

## ARTICLE II. - DEFINITIONS

### Sec. 10-25. - Non-referenced definitions.

The following definitions are in addition to or supersede those listed in the referenced model codes of this chapter:

**AHJ.** Authority having jurisdiction.

**AIR CONDITIONING AND REFRIGERATION CONTRACTING.** Performing or offering to perform the design, installation, construction, repair, maintenance, service, or modification of equipment or a product in an environmental air conditioning system, a commercial refrigeration system, or a process cooling or heating system for the general public.

**AIR CONDITIONING AND REFRIGERATION MAINTENANCE WORK.** All work, including repair work, required for the continued normal performance of an existing environmental air conditioning system, a process cooling or heating system, a commercial refrigeration system, or commercial refrigeration equipment. The term does not include:

- The total replacement of a system; or
- The installation or repair of a boiler or pressure vessel that must be installed in accordance with rules adopted by the commission under V.T.C.A., Health and Safety Code ch. 755.

**APPROVED.** Approved by the *Building Official* or other authority having jurisdiction.

**APPROVED AGENCY.** An established and recognized agency regularly engaged in conducting tests or furnishing inspection services, when such agency has been approved by the *Building Official*.

**AWG.** American Wire Gauge.

**BILLBOARD OPERATOR.** An individual licensed by the city as a billboard operator who engages in the business of erecting, painting, servicing or maintaining billboards or any other off-premises advertising in accordance with this chapter and chapter 28 of this Code.

**BOARD OF APPEALS.** The building-related and fire codes appeals and advisory board of the city.

**BUILDING OFFICIAL.** The director of the development services department or a duly authorized representative who may act on his behalf charged with the administration and enforcement of this chapter. For the purpose of this chapter, the *Building Official* shall also be known as the code official and AHJ.

**BUILDING OWNER/MANAGER.** A person or company that is in the business of managing properties and is responsible for the upkeep and maintenance of such properties.

**CERTIFICATE OF OCCUPANCY OR C OF O.** A document issued by the *Building Official* after he inspects the building or structure and finds no violations of the provisions of this chapter or other laws that are enforced by the department.

**CHAPTER.** Chapter 10 of the City Code of San Antonio, Texas, also known as the building-related codes of the city, and any subsequent enactments, amendments and/or reenactment of chapter 10 of the City Code.

**CITY.** The City of San Antonio, Texas.

**COMMERCIAL SIGN OPERATOR.** An individual licensed by the city as a commercial sign operator who engages in the business of erecting, painting, servicing or maintaining commercial signs in accordance with this chapter and chapter 28 of the City Code.

**CPS ENERGY.** City Public Service Energy.

**DECK.** An outdoor platform extending horizontally from the rear or side yard of the structure, attached to a building or self-supported.

**DEMOLITION.** Has the meanings assigned in appendix A of chapter 35 of the City Code.

**DEMOLITION CONTRACTOR.** An individual or company or partnership doing the work of demolition for payment.

**DEPARTMENT.** Development services department of the city.

**DISTRIBUTED GENERATION (DG).** Includes, but is not limited to, electrical power derived from wind, water, sunlight, mechanical equipment, batteries, or fuel cells. DG includes all sources of electrical energy that are derived from equipment and/or systems other than the CPS Energy system that may include, wholly or in part, generation, transmission and distribution of electrical energy.

1. All DG systems that are interactive with the electrical grid of CPS Energy shall be approved by the city and CPS Energy prior to the issuance of an electrical permit.
2. Stand-alone DG systems that are not connected to the electrical grid of CPS Energy require electrical permits when any portion, segment or component of the DG system operates at or is rated for operation above 50-volts (AC or DC) or above one thousand two hundred (1,200) watts.
3. Interactive DG systems shall be installed per CPS Energy regulations.
4. All DG systems shall meet the requirements of the US Environmental Protection Agency (EPA).
5. All DG systems shall meet the requirements of TCEQ.

**DRAIN CLEANER.** An individual who has completed at least four thousand (4,000) hours working under the supervision of a responsible master plumber as a drain cleaner-restricted registrant, who has fulfilled the requirements of and is registered with the state plumbing licensing board, and who installs cleanouts and removes and resets p-traps to eliminate obstructions in building drains and sewers under the supervision of a responsible master plumber.

**DRAIN CLEANER—RESTRICTED REGISTRANT.** An individual who has worked as a plumber's apprentice under the supervision of a responsible master plumber, who has fulfilled the requirements of and is registered with the state plumbing licensing board, and who clears obstructions in sewer and drain lines through any code-approved existing opening under the supervision of a responsible master plumber.

