of this code, or where the code official has reasonable cause to believe that there exists in a structure or on any premises a condition **that is contrary to or** in violation of this code **that makes the structure or premises unsafe, dangerous or hazardous**, the code official is authorized to enter the structure or premises at **all** reasonable times to inspect or perform the duties imposed by this code., ~~provided that if~~ **If** such structure or premises is occupied, the code official shall present credentials to the occupant and request entry. If such structure or premises is unoccupied, the code official shall first make a reasonable effort to locate the owner, owner's authorized agent or other person having charge or control of the structure or premises and request entry. If entry is refused, the code official shall have recourse to **every remedy** ~~the remedies~~ provided by law to secure entry.	1~~05.3 Right of entry. Where it is necessary to make an inspection to enforce the provisions of this code, or where the code official has reasonable cause to believe that there exists in a structure or on any premises a condition **that is contrary to or** in violation of this code **that makes the structure or premises unsafe, dangerous or hazardous**,~~ ~~T~~The code official is authorized to enter the structure or premises at ~~all~~ reasonable times to inspect **subject to legal restrictions** ~~or perform the duties imposed by this code., provided that if **If** such structure or premises is occupied, the code official shall present credentials to the occupant and request entry. If such structure or premises is unoccupied, the code official shall first make a reasonable effort to locate the owner, owner's authorized agent or other person having charge or control of the structure or premises and request entry. If entry is refused, the code official shall have recourse to **every remedy** the remedies provided by law to secure entry.~~	This language has been rejected in previous cycles and should continue to be rejected.	10/30/2024	Reject IPMC changes; Keep SAPMC as written	The code official is authorized to enter the structure or premises at reasonable times to inspect subject to legal restrictions.
18	Internal	COSA	2024 IPMC Update	Deny	New Section	1	104.3	Right of entry		105.3.1 Warrant. Where the code official has first obtained a proper inspection warrant or other remedy provided by law to secure entry, an owner, the owner's authorized agent, occupant or person having charge, care or control of the structure or premises shall not fail or neglect, after proper a request is made as herein provided, to permit entry therein by the code official for the purposes of inspection and examination pursuant to this code.		Potentially add under SAPMC section 104.3 Right of entry	10/30/2024	Reject IPMC changes; Keep SAPMC as written	N/A
19	Internal	COSA	2024 IPMC Update	Approve with modification	Revision	1	104.5	Notices and orders	The code official shall issue all necessary notices or orders to ensure compliance with this code.	105.5 Notices and orders. The code official shall issue all necessary notices or orders to ensure compliance with this code, in accordance with Section 107.		IPMC section 107 - Violations; SAPMC section 106 - Violations	10/30/2024	Approved with modification	105.5 Notices and orders. The code official shall issue all necessary notices or orders to ensure compliance with this code, in accordance with Section 106.
20	Internal	COSA	2024 IPMC Update	Approve with modification	Revision	1	104.6	Department records	The code official shall keep official records of all business and activities of the department specified in the provisions of this code. Such records shall be retained in the official records for the period required for retention of public records.	105.6 ~~Department~~ Official records. The code official shall keep official records as required by Sections 105.6.1 through 105.6.5. Such official records shall be retained for not less than 5 years or for as long as the building or structure to which such records relate remains in existence, unless otherwise provided by other regulations. ~~of all business and activities of the department specified in the provisions of this code. Such records shall be retained in the official records for the period required for retention of public records.~~		Amend title but keep SAPMC as written	11/8/2024	Approved	~~Department~~ Official records. The code official shall keep official records of all business and activities of the department specified in the provisions of this code. Such records shall be retained in the official records for the period required for retention of public records.
21	Internal	COSA	2024 IPMC Update	Deny	New Section	1	104.6	Department records		105.6.1 Approvals. A record of approvals shall be maintained by the code official and shall be available for public inspection during business hours in accordance with applicable laws.			11/8/2024	Reject IPMC changes; Keep SAPMC as written	N/A

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22	Internal	COSA	2024 IPMC Update	Deny	New Section	1	104.6	Department records		105.6.2 Inspections. The code official shall have the authority to conduct inspections, or shall accept reports of inspection by approved agencies or individuals. Reports of such inspections shall be in writing and be certified by a responsible officer of such approved agency or by the responsible individual. The code official shall keep a record of each inspection made, including notices and orders issued, showing the findings and disposition of each.			11/8/2024	Reject IPMC changes; Keep SAPMC as written	N/A
23	Internal	COSA	2024 IPMC Update	Deny	New Section	1	104.6	Department records		105.6.3 Code alternatives and modifications. Application for alternative materials, design and methods of construction and equipment in accordance with Section 105.2.2; modifications in accordance with Section 105.2.3; and documentation of the final decision of the code official for either shall be in writing and shall be retained in the official records.		IPMC Section 105.2.2 - Alternative material, design and methods of construction & IPMC section 105.2.3 Modifications; SAPMC section 105.2 Alternative materials, methods of construction & SAPMC section 105.1 Modifications	11/8/2024	Reject IPMC changes; Keep SAPMC as written	N/A
24	External	San Antonio Apartment Association (SAAA)	Proposed Amendment	Deny	New Section	1	104.6	Department records		105.6.2 Inspections. The code official shall have the authority to conduct inspections, or shall accept reports of inspection by approved agencies or individuals. Reports of such inspections shall be in writing and be certified by a responsible officer of such approved agency or by the responsible individual. The code official shall keep a record of each inspection made, including notices and orders issued, showing the findings and disposition of each.		What would be an example of an inspection by an approved agency or individual?	11/8/2024	Reject IPMC changes; Keep SAPMC as written	N/A
25	Internal	COSA	2024 IPMC Update	Deny	New Section	1	104.7	Department records		105.6.5 Fees. The code official shall keep a record of fees collected and refunded in accordance with Section 104.		IPMC section 104 - Fees; SAPMC section 113 - Fees	11/8/2024	Reject IPMC changes; Keep SAPMC as written	N/A
26	Internal	COSA	2024 IPMC Update	Deny	Revision	1	105.1	Modifications	Whenever there are practical difficulties involved in carrying out the provisions of this code, the code official shall have the authority to grant modifications for individual cases upon application of the owner or owner's authorized agent, provided the code official shall first find that special individual reason makes the strict letter of this code impractical and the modification is in compliance with the intent and purpose of this code and that such modification does not lessen health, life and fire safety requirements. The order granting modifications shall be published.	~~106.1~~ 105.2.3 Modifications. Where there are practical difficulties involved in carrying out the provisions of this code, the code official shall have the authority to grant modifications for individual cases ~~upon application of the owner or owner's authorized agent~~, provided that the code official shall first find that special individual reasons make ~~reason makes~~ the strict letter of this code impractical, and that the modification is in compliance with the intent and purpose of this code and that such modification does not lessen health, accessibility, life and fire safety or structural requirements. The details of the written request for and action granting modifications shall be recorded and entered in the ~~department~~ files of the department of building safety.		Potentially add under SAPMC section 105.2 Alternative materials, methods of construction and equipment	11/8/2024	Reject IPMC changes; Keep SAPMC as written	Whenever there are practical difficulties involved in carrying out the provisions of this code, the code official shall have the authority to grant modifications for individual cases upon application of the owner or owner's authorized agent, provided the code official shall first find that special individual reason makes the strict letter of this code impractical and the modification is in compliance with the intent and purpose of this code and that such modification does not lessen health, life and fire safety requirements. The order granting modifications shall be published.
