SAPMC Committee: Differences in 2018 SAPMC & 2021 IPMC

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

No.	Internal/ External	Submitting Agency/Person	Basis/Reason for Update(s)	Recommendation	Summary of Change	Section of Proposed Update Chapter	Section	Section Title	2018 SAPMC	Summary of Proposed Amendments (2021 IMPC Technical Changes or Proposed Amendments Submitted by Public)	Notes	Date	Committee's Suggestion	Proposed Language for the 2021 SAPMC
1	Internal	COSA	2021 IPMC Technical Changes	Adopt 2021 IPMC Technical Changes as Written	Change	1	101	General	SECTION 101 - GENERAL	SECTION 101 **- SCOPE AND** GENERAL **REQUIREMENTS**	N/A	5/13/2022	Approved as Submitted	**SCOPE AND** GENERAL **REQUIREMENTS**
2	Internal	COSA	2021 IPMC Technical Changes	Keep Amendment and Update to the 2021 Language	Change	1	101.3	Intent	This code shall be construed to secure its expressed intent, which is to ensure public health, safety and welfare insofar as they are affected by the continued *occupancy* and maintenance of *structure* s and *premises* . Existing *structure* s and *premises* that do not comply with these provisions shall be altered or repaired within a *reasonable time* to provide a minimum level of health and safety as required herein.	101.3 **Purpose** ~~Intent. This code shall be construed to secure its expressed intent, which is to ensure public~~ **The purpose of this code is to establish minimum requirements to provide a reasonable level of** health, safety, **property protection** and **general** welfare insofar as they are affected by the continued occupancy and maintenance of structures and premises . Existing structures and premises that do not comply with these provisions shall be altered or repaired to provide a **reasonable** minimum level of health, **safety** and **general welfare** safety as required herein.	N/A	6/10/2022	Recommended for Denial	Keep SAPMC as written (per committee)
3	Internal	COSA	2021 IPMC Technical Changes	Adopt 2021 IPMC Technical Changes as Written	**New Section**	1	N/A	N/A	N/A	**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.**	N/A	5/13/2022	Approved as Submitted	**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.**
4	Internal	COSA	2021 IPMC Technical Changes	Keep SAPMC as Written	Change	1	103	Development Services Department	DEVELOPMENT SERVICES ~~CODE ENFORCMENT SERVICES~~ DEPARTMENT	SECTION 103 ~~DEPARTMENT OF PROPERTY MAINTENANCE INSPECTION~~ **CODE COMPLIANCE AGENCY**	N/A	5/13/2022	Approved as Submitted	Keep SAPMC as written
5	Internal	COSA	2021 IPMC Technical Changes	Keep Amendment and Update to the 2021 Language	Change	1	103.1	Enforcement agency	The Development Services ~~Code Enforcement Services~~ Department shall be the enforcement agency for this code, and the Director thereof shall be known as the *code official* .	103.1 ~~General~~ **Creation of agency.** ~~The department of property maintenance inspection is hereby created and the executive official in charge thereof shall be known as the code official .~~ **The [INSERT NAME OF DEPARTMENT] is hereby created and the official in charge thereof shall be known as the code official. The function of the agency shall be the implementation, administration and enforcement of the provisions of this code.**	N/A	5/13/2022	Approved as Submitted	Enforcement agency. The Development Services ~~Code Enforcement Services Department~~ shall be the enforcement agency for this code, and the Director thereof shall be known as the code official. **The function of the agency shall be the implementation, administration and enforcement of the provisions of this code.**
6	Internal	COSA	2021 IPMC Technical Changes	Keep SAPMC as Written	Change	1	103.3	Designees	The code official shall have the authority to delegate powers under this code. Such designees shall have the powers as delegated by the code official.	103.3 Deputies. In accordance with the prescribed procedures of this jurisdiction and with the concurrence of the appointing authority, the code official shall have the authority to appoint a deputy(s). **code official, other related technical officers, inspectors and other employees**. Such employees shall have powers as delegated by the code official .	N/A	5/13/2022	Approved as Submitted	Keep SAPMC as Written
7	Internal	COSA	2021 IPMC Technical Changes	Adopt 2021 IPMC Technical Changes as Written	**New Section**	1	N/A	N/A	N/A	**SECTION 104 FEES**	N/A	5/13/2022	Approved as Submitted	**SECTION 104 FEES** (new section)