**DWV.** Drain, waste and vent.

**ELECTRICAL APPRENTICE.** An individual, licensed by the State as an apprentice who works under the on-site direct supervision of a master electrician, a journeyman electrician, or a residential wireman, on behalf of an electrical contractor, or employing governmental entity who performs "electrical work" as defined in this chapter.

**ELECTRICAL CONTRACTING.** The business of designing, installing, erecting, repairing, or altering electrical wires or conductors to be used for light, heat, power, or signaling purposes. The term includes the installation or repair of ducts, raceways, or conduits for the reception or protection of wires or conductors and the installation or repair of any electrical machinery, apparatus, or system used for electrical light, heat, power, or signaling.

**ELECTRICAL CONTRACTOR.** A person or entity engaged in electrical contracting.

**ELECTRICAL MAINTENANCE TECHNICIAN.** An individual registered with the city as an electrical maintenance technician, on behalf of a building owner or management group who performs limited "electrical maintenance work" as defined in this chapter.

**ELECTRICAL MAINTENANCE WORK.** The replacement or repair of existing electrical appurtenances, apparatus, equipment, machinery, or controls used in connection with the use of electrical energy in, on, outside, or attached to a building, dwelling, structure, property, or premises.

**ELECTRICAL SIGN APPRENTICE.** An individual, licensed by the state as an electrical sign apprentice who works under the on-site direct supervision of a master electrician, master sign electrician, journeyman electrician, electrical sign journeyman electrician, or electrical sign technician, on behalf of an electrical sign contractor who performs "electrical sign work" as defined in this chapter.

**ELECTRICAL SIGN CONTRACTING.** The business of designing, manufacturing, installing, connecting, reconnecting, or servicing an electric sign, cold cathode, neon gas tubing, or outline gas tubing, or altering electric sign wiring or conductors either inside or outside of a building.

**ELECTRICAL SIGN CONTRACTOR.** A person or entity engaged in electrical sign contracting.

**ELECTRICAL SIGN TECHNICIAN.** An individual registered in the city as a sign technician who works under the general supervision of a master electrician or master sign electrician on behalf of an electrical sign contractor who performs "electrical sign work" as defined in this chapter.

**ELECTRICAL SIGN WORK.** All work and material used in manufacturing, installing or contracting to install, erecting, hanging, connecting, reconnecting, servicing or maintaining any electric or neon sign or electric neon tubing for any purpose, whether inside or outside of any building or structure or on any part of the public right-of-way subject to this chapter.

**ELECTRICAL SYSTEM.** All material, fixtures, devices and appliances for the purpose of conducting or utilizing electrical energy.

**ELECTRICAL TRADE.** Installing, contracting to install, maintaining, repairing, connecting, reconnecting, or servicing of any wiring, fixtures or equipment used for conducting of electricity for which a permit is required by this chapter.

**ELECTRICAL WIRING.** Any of the methods and materials described in the National Electrical Code as adopted by the city, except as may be amended by this Code.

**ELECTRICAL WORK.** Labor or material used in installing, maintaining, modifying or extending an electrical wiring system and the appurtenances, apparatus, or equipment used in connection with the use of electrical energy in, on, outside, or attached to a building, residence, structure, property, or premises. The term includes service entrance conductors as defined by the National Electrical Code as adopted by the city.

**ELECTRO-MECHANICAL INTEGRITY.** The condition of an electrical product, electrical system, or electrical equipment installed in accordance with its intended purpose and according to standards at least as strict as the standards provided by the National Electrical Code, the manufacturer's specifications, any listing or labeling on a product, and all other applicable codes or ordinances.

**ELECTRIC UTILITY COMPANY.** The electric utility company is CPS Energy, governed by the CPS Energy board of trustees, an appointed board.

**FIRE CHIEF.** The chief officer of the San Antonio Fire Department or a duly authorized representative.

**FIRM.** A business entity including, without limitation, a sole proprietorship, corporation, partnership or any other entity that is legally recognized in Texas.

**FOSTER CARE FAMILY HOME.** A single independent residential occupancy that is the primary residence of the caregiver and licensed by the state to provide 24-hour care for six (6) or fewer children (including those related to the caregiver) up to the age of eighteen (18) years.

**GENERAL CONTRACTOR.** A person actively engaged in and is completely responsible for the construction of commercial or industrial structures within the geographical areas to which this chapter applies.

**GOVERNMENT AGENCY.** An executive, legislative, or judicial agency, department, board, commission, authority, institution, or instrumentality of the federal government, a state, county, municipality, or other political subdivision of the state.