27	External	San Antonio Apartment Association (SAAA)	Proposed Amendment	Deny	Revision	1	105.1	Modifications	Whenever there are practical difficulties involved in carrying out the provisions of this code, the code official shall have the authority to grant modifications for individual cases upon application of the owner or owner's authorized agent, provided the code official shall first find that special individual reason makes the strict letter of this code impractical and the modification is in compliance with the intent and purpose of this code and that such modification does not lessen health, life and fire safety requirements. The order granting modifications shall be published.	~~106.1~~ 105.2.3 Modifications. Where there are practical difficulties involved in carrying out the provisions of this code, the code official shall have the authority to grant modifications for individual cases ~~upon application of the owner or owner's authorized agent~~, provided that the code official shall first find that special individual reasons make ~~reason makes~~ the strict letter of this code impractical, and that the modification is in compliance with the intent and purpose of this code and that such modification does not lessen health, accessibility, life and fire safety or structural requirements. The details of the written request for and action granting modifications shall be recorded and entered in the ~~department~~ files of the department of building safety.	~~106.1~~ 105.2.3 Modifications. Where there are practical difficulties involved in carrying out the provisions of this code, the code official shall have the authority to grant modifications for individual cases ~~upon application of the owner or owner's authorized agent~~, provided that the code official shall first find that special individual reasons make ~~reason makes~~ the strict letter of this code impractical, and that the modification is in compliance with the intent and purpose of this code and that such modification does not lessen health, ~~accessibility,~~ life and fire safety or structural requirements. The details of the written request for and action granting modifications shall be recorded and entered in the ~~department~~ files ~~of the department of building safety.~~	Accessibility is governed by other standards (ADA and design standards within the Fair Housing Act) and have excepceptions.	11/8/2024	Reject IPMC changes; Keep SAPMC as written	Whenever there are practical difficulties involved in carrying out the provisions of this code, the code official shall have the authority to grant modifications for individual cases upon application of the owner or owner's authorized agent, provided the code official shall first find that special individual reason makes the strict letter of this code impractical and the modification is in compliance with the intent and purpose of this code and that such modification does not lessen health, life and fire safety requirements. The order granting modifications shall be published.
28	Internal	COSA	2024 IPMC Update	Deny	Revision	1	105.2	Alternative materials, methods of construction and equipment	The provisions of this code are not intended to prevent the installation of any material or to prohibit any design or method of construction not specifically prescribed by this code, provided that any such alternative has been approved. An alternative material design or method of construction shall be approved where the code official finds that the proposed design is satisfactory and complies with the intent of the provisions of this code, and that the material, method, or work offered is, for the purpose intended, at least not less than the equivalent of that prescribed in this code in quality, strength, effectiveness, fire resistance, durability, and safety. Where the alternative material, design or method of construction is not approved, the code official shall respond in writing, stating the reasons why the alternative was not approved. This section shall not supersede any historic or Neighborhood Conservation District (NCD) requirement.	~~106.2~~ 105.2.2 Alternative materials, design and methods of construction and equipment. The provisions of this code are not intended to prevent the installation of any material or to prohibit any design or method of construction not specifically prescribed by this code, provided that any such alternative is not specifically prohibited by this code and has been approved . ~~An alternative material, design or method of construction shall be approved where the code official finds that the proposed design is satisfactory and complies with the intent of the provisions of this code, and that the material, method or work offered is, for the purpose intended, not less than the equivalent of that prescribed in this code in quality, strength, effectiveness, fire resistance, durability and safety. Where the alternative material, design or method of construction is not approved , the code official shall respond in writing, stating the reasons why the alternative was not approved .~~			11/8/2024	Reject IPMC changes; Keep SAPMC as written	The provisions of this code are not intended to prevent the installation of any material or to prohibit any design or method of construction not specifically prescribed by this code, provided that any such alternative has been approved. An alternative material design or method of construction shall be approved where the code official finds that the proposed design is satisfactory and complies with the intent of the provisions of this code, and that the material, method, or work offered is, for the purpose intended, at least not less than the equivalent of that prescribed in this code in quality, strength, effectiveness, fire resistance, durability, and safety. Where the alternative material, design or method of construction is not approved, the code official shall respond in writing, stating the reasons why the alternative was not approved. This section shall not supersede any historic or Neighborhood Conservation District (NCD) requirement.
29	Internal	COSA	2024 IPMC Update	Deny	New Section	1	105.2	Alternative materials, methods of construction and equipment		Exception: Performance-based alternative materials, designs or methods of construction and equipment complying with the International Code Council Performance Code.		Add under SAPMC section 105.2 Alternative materials, methods of construction and equipment	11/8/2024	Reject IPMC changes; Keep SAPMC as written	N/A
30	Internal	COSA	2024 IPMC Update	Deny	New Section	1	105.2	Alternative materials, methods of construction and equipment		105.2.2.1 Approval authority. An alternative material, design or method of construction shall be approved where the code official finds that the proposed alternative is satisfactory and complies with Sections 105.2.2 through 105.2.2.7, as applicable.		Potentially add to SAPMC section 105.2 Alternative materials, methods of construction and equipment	11/8/2024	Reject IPMC changes; Keep SAPMC as written	N/A

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31	Internal	COSA	2024 IPMC Update	Deny	New Section	1	105.2	Alternative materials, methods of construction and equipment		105.2.2.2 Application and disposition. Where required, a request to use an alternative material, design or method of construction shall be submitted in writing to the code official for approval. Where the alternative material, design or method of construction is not approved, the code official shall respond in writing, stating the reasons the alternative was not approved.		Potentially add under SAPMC section 105.2 Alternative materials, methods of construction and equipment	11/8/2024	Reject IPMC changes; Keep SAPMC as written	N/A
32	Internal	COSA	2024 IPMC Update	Deny	New Section	1	105.2	Alternative materials, methods of construction and equipment		105.2.2.3 Compliance with code intent. An alternative material, design or method of construction shall comply with the intent of the provisions of this code.		Potentially add under SAPMC section 105.2 Alternative materials, methods of construction and equipment	11/8/2024	Reject IPMC changes; Keep SAPMC as written	N/A
33	Internal	COSA	2024 IPMC Update	Deny	New Section	1	105.2	Alternative materials, methods of construction and equipment		105.2.2.4 Equivalency criteria. An alternative material, design or method of construction shall, for the purpose intended, be not less than the equivalent of that prescribed in this code with respect to all of the following, as applicable: 1. Quality. 2. Strength. 3. Effectiveness. 4. Durability. 5. Safety, other than fire safety. 6. Fire safety.		Potentially add under SAPMC section 105.2 Alternative materials, methods of construction and equipment	11/8/2024	Reject IPMC changes; Keep SAPMC as written	N/A
34	Internal	COSA	2024 IPMC Update	Deny	New Section	1	105.2	Alternative materials, methods of construction and equipment		105.2.2.5 Tests. Tests conducted to demonstrate equivalency in support of an alternative material, design or method of construction application shall be of a scale that is sufficient to predict performance of the end use configuration. Tests shall be performed by a party acceptable to the code official.		Potentially add under SAPMC section 105.2 Alternative materials, methods of construction and equipment	11/8/2024	Reject IPMC changes; Keep SAPMC as written	N/A
35	Internal	COSA	2024 IPMC Update	Deny	New Section	1	105.2	Alternative materials, methods of construction and equipment		105.2.2.5.1 Fire tests. Tests conducted to demonstrate equivalent fire safety in support of an alternative material, design or method of construction application shall be of a scale that is sufficient to predict fire safety performance of the end use configuration. Tests shall be performed by a party acceptable to the building official.		Potentially add under SAPMC section 105.2 Alternative materials, methods of construction and equipment	11/8/2024	Reject IPMC changes; Keep SAPMC as written	N/A
36	Internal	COSA	2024 IPMC Update	Deny	Revision	1	105.3	Required testing	Whenever there is insufficient evidence of compliance with the provisions of this code, or evidence that a material or method does not conform to the requirements of this code, or in order to substantiate claims for alternative materials or method the code official shall have the authority to require reasonable tests to be made as evidence of compliance at no expense to the jurisdiction.	~~105.3 Required testing. Whenever there is insufficient evidence of compliance with the provisions of this code or evidence that a material or method does not conform to the requirements of this code, or in order to substantiate claims for alternative materials or methods, the code official shall have the authority to require tests to be made as evidence of compliance without expense to the jurisdiction.~~		Potentially delete SAPMC Section 105.3 and combine with SAPMC section 105.3.1 Test methods	11/8/2024	Reject IPMC changes; Keep SAPMC as written	Whenever there is insufficient evidence of compliance with the provisions of this code, or evidence that a material or method does not conform to the requirements of this code, or in order to substantiate claims for alternative materials or method the code official shall have the authority to require reasonable tests to be made as evidence of compliance at no expense to the jurisdiction.