8	Internal	COSA	2021 IPMC Technical Changes	Adopt 2021 IPMC Technical Changes as Written	Change	1	103.5	FEES	The fees for activities and services performed by the department in carrying out its responsibilities under this code shall be as indicated in the following schedule.	~~103.5~~ **104.1** Fees. The fees for activities and services performed by the department in carrying out its responsibilities under this code shall be as **established by the applicable governing authority**. ~~indicated in the following schedule. JURISDICTION TO INSERT APPROPRIATE SCHEDULE.~~	N/A	5/13/2022	Approved as Submitted	Fees. The fees for activities and services performed by the department in carrying out its responsibilities under this code shall be as **established by the applicable governing authority.**
9	Internal	COSA	2021 IPMC Technical Changes	Adopt 2021 IPMC Technical Changes as Written	**New Section**	1	N/A	N/A	N/A	**104.2 Refunds. The code official is authorized to establish a refund policy**	N/A	5/13/2022	Approved as Submitted	**Refunds. The code official is authorized to establish a refund policy**

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10	Internal	COSA	2021 IPMC Technical Changes	Keep SAPMC as Written	Change	1	107.1	Notice to person responsible	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 [first] anniversary of the date of the notice, the City, without further notice, may proceed with the prosecution of said violation.	~~107.1~~ **111.4** Notice. Whenever the code official determines 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 111.4.1 and 111.4.2 to the ~~person responsible~~ **owner or the owner's authorized agent**, for the violation as specified in this code. Notices for condemnation procedures shall comply with **this section**.	N/A	5/13/2022	Approved as Submitted	Keep SAPMC as Written
11	Internal	COSA	2021 IPMC Technical Changes	Discussion	Change	1	107.2	Form	Such notice prescribed in Section 107.1 shall be in accordance with all of the following: 1.Be in writing.2.Include a description of the real property sufficient for identification. This does not require a legal description.3.Include a statement of the violation or violations and why the notice is being issued.4.Include a correction order allowing a reasonable amount of time to make the repairs and improvements required to bring the premises into compliance with the provisions of this code.5.Inform the property owner or owner's authorized agent of the name and phone number of the code official or designee.	~~107.2~~ **111.4.1** Form. Such **notice** ~~prescribed in Section 111.4~~ **shall** be in accordance with all of the following: 1. Be in writing. 2. Include a description of the real estate sufficient for identification. 3. Include a statement of the violation or violations and why the notice is being issued. 4. Include a correction order allowing a reasonable time to make the repairs and improvements required to bring the dwelling unit or structure into compliance with the provisions of this code. 5. Inform the property owner or owner's authorized agent of the right to appeal. 6. Include a statement of the right to file a lien in accordance with Section 109.3.	Approved - Maintain the 2021 IPMC and exclude #6	6/10/2022	Approved with Modifications	Form. Such notice shall be in accordance with all of the following: 1. Be in writing. 2. Include a description of the real estate sufficient for identification. 3. Include a statement of the violation or violations and why the notice is being issued. 4. Include a correction order allowing a reasonable time to make the repairs and improvements required to bring the dwelling unit or structure into compliance with the provisions of this code. **5. Inform the property owner or owner's authorized agent of the right to appeal.**