**GREASE TRAP INTERCEPTOR.** A plumbing appurtenance installed in a sanitary drainage system to intercept nonpetroleum fats, oils, and greases (FOG) from a wastewater discharge and is identified by retention time, baffle(s), a minimum of two (2) compartments, a minimum total volume of five hundred (500) gallons, and gravity separation. Gravity grease interceptors are generally installed outside. See definition of gravity grease interceptors in section 10-82 of this chapter.

**HOME IMPROVEMENT CONTRACTOR.** A person or entity engaged in the business of making home improvements or who undertakes or offers to undertake or agrees to perform any home improvement,

whether or not such person is registered pursuant to this chapter. Home improvement means the repair, replacement, remodeling, alteration, conversion, or modernization, ~~or addition~~ to any existing building, or any portion of an existing building, not owned by a government agency, which is used or designed to be used as a private residence or dwelling place for not more than two (2) families, and shall include, but not by way of limitation, the construction, replacement or improvement of driveways, swimming pools, ~~roofs, porches, garages, carports, fallout shelters,~~ fences and other similar improvements. "Home improvement" shall not include:

1. The construction of a new private residence or dwelling place for not more than two (2) families, and the initial construction of improvements or additions to the same lot or lots provided the addition or improvement is commenced within one year from the date of completion of construction of the new residence or dwelling place; nor
2. The sale of goods or materials by a seller who neither arranges to perform nor performs directly or indirectly any work or labor in connection with the installation of or application of the goods or materials.

**IBC.** International Building Code, ~~2018~~2021 edition, as amended by the city.

**IEBC.** International Existing Building Code, ~~2018~~2021 edition, as amended by the city.

**IECC.** International Energy Conservation Code, ~~2018~~2021 edition, as amended by the city.

**IFC.** International Fire Code, ~~2018~~2021 edition, as amended by the city.

**IFGC.** International Fuel Gas Code, ~~2018~~2021 edition, as amended by the city.

**IMC.** International Mechanical Code, ~~2018~~2021 edition, as amended by the city.

**IPC.** International Plumbing Code, ~~2018~~2021 edition, as amended by the city.

**IRC.** International Residential Code, ~~2018~~2021 edition, as amended by the city.

**IRRIGATION INSTALLATION.** Fabrication of an irrigation system using components that include piping, fittings, valves, sprinkler heads and pumps; replacement, repair, alteration or maintenance of a lawn sprinkler system component; or lawn sprinkler system site preparation including digging, trenching, vibratory flow operation, and final grading.

**IRRIGATION CONTRACTOR.** A person licensed under V.T.C.A., Water Code ch. 37 and V.T.C.A., Occupations Code ch. 1903.

**IRRIGATION SYSTEM.** An assembly of component parts permanently installed for the controlled distribution and conservation of water to irrigate landscape vegetation, reduce dust, or control erosion. The term does not include a system used on or by an agricultural operation as defined by V.T.C.A., Agriculture Code § 251.002.

**JOURNEYMAN ELECTRICIAN.** An individual, licensed by the state as a journeyman electrician, who works under the general supervision of a master electrician, on behalf of an electrical contractor or employing governmental entity who performs "electrical work" as defined in this chapter.

**JOURNEYMAN PLUMBER.** An individual, licensed by the state as a journeyman plumber who has met the qualifications for registration as a plumber's apprentice or for licensure as a tradesman plumber - limited licensee, who has completed at least eight thousand (8,000) hours working under the actual installation, alteration, repair, service and renovating of plumbing, and who has successfully fulfilled the examinations and requirements of the state plumbing licensing board.

**JOURNEYMAN SIGN ELECTRICIAN.** An individual, licensed by the state as a journeyman sign electrician, who works under the general supervision of a master electrician or a master sign electrician on behalf of an electrical sign contractor who performs "electrical sign work" as defined in this chapter.

**LICENSED BACKFLOW ASSEMBLY TESTER.** An individual, licensed by TCEQ as a backflow assembly tester.

**LP GAS INSTALLERS.** A person is not required to be licensed under this chapter to perform LPG system installation if the person performs LPG system installation as an LP gas installer licensed under V.T.C.A., Natural Resource Code ch. 113, subch. D.

**MAINTENANCE ELECTRICIAN.** An individual, licensed as a maintenance electrician, who works under the general supervision of a master electrician on behalf of an electrical contractor or employing government entity and who performs limited "electrical maintenance work" as defined in this chapter.