37	Internal	COSA	2024 IPMC Update	Deny	Revision	1	105.3.1	Test methods	Test methods shall be as specified in this code or by other recognized test standards. In the absence of recognized and accepted test methods, the code official shall be permitted to approve appropriate testing procedures.	~~106.3.1~~ 105.2.1.4 Test methods. Where there is insufficient evidence of compliance with the provisions of this code, the code official shall have the authority to require tests as evidence of compliance. Test methods shall be as specified in this code or by other recognized test standards. In the absence of recognized and accepted test standards ~~method~~s, the code official shall be ~~permited to~~ approve the ~~appropriate~~ testing procedures ~~performed by an approved agency~~. Such tests shall be performed by a party acceptable to the code official.		Potentially delete SAPMC Section 105.3 and combine with SAPMC section105.3.1 Test methods	11/8/2024	Reject IPMC changes; Keep SAPMC as written	Test methods shall be as specified in this code or by other recognized test standards. In the absence of recognized and accepted test methods, the code official shall be permitted to approve appropriate testing procedures.
38	Internal	COSA	2024 IPMC Update	Deny	Revision	1	105.3.2	Test reports	Reports of tests shall be retained by the code official for the period required for retention of public records.	~~106.3.2~~ 105.6.4 Tests ~~reports~~. The code official shall keep a record of tests conducted to comply with Sections 105.2.1.4 and 105.2.2.5. ~~Reports of tests shall be retained by the code official for the period required for retention of public records.~~		IPMC section 105.2.1.4 - Test methods & IPMC section 105.2.2.5 - Test; SAPMC section 105.3.1 Test methods (new section - IPMC section 105.2.2.5 - Test)	11/8/2024	Reject IPMC changes; Keep SAPMC as written	Reports of tests shall be retained by the code official for the period required for retention of public records.
39	Internal	COSA	2024 IPMC Update	Deny	Revision	1	105.4	Used material and equipment	The use of used materials which meet the requirements of this code for new materials is permitted. Materials, equipment, and devices shall not be reused unless such elements are in good repair or have been reconditioned and tested when necessary and placed in good and proper working condition.	~~105.4~~ 105.8.1 ~~Used material and equipment~~ Materials and equipment reuse. ~~Materials that are reused shall comply with the requirements of this code for new materials.~~ Materials, equipment and devices shall not be reused unless such elements are in good working condition and approved ~~repair or have been reconditioned and tested where necessary, placed in good and proper working condition and approved by the code official~~ .			11/8/2024	Reject IPMC changes; Keep SAPMC as written	The use of used materials which meet the requirements of this code for new materials is permitted. Materials, equipment, and devices shall not be reused unless such elements are in good repair or have been reconditioned and tested when necessary and placed in good and proper working condition.
40	External	San Antonio Apartment Association (SAAA)	Proposed Amendment	Deny	Revision	1	105.4	Used material and equipment	The use of used materials which meet the requirements of this code for new materials is permitted. Materials, equipment, and devices shall not be reused unless such elements are in good repair or have been reconditioned and tested when necessary and placed in good and proper working condition.	~~106.4~~ 105.8.1 ~~Used material and equipment~~ Materials and equipment reuse. ~~Materials that are reused shall comply with the requirements of this code for new materials.~~ Materials, equipment and devices shall not be reused unless such elements are in good working condition and approved ~~repair or have been reconditioned and tested where necessary, placed in good and proper working condition and approved by the code official~~ .	~~106.4~~ 105.8.1 ~~Used material and equipment~~ Materials and equipment reuse. ~~Materials that are reused shall comply with the requirements of this code for new materials.~~ Materials, equipment and devices shall not be reused unless such elements are in good **and proper** working condition **and approved** ~~repair or have been reconditioned and tested where necessary, placed in good and proper working condition and approved by the code official~~ .	What would be the process for approval?	11/8/2024	Reject IPMC changes; Keep SAPMC as written	The use of used materials which meet the requirements of this code for new materials is permitted. Materials, equipment, and devices shall not be reused unless such elements are in good repair or have been reconditioned and tested when necessary and placed in good and proper working condition.

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Legend:
Additional information is underlined.
Competing or clarifying information is bolded.

Section of Proposed Update

No.	Internal/ External	Submitting Agency/Person	Reason for Update - 2024 IPMC Update or Proposed Amendment	Staff Recommendation	Summary of Change	Chapter	Section	Section Title	2021 SAPMC	2024 IPMC	Proposed Amendments	Notes	Date	Committee's Suggestion	Proposed Language for the 2024 SAPMC
41	Internal	COSA	2024 IPMC Update	Deny	Revision	1	105.6	Research reports	Supporting data, where necessary to assist in the approval of materials or assemblies not specifically provided for in this code, shall consist of valid research reports from approved sources.	~~105.6~~ 105.2.2.6 Reports ~~Research reports.~~ Supporting documentation ~~data~~, where necessary to assist in the approval of materials or assemblies not specifically provided for in this code, shall comply with Sections 105.2.2.6.1 and 105.2.2.6.2 ~~consist of valid research reports from approved sources.~~		Potentially add under SAPMC section 105.2 Alternative materials, methods of construction and equipment	11/8/2024	Reject IPMC changes; Keep SAPMC as written	Supporting data, where necessary to assist in the approval of materials or assemblies not specifically provided for in this code, shall consist of valid research reports from approved sources.