12	Internal	COSA	2021 IPMC Technical Changes	Keep SAPMC as Written	Change	1	107.3	Method of service.	Such notice shall be deemed to be properly delivered if a copy thereof is: 1. Delivered personally; or 2. Sent by certified mail, postage pre-paid, return receipt requested to the owner of record at his address as it appears on the Bexar County Appraisal District records; and if the notice is returned showing that the letter was not delivered, a copy thereof shall be posted in a conspicuous place in or about the structure affected by such notice; or 3. Sent by first class mail, to the owner of record at his 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.	107.3 **111.4.2** Method of service. Such notice shall be deemed to be properly served ~~if~~ **where** a copy thereof is **served in accordance with one of the following methods**: ~~delivered personally, or sent by certified or first class mail addressed to the last known address.~~ **1. A copy is delivered personally. 2. A copy is sent by certified or registered mail addressed to the owner at the last known address with the return receipt requested. 3. A copy is delivered in any other manner as prescribed by local law. If the certified or registered letter** is returned showing that the letter was not delivered, a copy thereof shall be posted in a conspicuous place in or about the structure affected by such notice. **Service of such notice in the foregoing manner upon the owner's agent or upon the person responsible for the structure shall constitute service of notice upon the owner.**	N/A	6/10/2022	Approved as Submitted	Keep SAPMC as Written
13	Internal	COSA	2021 IPMC Technical Changes	Keep Amendment and Update to the 2021 Language	Change	1	108.1	General	When equipment is found by the code official to be unsafe, or when a structure is found unfit for human occupancy or is found to be an unlawful structure, the structure and/or the equipment shall be deemed to be threats to the public health, safety or welfare.	~~108.1~~ 111.1 ~~General~~ **Unsafe conditions.** When a structure or equipment is found by the code official to be unsafe, or when a structure is found unfit for human occupancy , or is found unlawful, such structure shall be condemned pursuant to the provisions of this code	N/A	6/10/2022	Approved as Submitted	**Unsafe conditions.** When equipment is found by the code official to be unsafe, or when a structure is found unfit for human occupancy or is found to be an unlawful structure, the structure and/or the equipment shall be deemed to be threats to the public health, safety or welfare.
14	Internal	COSA	2021 IPMC Technical Changes	Keep SAPMC as Written	Change	1	108.4	Prohibited occupancy	Any occupied structure determined by the code official to be a threat to the public health, safety or welfare shall be vacated as ordered by the code official. Failure to vacate as ordered by the code official is a violation of this code.	~~108.5~~ **111.8** Prohibited occupancy. Any occupied structure condemned and placarded by the code official shall be vacated as ordered by the code official . Any person who shall occupy a placarded premises or shall operate placarded equipment, and any owner, **or** owner's authorized agent ~~or person responsible for the premise~~s who shall let anyone occupy a placarded premises or operate placarded equipment shall be liable for the penalties provided by this code	N/A	6/24/2022	Approved with Modifications	Any occupied structure determined by the code official to be a threat to the public health, safety or welfare shall be vacated as ~~ordered~~ **notified** by the code official. Failure to vacate as ~~ordered~~ **directed** by the code official is a violation of this code.
15	Internal	COSA	2021 IPMC Technical Changes	Keep SAPMC as Written	Change	1	108.5	Abatement Methods	Abatement methods. The owner, operator or occupant of a building, premises or equipment deemed to be a threat to the public health, safety, or welfare by the code official shall abate or cause to be abated or corrected such conditions either by repair, rehabilitation, demolition or by approved corrective action.	~~108.6~~ **111.9** ~~Abatement methods.~~ **Restoration or abatement. The structure or equipment determined to be unsafe by the code official is permitted to be restored to a safe condition.** The owner, owner's authorized agent, operator or occupant of a ~~building~~ **structure**, premises or equipment deemed unsafe by the code official shall abate or cause to be abated or corrected such unsafe conditions either by repair, rehabilitation, demolition or other approved corrective action. **To the extent that repairs, alterations, or additions are made or a change of occupancy occurs during the restoration of the structure, such repairs, alterations, additions, or change of occupancy shall comply with the requirements of the International Existing Building Code.**	N/A	6/10/2022	Approved as Submitted	Keep SAPMC as Written