**MASTER ELECTRICIAN.** An individual, licensed by the state as a master electrician who, on behalf of an electrical contractor, electrical sign contractor, or employing governmental entity, performs "electrical work" as defined by this chapter.

**MASTER PLUMBER.** An individual, licensed in the state as a master plumber who is skilled in the design, planning, superintending, and the practical installation, repair, and service of plumbing; who is knowledgeable about the codes, ordinances, or rules and regulations governing those matters; who alone, or through an individual or individuals under his supervision, performs plumbing work; and who has successfully fulfilled the examinations and requirements of the state plumbing license board.

**MASTER SIGN ELECTRICIAN.** An individual licensed by the state as a master sign electrician who, on behalf of an electrical sign contractor, performs "electrical sign work" as defined in this chapter.

**MECHANICAL MASTER.** Any person licensed as a mechanical master in compliance with the prerequisites of this Code who holds himself out to the public as being qualified to do the kind of mechanical work or to contract for the doing of the kind of mechanical work by himself or by the employment of mechanical technicians or mechanical apprentices which his license authorizes him to do.

**MECHANICAL TECHNICIAN.** Any person licensed as a mechanical technician, in compliance with the requirements of this Code, who works for and under the general supervision and direction of a mechanical master, doing mechanical work contracted for by mechanical master, and who does not hold himself out to the public as being qualified to contract for the doing of mechanical work.

**MEDICAL GAS PIPING ~~INSTALLATION~~ ENDORSEMENT.** A document entitling the holder of a master or journeyman plumbing license to install piping used solely to transport gases used for medical purposes including, but not limited to oxygen, nitrous oxide, medical air, nitrogen, and medical vacuum. [A document entitling the holder of a Plumbing Inspector License to inspect medical gas and vacuum system installations.](#)

**MULTIPURPOSE RESIDENTIAL FIRE PROTECTION SPRINKLER SPECIALIST ENDORSEMENT.** [A document entitling the holder of a Master or Journeyman Plumber License to install a multipurpose residential fire protection sprinkler system in a one or two family dwelling. A document entitling the holder of a Plumbing Inspector License to inspect a multipurpose residential fire protection sprinkler system.](#)

**MORAL TURPITUDE.** Conduct that is contrary to justice, honesty, or good morals.

**NEC.** National Electrical Code, NFPA 70, [20172020](#) edition, as amended by article VI of this chapter.

**NFPA 70.** National Electrical Code, NFPA 70, [20172020](#) edition, as amended by Article VI of this chapter.

**OCCUPANCY.** The purpose for which a building, or part thereof, is utilized or occupied.

**OCCUPANT.** Any person, agent, firm or corporation that occupies a building or part thereof as an owner or a tenant.

**ON-SITE.** This definition pertains to the definitions of "electrical apprentice" and "electrical sign apprentice" in this article. When referencing one- and two-family dwellings, it means residential lots that abut each other. When referencing multi-family dwellings, commercial and industrial structures or facilities, it means within the structure or on the premises.

**OPEN WIRING.** The types of interior wiring described in the NEC, Articles 334, 338 and 340.

**OWNER.** Has the meaning provided in chapter 1, section 1-2, Rules of construction of the City Code and also include any homeowner, property owner, person authorized to procure services of a contractor, or any other person who orders, contracts for or purchases the residential building construction services of a contractor, or the person entitled to the performance of the work of a contractor.

**PATIO (UNCOVERED).** An outdoor space for dining or recreation that adjoins a residence and includes a hard walking surface.

**PIPE WELDER.** A person who specializes in the welding of pipes and holds a valid certificate of competency from a recognized testing laboratory, based on the requirements of the ASME Boiler and Pressure Vessels Code, Section IX.

**PLUMBER'S APPRENTICE.** An individual other than a master plumber, journeyman plumber, or tradesman plumber-limited licensee who, as the person's principal occupation, is engaged in learning and assisting in the installation of plumbing, is registered by the state plumbing licensing board, and works under the general supervision of a licensed responsible master plumber and the direct supervision of a licensed plumber.

**PLUMBING WORK.** Any labor or material used in installing, maintaining, or modifying a plumbing system and the appurtenances, apparatus, or equipment used in connection with the use of plumbing in, on, outside, or attached to a building, residence, structure, property, or premises.

**PORCH.** An outdoor space for dining or recreation that adjoins a residence and includes a hard walking surface with a solid roof to provide protection against the elements.

**PORTE COCHERE.** A roofed structure that is open on at least three (3) sides and extends from the building entrance over an adjacent driveway and shelters vehicle ingress and egress.