42	Internal	COSA	2024 IPMC Update	Deny	New Section	1	105.2	Alternative materials, methods of construction and equipment		105.2.2.6.1 Evaluation reports. Evaluation reports shall be issued by an approved agency and use of the evaluation report shall require approval by the code official for the installation. The alternate material, design or method of construction and product evaluated shall be within the scope of the code official's recognition of the approved agency. Criteria used for the evaluation shall be identified within the report and, where required, provided to the code official.		Potentially add under SAPMC section 105.2 Alternative materials, methods of construction and equipment	11/8/2024	Reject IPMC changes; Keep SAPMC as written	N/A
43	Internal	COSA	2024 IPMC Update	Deny	New Section	1	105.2	Alternative materials, methods of construction and equipment		105.2.2.6.2 Other reports. Reports not complying with Section 105.2.2.6.1 shall describe criteria, including but not limited to any referenced testing or analysis, used to determine compliance with code intent and justify code equivalence. The report shall be prepared by a qualified engineer, specialist, laboratory or specialty organization acceptable to the building official. The code official is authorized to require design submittals to be prepared by, and bear the stamp of, a registered design professional.		Potentially Add under SAPMC section 105.2 Alternative materials, methods of construction and equipment	11/8/2024	Reject IPMC changes; Keep SAPMC as written	N/A
44	Internal	COSA	2024 IPMC Update	Deny	New Section	1	105.2	Alternative materials, methods of construction and equipment		105.2.2.7 Peer review. The code official is authorized to require submittal of a peer review report in con-junction with a request to use an alternative material, design or method of construction, prepared by a peer reviewer that is approved by the code official.		Potentially add under SAPMC section 105.2 Alternative materials, methods of construction and equipment	11/8/2024	Reject IPMC changes; Keep SAPMC as written	N/A
45	External	San Antonio Apartment Association (SAAA)	Proposed Amendment	Deny	New Section	1	105.2	Alternative materials, methods of construction and equipment		105.2.2.6.2 Other reports. Reports not complying with Section 105.2.2.6.1 shall describe criteria, including but not limited to any referenced testing or analysis, used to determine compliance with code intent and justify code equivalence. The report shall be prepared by a qualified engineer, specialist, laboratory or specialty organization acceptable to the building official. The code official is authorized to require design submittals to be prepared by, and bear the stamp of, a registered design professional.	105.2.2.6.2 Other reports. Reports not complying with Section 105.2.2.6.1 shall describe criteria, including but not limited to any referenced testing or analysis, used to determine compliance with code intent and justify code equivalence. The report shall be prepared by a qualified engineer; ;specialist; ; laboratory; ~~or~~ specialty organization; **persons licensed by the state; or other persons or groups** acceptable to the building official. The code official is authorized to require design submittals to be prepared by, and bear the stamp of, a registered design professional.		11/8/2024	Reject IPMC changes; Keep SAPMC as written	N/A
46	External	San Antonio Apartment Association (SAAA)	Proposed Amendment	Deny	New Section	1	106.7	Liability of owners			106.7 Liability of owners. An owner, management company, or agent of real property shall not be liable for violations caused by a tenant if the owner, if not later than the tenth buisiness day after the date the notice of violation is issued, if the individual provides the tenatn;s name, and telephone number to the enforcement officer oft he officials's superior		11/8/2024	Reject proposed amendment; Keep SAPMC as written	N/A
47	External	San Antonio Apartment Association (SAAA)	Proposed Amendment	Deny	Revision	1	107.1	Notice to person responsible	Whenever the code official has determined that there has been a violation of this code or has grounds to believe that a violation has occurred, notice shall be given in the manner prescribed in sections 107.2 and 107.3 to the person responsible for the violation as specified in this code. When a notice is provided under this section, the code official may inform the owner that if the owner commits another violation of the same subsection of this code on or before the second anniversary of the date of the notice, the City, without further notice, may proceed with the prosecution of said violation.		Whenever the code official has determined that there has been a violation of this code or has grounds to believe that a violation has occurred, notice shall be given in the manner prescribed in sections 107.2 and 107.3 to the person responsible for the violation as specified in this code. ~~When a notice is provided under this section, the code official may inform the owner that if the owner commits another violation of the same subsection of this code on or before the second anniversary of the date of the notice, the City, without further notice, may proceed with the prosecution of said violation.~~	We should adopt the same standard for the entire city that is in force in the apartment inspection ordinance, which requires individual notice for each violation.	11/20/2024	Deny external amendment; Propose to modify language from 2 year to 1 year.	Whenever the code official has determined that there has been a violation of this code or has grounds to believe that a violation has occurred, notice shall be given in the manner prescribed in sections 107.2 and 107.3 to the person responsible for the violation as specified in this code. When a notice is provided under this section, the code official may inform the owner that if the owner commits another violation of the same subsection of this code on or before the ~~second~~ first anniversary of the date of the notice, the City, without further notice, may proceed with the prosecution of said violation.
48	External	San Antonio Apartment Association (SAAA)	Proposed Amendment	Approve	Revision	1	107.2	Form	2. Include a description of the real property sufficient for identification. This does not require a legal description.		2. Include a description of the real property sufficient for identification, including the affected dwelling unit and /or building, if applicable. This does not require a legal description.		11/8/2024	Approved	2. Include a description of the real property sufficient for identification, including the affected dwelling unit and /or building, if applicable. This does not require a legal description.
49	External	San Antonio Apartment Association (SAAA)	Proposed Amendment	Approve	Revision	1	107.2	Form	3.Include a statement of the violation or violations and why the notice is being issued		3. Include a statement of the violation or violations and why the notice is being issued, including the applicable Code section(s) and a detailed description of the violation.		11/8/2024	Approved	3. Include a statement of the violation or violations and why the notice is being issued, including the applicable Code section(s) and a detailed description of the violation.
50	External	San Antonio Apartment Association (SAAA)	Proposed Amendment	Deny	Revision	1	107.3	Method of service	1. Delivered personally; or		~~1. Delivered personally; or~~		11/20/2024	Reject proposed amendment; Keep SAPMC as written	1. Delivered personally; or
51	External	San Antonio Apartment Association (SAAA)	Proposed Amendment	Deny	Revision	1	107.3	Method of service	3. Sent by first class mail, to the owner of record at the address as it appears on the Bexar County Appraisal District records and posting a notice in a conspicuous place in or about the structure affected by such notice.		~~3.~~ 2. Sent by first class mail, to the owner of record at the address as it appears on the Bexar County Appraisal District records; and by either posting a notice in a conspicuous place in or about the structure affected by such notice or personally delivered.		11/20/2024	Reject proposed amendment; Keep SAPMC as written	3. Sent by first class mail, to the owner of record at the address as it appears on the Bexar County Appraisal District records and posting a notice in a conspicuous place in or about the structure affected by such notice.
52	External	San Antonio Apartment Association (SAAA)	Proposed Amendment	Deny	New Section	1	107.7	Reasonable time to cure			107.7 Reasonable Time to Cure		11/8/2024	Reject proposed amendment; Keep SAPMC as written	N/A

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Section of Proposed Update

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53	External	San Antonio Apartment Association (SAAA)	Proposed Amendment	Deny	New Section	1	107.7.1				107.7.1 Requesting additional time to cure. Any requests for more time from the owner must be in writing to the code official. The requests for more time must include: a. A plan to repair the violation(s); b. Any plan to mitigate the effects of the violation; and c. An estimate of the amount of time required to cure the violation.		11/8/2024	Reject proposed amendment; Keep SAPMC as written	N/A
54	External	San Antonio Apartment Association (SAAA)	Proposed Amendment	Deny	New Section	1	107.7.2				107.7.2 The code official shall have the discretion to extend the time to cure the violation for so long as the code official shall deem necessary and reasonable, based upon the following criteria a. The date on which the owner received the notice; b. The severity, scope, and nature of the condition; c. The reasonable availability of materials and labor and of utilities from a utility company.		11/8/2024	Reject proposed amendment; Keep SAPMC as written	N/A
55	Internal	DSD Staff	Proposed Amendment	Approve	Revision	1	108.1.3	Structure unfit for human occupancy	A structure is unfit for human occupancy whenever the code official finds that such structure is unlawful, insanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.		A structure is unfit for human occupancy whenever the code official finds that such structure is unlawful, insanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure, ~~or~~ the public or to first responders.		11/8/2024	Approved with modification	A structure is unfit for human occupancy whenever the code official finds that such structure is unlawful, ~~insanitary~~ unsanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure, ~~or~~ the public or to first responders.
56	Internal	COSA	2024 IPMC Update	Approve	Revision	1	112.1	Authority	Where the code official finds any work regulated by this code being performed in a manner contrary to the provisions of this code or in a dangerous or unsafe manner, the code official is authorized to issue a stop work order.	~~110.1~~ 108.1 Authority. Where the code official finds any work regulated by this code being performed in a manner contrary to the provisions of this code or in ~~a dangerous or~~ an unsafe manner, the code official is authorized to issue a stop work order.			11/8/2024	Approved	Where the code official finds any work regulated by this code being performed in a manner contrary to the provisions of this code or in ~~a dangerous or~~ an unsafe manner, the code official is authorized to issue a stop work order.
57	Internal	COSA	2024 IPMC Update	Approve	New Section	2	202	General Definitions		APPROVED AGENCY. An established and recognized organization that is regularly engaged in conducting tests, furnishing inspection services or furnishing product evaluation or certification where such organization has been approved by the code official.		referenced in sapmc 104.2	11/8/2024	Approved	APPROVED AGENCY. An established and recognized organization that is regularly engaged in conducting tests, furnishing inspection services or furnishing product evaluation or certification where such organization has been approved by the code official.