16	Internal	COSA	2021 IPMC Technical Changes	Keep SAPMC as Written	Change	1	111	Means of Appeal	The appellate process shall follow Chapter 6, Art. VIII. Building Standards Board of the City Code of San Antonio, Texas.	SECTION ~~111~~ 107 MEANS OF APPEAL **107.1 General. In order to hear and decide appeals of orders, decisions or determinations made by the code official relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals. The board of appeals shall be appointed by the applicable governing authority and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business and shall render all decisions and findings in writing to the appellant with a duplicate copy to the code official**	N/A	6/10/2022	Approved as Submitted	Keep SAPMC as Written
17	Internal	COSA	2021 IPMC Technical Changes	Keep SAPMC as Written	Change	1	111	Means of Appeal	The appellate process shall follow Chapter 6, Art. VIII. Building Standards Board of the City Code of San Antonio, Texas.	~~111.1~~ **107.2** ~~Application for appeal~~ **Limitations of authority**. ~~Any person directly affected by a decision of the code official or a notice or order issued under this code shall have the right to appeal to the board of appeals, provided that a written application for appeal is filed within 20 days after the day the decision, notice or order was served.~~ An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, ~~or the~~ **or an equivalent or better form of construction is proposed. The board shall not have authority to waive** requirements of this code ~~are adequately satisfied by other means~~ **or interpret the administration of this code.**	N/A	6/10/2022	Approved as Submitted	Keep SAPMC as Written

No.	Internal/ External	Submitting Agency/Person	Basis/Reason for Update(s)	Recommendation	Summary of Change	Chapter	Section	Section Title	2018 SAPMC	Summary of Proposed Amendments (2021 IMPC Technical Changes or Proposed Amendments Submitted by Public)	Notes	Date	Committee's Suggestion	Proposed Language for the 2021 SAPMC
18	Internal	COSA	2021 IPMC Technical Changes	Keep SAPMC as Written	**New Section**	1	111	Means of Appeal	The appellate process shall follow Chapter 6, Art. VIII. Building Standards Board of the City Code of San Antonio, Texas.	**107.3 Qualifications. The board of appeals shall consist of members who are qualified by experience and training and are not employees of the jurisdiction.**	N/A	6/10/2022	Approved as Submitted	Keep SAPMC as Written
19	Internal	COSA	2021 IPMC Technical Changes	Keep SAPMC as Written	**New Section**	1	111	Means of Appeal	The appellate process shall follow Chapter 6, Art. VIII. Building Standards Board of the City Code of San Antonio, Texas.	**107.4 Administration. The code official shall take immediate action in accordance with the decision of the board.**	N/A	6/10/2022	Approved as Submitted	Keep SAPMC as Written
20	Internal	COSA	2021 IPMC Technical Changes	Adopt 2021 IPMC Technical Changes as Written	Change	1	112.1	Authority	Whenever 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.	~~112.1~~ **110.1** Authority. ~~Whenever~~ **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.	N/A	6/10/2022	Approved as Submitted	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.
21	Internal	COSA	2021 IPMC Technical Changes	Adopt 2021 IPMC Technical Changes as Written	Change	1	112.2	Issuance	Issuance A stop work order shall be in writing and shall be given to the owner of the property, to the owner's authorized agent, or to the person doing the work. Upon issuance of a stop work order, the cited work shall immediately cease. The stop work order shall state the reason for the order and the conditions under which the cited work is authorized to resume.	~~112.2~~ **110.2** Issuance. ~~A~~ **The** stop work order shall be in writing and shall be given to the owner of the property, to the owner's authorized agent, or to the person ~~doing~~ **performing** the work. Upon issuance of a stop work order, the cited work shall immediately cease. The stop work order shall state the reason for the order and the conditions under which the cited work is authorized to resume.	N/A	6/24/2022	Approved as Submitted	Issuance. **The** stop work order shall be in writing and shall be given to the owner of the property, to the owner's authorized agent, or to the person **performing** the work. Upon issuance of a stop work order, the cited work shall immediately cease. The stop work order shall state the reason for the order and the conditions under which the cited work is authorized to resume.