**RECLAIMED WATER.** Water from sources such as rainwater harvesting, A/C condensate collection, carwashes, ponds, lakes, rivers or other sources as approved by the *Building Official*.

**RECYCLED WATER.** Water that, as a result of a tertiary treatment of domestic wastewater by a public agency, is suitable for a direct beneficial use or a controlled use that would not otherwise occur. The level of treatment and quality of the reclaimed/recycled water shall be approved by TCEQ.

**RESIDENTIAL UTILITIES INSTALLER (PLUMBING).** An individual who has completed at least two thousand (2,000) hours working under the supervision of a responsible master plumber and a registered plumber's apprentice, who has fulfilled the requirements of and is registered with the state plumbing license board, and who constructs and installs yard water service piping for one- and two-family dwellings and building sewers.

**RESIDENTIAL APPLIANCE.** A unit of electrical equipment designed and installed in a dwelling by direct connection to an existing electrical circuit to perform a specific function.

**RESIDENTIAL APPLIANCE INSTALLER.** A person, other than a licensed electrician, who is licensed to perform electrical appliance installation.

**RESIDENTIAL APPLIANCE INSTALLATION CONTRACTOR.** A business entity, other than an electrical contractor or electrical sign contractor, engaged in residential appliance installation contracting.

**RESIDENTIAL BUILDING CONTRACTOR.** A person, company, association, agency, or other entity registered by the code official to engage in the business of constructing, structurally altering or enlarging any one- or two-family detached dwelling or townhouse including detached accessory buildings in excess of ~~four-three~~ hundred (4~~3~~00) square feet in area thereto as regulated by the *International Residential Code*.

**REGISTERED CONTRACTOR.** A residential building contractor, as defined in this chapter, registered in the city to do residential building contracting.

**RESIDENTIAL WIREMAN.** A person licensed by the state who may only perform electrical installations in single-family and multifamily dwellings not exceeding three (3) stories.

**RESPONSIBLE MASTER PLUMBER.** A person licensed as a master plumber who allows his master plumber license to be used by only one plumbing company for the purposes of offering and performing plumbing work under the person's master plumber license; is authorized to obtain permits for plumbing work; assumes responsibility for plumbing work under the person's license; and has submitted a certificate of insurance as required by Section 1301.3576 of the Plumbing License Law and Section 367.3 of the State Plumbing License Board Rules.

**RP DEVICE.** See definition of reduced pressure principle backflow preventer.

**SAWS.** San Antonio Water System (<http://saws.org/>).

**SITE WORK.** Site work includes any of the following:

- The changing of grade on a site by more than twelve (12) inches (305 mm) vertical from the existing contours through cut or fill operations.
- The removal of trees or the process of grubbing.
- The construction of a commercial driveway and/or surface parking lot.
- The trenching of a site in order to install underground utilities.

**SPECIAL INSPECTOR.** See definition in section 10-30 of this chapter.

**STATE.** Texas.

**SUBCONTRACTOR.** One who performs services under contract to a contractor.

**TCEQ.** Texas Commission on Environmental Quality (<http://www.tceq.state.tx.us/>).

**TDLR.** Texas Department of Licensing and Regulation (<http://www.license.state.tx.us/>).

**TOPS PERMIT.** An electrical permit designed to allow the use of an existing or new electrical distribution and/or service prior to obtaining a certificate of occupancy. Connection to a service also requires the approval of CPS Energy.

**TRADESMAN PLUMBER—LIMITED LICENSE.** An individual, who has completed at least four thousand (4,000) hours working under the direct supervision of a journeyman or master plumber as a registered plumber's apprentice, who has passed the required examination and fulfilled the other requirements of the state plumbing license board, who constructs and installs plumbing for one- and two-family dwellings under the supervision of the responsible master plumber, and who has not met or attempted to meet the qualifications for a journeyman plumber license.

**WORKING DAYS.** Days exclusive of federal, state, or local holidays and weekends unless otherwise stated.

**Secs. 10-26—10-28. - Reserved.**

### ARTICLE III. - BUILDING CODE

**Sec. 10-29. - Adoption of *International Building Code* (~~2018~~2021).**

The ~~2018~~2021 edition of the *International Building Code*, promulgated by the International Code Council, Chapters 2 through 35, and Appendix H is hereby adopted and incorporated in this article by reference as if fully set forth, except as it is amended by the following provisions of section 10-30. Provisions of this article are in addition to the provisions of the *International Building Code*. The following provisions coinciding with the provisions of the *International Building Code* supersede, repeal, or delete, when indicated, the corresponding provisions of the *International Building Code*.