58	Internal	DSD Staff	Proposed Amendment	Approve	New Section	2	202	General Definitions			Clarify for better understanding of ordinance 304 Exterior Structure - **Add definition.** *Foundation walls* - Are a vertical stone, concrete or masonry composition that supports the complete weight of a structure and its contents. A structural component of a building that support the weight of the structure and its contents, and provides protection from moisture, movement and extreme temperatures.		11/8/2024	Approved	Foundation walls - Are a vertical stone, concrete or masonry composition that supports the complete weight of a structure and its contents. A structural component of a building that support the weight of the structure and its contents, and provides protection from moisture, movement and extreme temperatures.
59	External	San Antonio Apartment Association (SAAA)	Proposed Amendment	Approve	New Section	2	202	General Definitions			INSANITARY. A place or condition is dirty and unhealthy, and likely to cause disease or harm people's health.	11/08/2024 - Revised at subcommitte meeting	11/8/2024	Approved with modification	Refer to revised language - Unsanitary. A condition that is dirty and unhealthy, so as to cause disease or harm people's health
60	Internal	COSA	2024 IPMC Update	Deny	New Section	2	202	General Definitions		PEER REVIEW. An independent and objective technical review conducted by an approved third party.		not accepting IPMC edits	11/8/2024	Reject proposed amendment; Keep SAPMC as written	N/A
61	Internal	COSA	2024 IPMC Update	Approve with modification	New Section	2	202	General Definitions		POWER SAFETY COVER. A pool cover that is placed over the water area and is opened and closed with a motorized mechanism activated by a control switch. Additional content			11/13/2024	Approved with modification	POWER SAFETY COVER. A pool cover that is placed over the water area and is opened and closed with a motorized mechanism activated by a control switch. ~~Additional content~~
62	Internal	COSA	2024 IPMC Update	Approve	New Section	2	202	General Definitions		SAFETY COVER. A structure , fabric or assembly, along with attendant appurtenances and anchoring mechanisms, that is temporarily placed or installed over an entire pool, spa or hot tub and secured in place after all bathers are absent from the water			11/13/2024	Approved	SAFETY COVER. A structure , fabric or assembly, along with attendant appurtenances and anchoring mechanisms, that is temporarily placed or installed over an entire pool, spa or hot tub and secured in place after all bathers are absent from the water
63	Internal	COSA	2024 IPMC Update	Deny	New Section	2	202	General Definitions		STORM SHELTER. A building, structure or portion thereof, constructed in accordance with ICC 500, designated for use during hurricanes, tornadoes or other severe windstorms.			11/13/2024	Reject proposed amendment; Keep SAPMC as written	N/A
64	Internal	DSD Staff	Proposed Amendment	Approve	New Section	2	202	General Definitions			Clarify for better understanding of ordinance 304 Exterior Structure - **Add definition**. *Structural member* s - The components of a building that provides support and bear the primary loads and primary components of a structure.		11/8/2024	Approved	Structural members - The components of a building that provides support and bear the primary loads and primary components of a structure.
65	Internal	DSD Staff	Proposed Amendment	Approve	Revision	2	202	General Definitions			Chapter 2 - Definitions - Italics within in the book be placed as SAPMC 2018 Book. All words within the definitions in Section 201 be in ITALICS throughout the book.	Formatting	11/8/2024	Approved	Formatting
66	Internal	COSA	2024 IPMC Update	Approve	Revision	3	301.2	Responsibility	The owner of the premises shall maintain the structure(s) and exterior property in compliance with these requirements, except as otherwise provided for in this code or in State or Federal Law. A person shall not occupy as owner - occupant or permit another person to occupy premises which do not comply with the requirements of this chapter. Occupants of a dwelling unit, rooming unit or housekeeping unit are responsible for keeping that part of the dwelling unit, rooming unit, housekeeping unit or premises which they occupy and control in a clean, sanitary, and safe condition.	301.2 Responsibility. The owner of the premises shall maintain the structures and exterior property in compliance with these requirements and the code under which the building was constructed, except as otherwise provided for in this code. The owner or owner's agent shall be responsible to ensure that any repairs, additions or alterations to the building or portion thereof are performed or constructed in accordance with the International Building Code, International Residential Code or International Existing Building Code. A person shall not occupy as owner-occupant or permit another person to occupy premises that are not in a sanitary and safe condition and that do not comply with the requirements of this chapter. Occupants of a dwelling unit, rooming unit or housekeeping unit are responsible for keeping in a clean, sanitary and safe condition that part of the dwelling unit, rooming unit, housekeeping unit or premises they occupy and control.			11/13/2024	Approved	301.2 Responsibility. The owner of the premises shall maintain the structures and exterior property in compliance with these requirements and the code under which the building was constructed, except as otherwise provided for in this code. The owner or owner's agent shall be responsible to ensure that any repairs, additions or alterations to the building or portion thereof are performed or constructed in accordance with the International Building Code, International Residential Code or International Existing Building Code. A person shall not occupy as owner-occupant or permit another person to occupy premises that are not in a sanitary and safe condition and that do not comply with the requirements of this chapter. Occupants of a dwelling unit, rooming unit or housekeeping unit are responsible for keeping in a clean, sanitary and safe condition that part of the dwelling unit, rooming unit, housekeeping unit or premises they occupy and control.

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67	External	San Antonio Apartment Association (SAAA)	Proposed Amendment	Approve	Revision	3	301.2	Responsibility	The owner of the premises shall maintain the structure(s) and exterior property in compliance with these requirements, except as otherwise provided for in this code or in State or Federal Law. A person shall not occupy as owner - occupant or permit another person to occupy premises which do not comply with the requirements of this chapter. Occupants of a dwelling unit, rooming unit or housekeeping unit are responsible for keeping that part of the dwelling unit, rooming unit, housekeeping unit or premises which they occupy and control in a clean, sanitary, and safe condition.	301.2 Responsibility. The owner of the premises shall maintain the structures and exterior property in compliance with these requirements and the code under which the building was constructed, except as otherwise provided for in this code. The owner or owner's agent shall be responsible to ensure that any repairs, additions or alterations to the building or portion thereof are performed or constructed in accordance with the International Building Code, International Residential Code or International Existing Building Code. A person shall not occupy as owner-occupant or permit another person to occupy premises that are not in a sanitary and safe condition and that do not comply with the requirements of this chapter. Occupants of a dwelling unit, rooming unit or housekeeping unit are responsible for keeping in a clean, sanitary and safe condition that part of the dwelling unit, rooming unit, housekeeping unit or premises they occupy and control.	301.2 Responsibility. The owner of the premises shall maintain the structures and exterior property in compliance with these requirements and the code under which the building was constructed, except as otherwise provided for in this code. The owner or owner's agent shall be responsible to ensure that any repairs, additions or alterations to the building or portion thereof are performed or constructed in accordance with the International Building Code, International Residential Code or International Existing Building Code, **as adopted and amended.** A person shall not occupy as owner-occupant or permit another person to occupy premises that are not in a sanitary and safe condition and that do not comply with the requirements of this chapter. Occupants of a dwelling unit, rooming unit or housekeeping unit are responsible for keeping in a clean, sanitary and safe condition that part of the dwelling unit, rooming unit, housekeeping unit or premises they occupy and control.		11/13/2024	Reject proposed amendment	The owner of the premises shall maintain the structure(s) and exterior property in compliance with these requirements, except as otherwise provided for in this code or in State or Federal Law. A person shall not occupy as owner - occupant or permit another person to occupy premises which do not comply with the requirements of this chapter. Occupants of a dwelling unit, rooming unit or housekeeping unit are responsible for keeping that part of the dwelling unit, rooming unit, housekeeping unit or premises which they occupy and control in a clean, sanitary, and safe condition.
68	Internal	DSD Staff	Proposed Amendment	Approve	New Section	3	301.3.1	Boarding Standards		APPENDIX A BOARDING STANDARD; SECTION A101 GENERAL; SECTION A102 MATERIALS; SECTION A103 INSTALLATION and SECTION A104 REFERENCED STANDARD	APPENDIX A BOARDING STANDARD; SECTION A101 GENERAL; SECTION A102 MATERIALS; SECTION A103 INSTALLATION and SECTION A104 REFERENCED STANDARD	Potentially reference in SAPMC in section 301.3 Vacant structures and land	11/13/2024	Approved	Add appendix for boarding standards
69	Internal	DSD Staff	Proposed Amendment	Approve	Revision	3	302.7	Accessory Structures	302.7 Accessory structures. All accessory structures, including detached garages and fences, shall be maintained structurally sound and in good repair		302.7 Accessory structures. All accessory structures, including detached garages ~~and fences~~, shall be maintained structurally sound and in good repair		11/13/2024	Approved	302.7 Accessory structures. All accessory structures, including detached garages ~~and fences~~, shall be maintained structurally sound and in good repair
70	Internal	DSD Staff	Proposed Amendment	Deny	Revision	3	302.8	Motor Vehicles	Refer to San Antonio, City Code, Chapter 19 - Motor Vehicles and Traffic, Article X - Junked Vehicles	302.8 Motor vehicles. Except as provided for in other regulations, inoperative or unlicensed motor vehicles shall not be parked, kept or stored on any premises , and vehicles shall not at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth. Exception: A vehicle of any type is permitted to undergo major overhaul, including body work, provided that such work is performed inside a structure or similarly enclosed area designed and approved for such purposes.	302.8 Motor vehicles. Except as provided for in other regulations, inoperative or unlicensed motor vehicles shall not be parked, kept or stored on any premises , and vehicles shall not at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth. Exception: A vehicle of any type is permitted to undergo major overhaul, including body work, provided that such work is performed inside a structure or similarly enclosed area designed and approved for such purposes.		11/13/2024	Reject proposed amendment; Keep SAPMC as written	Refer to San Antonio, City Code, Chapter 19 - Motor Vehicles and Traffic, Article X - Junked Vehicles
71	Internal	COSA	2024 IPMC Update	Approve	Revision	3	303.2	Enclosures	Exception: Spas or hot tubs with safety cover that complies with ASTM F 1346 shall be exempt from the provisions of this section.	Exceptions: 1. Spas or hot tubs equipped with a lockable safety cover that complies with ASTM F1346. 2. Private swimming pools equipped with a power safety cover that complies with ASTM F1346 and is in working condition using the control switch.			11/13/2024	Approved	Exceptions: 1. Spas or hot tubs equipped with a lockable safety cover that complies with ASTM F1346. 2. Private swimming pools equipped with a power safety cover that complies with ASTM F1346 and is in working condition using the control switch.
72	External	San Antonio Apartment Association (SAAA)	Comment	N/A	Revision	3	303.2	Enclosures	The provisions of this section apply to existing private outdoor swimming pools, hot tubs and spas built prior to January 1, 2010. The provisions of this section do not apply to public or semi- public swimming pools, hot tubs, and spas.			This identification should match the language of the state pool rules	11/13/2024	No Action Needed	The provisions of this section apply to existing private outdoor swimming pools, hot tubs and spas built prior to January 1, 2010. The provisions of this section do not apply to public or semi- public swimming pools, hot tubs, and spas.
73	External	San Antonio Apartment Association (SAAA)	Comment	N/A	Revision	3	303.2	Enclosures	All private swimming pools, hot tubs and spas containing water more than 24 inches (610 mm) in depth shall be completely surrounded by a fence or barrier at least 48 inches (1219 mm) in height above the finished ground level measured on the side of the barrier away from the pool.			State pool yard statute may preempt this	11/13/2024	No Action Needed	All private swimming pools, hot tubs and spas containing water more than 24 inches (610 mm) in depth shall be completely surrounded by a fence or barrier at least 48 inches (1219 mm) in height above the finished ground level measured on the side of the barrier away from the pool.
74	Internal	DSD Staff	Proposed Amendment	Discussion	Revision	3	304.18	Building Security	304.18 Building security.		Consider adding language to the section, no language currently exists to Section 304.18: Building Security	Formatting	11/13/2024	Reject proposed amendment; Keep SAPMC as written	304.18 Building security.
75	Internal	COSA	2024 IPMC Update	Deny	Revision	3	307.1	General	Every exterior and interior flight of stairs having more than four risers shall have a handrail on one side of the stair and every open portion of a stair, landing, balcony, porch, deck, ramp, or other walking surface which is more than 30 inches (762 mm) above the floor or grade below shall have guards. Handrails shall not be less than 30 inches (762 mm) high or more than 42 inches (I067 mm) high measured vertically above the nosing of the tread or above the finished floor of the landing or walking surfaces. Guards shall not be less than 30 inches (762 mm) high above the floor of the landing, balcony, porch, deck, or ramp or other walking surface. Exception: Guards shall not be required where exempted by the adopted building code. Guards in commercial buildings and R-2 Occupancy shall be governed by the International Fire Code, as amended by the City. In larger stairways, handrails may be located in the center of the stairway.	307.1 ~~General~~ Handrails. ~~Every exterior and interior flight of stairs~~ Stairs having more than four risers shall have a handrail on one side of the stair ~~and every open portion of a stair, landing, balcony, porch, deck, ramp or other walking surface that is more than 30 inches (762 mm) above the floor or grade below shall have guards . Handrails shall be not less than 30 inches (762 mm) in height or more than 42 inches (1067 mm) in height measured vertically above the nosing of the tread or above the finished floor of the landing or walking surfaces. Guards shall be not less than 30 inches (762 mm) in height above the floor of the landing, balcony, porch, deck, or ramp or other walking surface. Exception: Guards shall not be required where exempted by the adopted building code.~~			11/13/2024	Reject proposed amendment; Keep SAPMC as written	Every exterior and interior flight of stairs having more than four risers shall have a handrail on one side of the stair and every open portion of a stair, landing, balcony, porch, deck, ramp, or other walking surface which is more than 30 inches (762 mm) above the floor or grade below shall have guards. Handrails shall not be less than 30 inches (762 mm) high or more than 42 inches (I067 mm) high measured vertically above the nosing of the tread or above the finished floor of the landing or walking surfaces. Guards shall not be less than 30 inches (762 mm) high above the floor of the landing, balcony, porch, deck, or ramp or other walking surface. Exception: Guards shall not be required where exempted by the adopted building code. Guards in commercial buildings and R-2 Occupancy shall be governed by the International Fire Code, as amended by the City. In larger stairways, handrails may be located in the center of the stairway.
76	Internal	COSA	2024 IPMC Update	Deny	New Section	3	307.1	General		307.1.1 Height. Handrails shall be not less than 30 inches (762 mm) in height or more than 42 inches (1067 mm) in height measured vertically above the nosing of the tread or above the finished floor of the landing or walking surfaces.		Potentially add under SAPMC section 307.1 General	11/13/2024	Reject proposed amendment; Keep SAPMC as written	N/A
77	Internal	COSA	2024 IPMC Update	Deny	New Section	3	307.1	General		307.2 Guards. Guards shall be provided along open-sided walking surfaces, including balconies, porches, decks, stairs, ramps and landings, that are more than 30 inches (762 mm) above the floor or grade below. Exception: Guards shall not be required where exempted by the adopted building code.		Potentially add under SAPMC section 307.1 General	11/13/2024	Reject proposed amendment; Keep SAPMC as written	N/A
78	Internal	COSA	2024 IPMC Update	Deny	New Section	3	307.1	General		307.2.1 Height. Guards shall be not less than 30 inches (762 mm) high.		Potentially add under SAPMC section 307.1 General	11/13/2024	Reject proposed amendment; Keep SAPMC as written	N/A

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Legend:
Additional information is underlined.
Competing or clarifying information is bolded.

Section of Proposed Update

No.	Internal/ External	Submitting Agency/Person	Reason for Update - 2024 IPMC Update or Proposed Amendment	Staff Recommendation	Summary of Change	Chapter	Section	Section Title	2021 SAPMC	2024 IPMC	Proposed Amendments	Notes	Date	Committee's Suggestion	Proposed Language for the 2024 SAPMC
79	Internal	DSD Staff	Proposed Amendment	Deny	Revision	3	309.1	Infestation	All structures shall be kept free from insect and rodent infestation. All structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After extermination, proper precautions shall be taken to prevent reinfestation.		All ~~structures~~ premises shall be kept free from insect and rodent infestation. All ~~structures~~ premises in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After extermination, proper precautions shall be taken to prevent reinfestation.		11/13/2024	Reject proposed amendment; Keep SAPMC as written	All structures shall be kept free from insect and rodent infestation. All structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After extermination, proper precautions shall be taken to prevent reinfestation.
80	Internal	COSA	2024 IPMC Update	Deny	New Section	3	310	Accessibility		310.1 General. A facility that is required to be accessible shall be maintained accessible during occupancy.		New Section to the 2024 IPMC - ACCESSIBILITY	11/13/2024	Reject proposed amendment; Keep SAPMC as written	N/A
81	Internal	COSA	2024 IPMC Update	Deny	New Section	3	310	Accessibility		310.1.1 Maintenance. The accessible features of a facility shall be maintained in good repair, in a clean, structurally sound and sanitary condition, and free from impediments to accessibility.		New Section to the 2024 IPMC - ACCESSIBILITY	11/13/2024	Reject proposed amendment; Keep SAPMC as written	N/A
82	Internal	COSA	2024 IPMC Update	Deny	New Section	3	311	Storm Shelters		311.1 General. Community storm shelters shall be evaluated, maintained and repaired in accordance with this section and ICC 500.		New Section to the 2024 IPMC - STORM SHELTERS	11/13/2024	Reject proposed amendment; Keep SAPMC as written	N/A
83	Internal	COSA	2024 IPMC Update	Deny	New Section	3	311	Storm Shelters		311.2 Evaluation. Community storm shelters shall be evaluated annually and when requested by the authority having jurisdiction in accordance with ICC 500.		New Section to the 2024 IPMC - STORM SHELTERS	11/13/2024	Reject proposed amendment; Keep SAPMC as written	N/A
84	Internal	COSA	2024 IPMC Update	Deny	New Section	3	311	Storm Shelters		311.3 Maintenance and repairs. Community storm shelters shall be maintained in an operable condition. All structural and operational elements shall be repaired or replaced in accordance with ICC 500 where damaged or found to be inoperable.		New Section to the 2024 IPMC - STORM SHELTERS	11/13/2024	Reject proposed amendment; Keep SAPMC as written	N/A
85	Internal	DSD Staff	Proposed Amendment	Approve	Revision	4	403.2	Bathrooms and toilet rooms.	403.2 Bathrooms and toilet rooms. Every bathroom and toilet room shall comply with the ventilation requirements for habitable space s as required by Section 403.1, except that a window shall not be required in such spaces equipped with a mechanical ventilation system. Air exhausted by a mechanical ventilation system from a bathroom or toilet room shall discharge to the outdoors and shall not be re-circulated. Exception: Re-circulating mechanical ventilation system allowed where installed or constructed lawfully.		403.2 Bathrooms and toilet rooms. Every bathroom and toilet room shall comply with the ventilation requirements for habitable space s as required by Section 403.1, except that a window shall not be required in such spaces equipped with a mechanical ventilation system. Air exhausted by a mechanical ventilation system from a bathroom or toilet room shall discharge to the outdoors and shall not be re-circulated. Exception: Re-circulating mechanical ventilation system allowed where installed or constructed lawfully.	formatting	11/13/2024	Approved	403.2 Bathrooms and toilet rooms. Every bathroom and toilet room shall comply with the ventilation requirements for habitable space s as required by Section 403.1, except that a window shall not be required in such spaces equipped with a mechanical ventilation system. Air exhausted by a mechanical ventilation system from a bathroom or toilet room shall discharge to the outdoors and shall not be re-circulated. Exception: Re-circulating mechanical ventilation system allowed where installed or constructed lawfully.
86	Internal	COSA	2024 IPMC Update	Approve	New Section	4	404.3	Minimum Ceiling Heights, exceptions		3. 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 (2033 mm).		Potentially add under SAPMC section 404.3 Minimum Ceiling Heights, exceptions	11/13/2024	Approved	3. 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 (2033 mm).
87	External	San Antonio Apartment Association (SAAA)	Proposed Amendment	Deny	Revision	4	404.4	Habitable room and bedroom requirements	404.4 Habitable room and bedroom requirements. Every habitable room and bedroom shall comply with the requirements of Sections 404.4.1 through 404.4.5.		404.4 Habitable room ~~and bedroom~~ requirements. Every habitable room ~~and bedroom~~ shall comply with the requirements of Sections 404.4.1 through 404.4.5.		11/13/2024	Reject proposed amendment; Keep SAPMC as written	404.4 Habitable room and bedroom requirements. Every habitable room and bedroom shall comply with the requirements of Sections 404.4.1 through 404.4.5.
88	Internal	DSD Staff	Proposed Amendment	Deny	New Section	4	404.5	Overcrowding		TABLE 404.5 MINIMUM AREA REQUIREMENTS	TABLE 404.5 MINIMUM AREA REQUIREMENTS		11/13/2024	Reject proposed amendment; Keep SAPMC as written	N/A
89	Internal	COSA	2024 IPMC Update	Approve	Revision	4	404.6	Efficiency unit	A unit occupied by not more than one occupant shall have a minimum clear floor area of 120 square feet (11.2m2). A unit occupied by not more than two occupant s shall have a clear floor area of not less than 220 square feet (20.4 m2). A unit occupied by three occupants shall have a clear floor area of not less than 320 square feet (29.7 m2). These required areas shall be exclusive of the areas required by Items 2 and 3. Exception: Where constructed lawfully.	A unit occupied by not more than one occupant shall have a minimum clear floor area of 120 square feet (11.2 m2). A unit occupied by not more than two occupants shall have a minimum clear floor area of ~~220~~ 190 square feet (~~20.4~~ 17.7 m2). A unit occupied by three occupants shall have a minimum clear floor area of ~~320~~ 260 square feet (~~29.7~~ 24.2 m2). These required areas shall be exclusive of the areas required by Items 2 and 3.			11/13/2024	Approved with modification (formatting)	A unit occupied by not more than one occupant shall have a minimum clear floor area of 120 square feet (11.2 m2). A unit occupied by not more than two occupant s shall have a minimum clear floor area of ~~220~~ 190 square feet (~~20.4~~ 17.7 m2). A unit occupied by three occupants shall have a minimum clear floor area of ~~320~~ 260 square feet (~~29.7~~ 24.2 m2). These required areas shall be exclusive of the areas required by Items 2 and 3.
90	External	San Antonio Apartment Association (SAAA)	Proposed Amendment	Deny	Revision	5	502.4	Employees' facilities	A minimum of one toilet, one lavatory and one drinking facility shall be available to employees.		A minimum of one toilet, and one lavatory ~~and one drinking facility~~ shall be available to employees. Exception: Lawfully constructed R2 occupanicies.		11/13/2024	Reject proposed amendment; Keep SAPMC as written	A minimum of one toilet, one lavatory and one drinking facility shall be available to employees.
91	Internal	DSD Staff	Proposed Amendment	Approve	Revision	5	503.1	Privacy	503.1 Privacy. Toilet room s and bathrooms shall provide privacy and shall not constitute the only passageway to a hall or other space, or to the exterior. A door and interior locking device shall be provided for all common or shared bathrooms and toilet rooms in a multiple dwelling. Exception: Except where provided otherwise in state rules and regulations.		503.1 Privacy. Toilet room s and bathrooms shall provide privacy and shall not constitute the only passageway to a hall or other space, or to the exterior. A door and interior locking device shall be provided for all common or shared bathrooms and toilet rooms in a multiple dwelling. Exception: Except where provided otherwise in state rules and regulations.	Formatting	11/13/2024	Approved	503.1 Privacy. Toilet room s and bathrooms shall provide privacy and shall not constitute the only passageway to a hall or other space, or to the exterior. A door and interior locking device shall be provided for all common or shared bathrooms and toilet rooms in a multiple dwelling. Exception: Except where provided otherwise in state rules and regulations.
92	Internal	DSD Staff	Proposed Amendment	Approve	Revision	5	504.3	Plumbing system hazards	504.3 Plumbing system hazards. Where it is found that a plumbing system in a structure constitutes a hazard to the occupant s or the structure by reason of inadequate service, inadequate venting, cross connection, back siphonage, improper installation, deterioration, or damage or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.		504.3 Plumbing system hazards. Where it is found that a plumbing system in a structure constitutes a hazard to the occupant s or the structure by reason of inadequate service, inadequate venting, cross connection, back siphonage, improper installation, deterioration, or damage or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.	Formatting	11/13/2024	Approved	504.3 Plumbing system hazards. Where it is found that a plumbing system in a structure constitutes a hazard to the occupant s or the structure by reason of inadequate service, inadequate venting, cross connection, back siphonage, improper installation, deterioration, or damage or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.
93	External	San Antonio Apartment Association (SAAA)	Proposed Amendment	Deny	Revision	6	601.2	Responsibility	The owner of the structure shall provide and maintain mechanical and electrical facilities and equipment in compliance with these requirements. A person shall not occupy as owner - occupant or permit another person to occupy any premises which does not comply with the requirements of this chapter.		The owner of the structure shall provide and maintain mechanical and electrical facilities and equipment in compliance with these requirements. A person shall not occupy as owner - occupant or permit another person to occupy any premises which does not comply with the requirements of this chapter. Exception: Where the tenant and landlord have entered into a written contract in which the tenant assumes responsibility for such maintenance.		11/13/2024	Reject proposed amendment; Keep SAPMC as written	The owner of the structure shall provide and maintain mechanical and electrical facilities and equipment in compliance with these requirements. A person shall not occupy as owner - occupant or permit another person to occupy any premises which does not comply with the requirements of this chapter.

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Legend:
Additional information is underlined.
Competing or clarifying information is bolded.

Section of Proposed Update

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94	External	San Antonio Apartment Association (SAAA)	Proposed Amendment	Approve	Revision	6	604.2	Service	The size and usage of appliances and equipment shall serve as a basis for determining the need for additional facilities in accordance with NFPA 70. Dwelling units shall be served by a three-wire, 120/240-volt, single-phase electrical service having a rating of not less than 60 amperes. Exception: Electric service may be maintained if installed lawfully.		The size and usage of appliances and equipment shall serve as a basis for determining the need for additional facilities in accordance with NFPA 70, as adopted and amended periodically. Dwelling units shall be served by a three-wire, 120/240-volt, single-phase electrical service having a rating of not less than 60 amperes. Exception: Electric service may be maintained if installed lawfully.		11/13/2024	Reject proposed amendment; Keep SAPMC as written	The size and usage of appliances and equipment shall serve as a basis for determining the need for additional facilities in accordance with NFPA 70. Dwelling units shall be served by a three-wire, 120/240-volt, single-phase electrical service having a rating of not less than 60 amperes. Exception: Electric service may be maintained if installed lawfully.
95	Internal	DSD Staff	Proposed Amendment	Approve	Revision	6	604.3	Electrical system hazards	Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration, or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.		Where it is found that the electrical system in a structure constitutes a hazard to the occupants, first responders, or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration, or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.		11/13/2024	Approved	Where it is found that the electrical system in a structure constitutes a hazard to the occupants, first responders, or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration, or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.
96	Internal	COSA	2024 IPMC Update	Approve	New Section	6	606	DUCT SYSTEMS		607.2 Clothes dryer exhaust duct system maintenance. The lint trap, mechanical and heating components, and the exhaust duct system of a clothes dryer shall undergo periodic removal of accumulations of lint in accordance with the manufacturer's operating instructions to prevent obstruction of exhaust air and products of combustion.		Potentially add under SAPMC section 606 DUCT SYSTEMS	11/13/2024	Reject proposed amendment; Keep SAPMC as written	N/A
97	Internal	DSD Staff	Proposed Amendment	Deny	New Section	6	607	Elevators		Section 606 - 606.2 Elevators. In buildings equipped with passenger elevators, not less than one elevator shall be maintained in operation at all times when the building is occupied. Exception: Buildings equipped with only one elevator shall be permitted to have the elevator temporarily out of service for testing or servicing.	Section 606 - 606.2 Elevators. In buildings equipped with passenger elevators, not less than one elevator shall be maintained in operation at all times when the building is occupied. Exception: Buildings equipped with only one elevator shall be permitted to have the elevator temporarily out of service for testing or servicing.		11/13/2024	Reject proposed amendment; Keep SAPMC as written	N/A
98	Internal	COSA	2024 IPMC Update	Approve	Revision	7	702.1	General	A safe, continuous, and unobstructed path of travel shall be provided from any point in a building or structure to the public way. Means of egress shall comply with the International Fire Code.	702.1 General. A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the public way. Means of egress shall comply with the code under which the building was constructed. ~~International Fire Code.~~			11/13/2024	Approved	702.1 General. A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the public way. Means of egress shall comply with the code under which the building was constructed. ~~International Fire Code.~~
99	Internal	COSA	2024 IPMC Update	Approve	Revision	7	702.2	Aisles	The required width of aisles in accordance with the International Fire Code shall be unobstructed.	702.2 Aisles. The required width of aisles in accordance with the code under which the building was constructed ~~International Fire Code~~ shall be unobstructed.			11/13/2024	Approved	702.2 Aisles. The required width of aisles in accordance with the code under which the building was constructed ~~International Fire Code~~ shall be unobstructed.
100	External	San Antonio Apartment Association (SAAA)	Proposed Amendment	Deny	Revision	7	703.2	Smoke Alarms	In Group R1, R2, R3 occupancy used for commercial purposes and R, smoke alarms shall be installed in accordance with the International Fire Code, as amended by the City.		In Group R1, R2, R3 occupancy used for commercial purposes and R, smoke alarms shall be installed in accordance with state statute or the International Fire Code, as amended by the City.		11/13/2024	Reject proposed amendment; Keep SAPMC as written	In Group R1, R2, R3 occupancy used for commercial purposes and R, smoke alarms shall be installed in accordance with the International Fire Code, as amended by the City.
101	Interna;	COSA	Proposed Amendment	Approve	Revision	4	404.4.1	Room Area	Every habitable room shall contain not less than 70 square feet (6.5 m2) and every bedroom occupied by more one person shall contain no less than 50 square feet (4.6.m2) of floor area for each occupant thereof. ***Exception:*** *Unless constructed lawfully.*		Every living room shall contain not less than 120 square feet (11.2 m2) and every bedroom shall contain not less than 70 square feet (6.5 m2) and every bedroom occupied by more than one person shall contain not less than 50 square feet (4.6 m2) of floor area for each occupant thereof. Exception: Unless constructed lawfully.	Presented to full BSB	12/5/2024	Approved	Every living room shall contain not less than 120 square feet (11.2 m2) and every bedroom shall contain not less than 70 square feet (6.5 m2) and every bedroom occupied by more than one person shall contain not less than 50 square feet (4.6 m2) of floor area for each occupant thereof. Exception: Unless constructed lawfully.