22	Internal	COSA	2021 IPMC Technical Changes	Keep SAPMC as Written	Change	2	201.3	Terms defined in other codes	Where terms are not defined in this code and are defined in the codes in Chapter 8 of the San Antonio Property Maintenance Code, such terms shall have the meanings ascribed to them as stated in those codes.	201.3 Terms defined in other codes. Where terms are not defined in this code and are defined in the International Building Code, International Existing Building Code, International Fire Code, International Fuel Gas Code, International Mechanical Code, International Plumbing Code, International Residential Code, International Zoning Code or NFPA 70, such terms shall have the meanings ascribed to them as stated in those codes. **Exception: When used within this code, the terms unsafe and dangerous shall have only the meanings ascribed to them in this code and shall not have the meanings ascribed to them by the International Existing Building Code.**	N/A	6/24/2022	Approved as Submitted	Keep SAPMC as Written
23	Internal	COSA	2021 IPMC Technical Changes	Adopt 2021 IPMC Technical Changes as Written	**New Section**	2	202	General Definitions	N/A	**EMERGENCY ESCAPE AND RESCUE OPENING. An operable exterior window, door or other similar device that provides for a means of escape and access for rescue in the event of an emergency.**	N/A	6/24/2022	Approved as Submitted	**ADD to 2021 SAPMC: EMERGENCY ESCAPE AND RESCUE OPENING. An operable exterior window, door or other similar device that provides for a means of escape and access for rescue in the event of an emergency.**
24	Internal	COSA	2021 IPMC Technical Changes	Adopt 2021 IPMC Technical Changes as Written	Change	7	702.4	Emergency escape openings	Emergency escape openings. Required emergency escape openings shall be maintained in accordance with the code in effect at the time of construction, and the following. Required emergency escape and rescue openings shall be operational from the inside of the room without the use of keys or tools. Bars, grilles, grates or similar devices are permitted to be placed over emergency escape and rescue openings provided the minimum net clear opening size complies with the code that was in effect at the time of construction and such devices shall be releasable or removable from the inside without the use of a key, tool or force greater than that which is required for normal operation of the escape and rescue opening.	702.4 Emergency escape **and rescue** openings. Required emergency escape **and rescue** openings shall be maintained in accordance with the code in effect at the time of construction, and **both of** the following: 1. Required emergency escape and rescue openings shall be operational from the inside of the room without the use of keys or tools. 2. Bars, grilles, grates or similar devices are permitted to be placed over emergency escape and rescue openings provided that the minimum net clear opening size complies with the code that was in effect at the time of construction and ~~such~~ **the unit is equipped with smoke alarms installed in accordance with Section 907.2.10 of the International Building Code. Such** devices shall be releasable or removable from the inside without the use of a key, tool or force greater than that which is required for normal operation of the escape and rescue opening.	N/A	6/24/2022	Approved as Submitted	702.4 Emergency escape **and rescue** openings. Required emergency escape **and rescue** openings shall be maintained in accordance with the code in effect at the time of construction, and **both of** the following: 1. Required emergency escape and rescue openings shall be operational from the inside of the room without the use of keys or tools. 2. Bars, grilles, grates or similar devices are permitted to be placed over emergency escape and rescue openings provided that the minimum net clear opening size complies with the code that was in effect at the time of construction and ~~such~~ **the unit is equipped with smoke alarms installed in accordance with Section 907.2.10 of the International Building Code. Such** devices shall be releasable or removable from the inside without the use of a key, tool or force greater than that which is required for normal operation of the escape and rescue opening.
25	External	Leticia Sanchez (Co-Chair for HWRA)	Proposed Amendment	Proposed Amendment	Change	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.	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.**	Similar or identical proposed amendment submitted	6/24/2022	Approved as Submitted	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.**
26	External	Leticia Sanchez (Co-Chair for HWRA)	Proposed Amendment	Proposed Amendment	Change	1	102.8	Requirements not covered by code	Requirements necessary for the strength, stability or proper operation of an existing fixture, structure or equipment, or for the public safety, health and general welfare, not specifically covered by this code, shall be determined by the code official	Requirements necessary for the strength, stability or proper operation of an existing fixture, structure or equipment, or for the public safety, health and general welfare, not specifically covered by this code, shall be determined by the code official **in consultation with the City Engineer and/or Director of Metro Health or their designee where needed.**	Identical	6/24/2022 & 07/22/2022	Recommended for Denial	Keep SAPMC as Written

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27	External	Leticia Sanchez (Co-Chair for HWRA)	Proposed Amendment	Proposed Amendment	Change	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 [first] 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, **including orders to vacate as prescribed in sections 108.4**, 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.	Similar or identical proposed amendment submitted	7/8/2022	Recommended for Denial	Keep item #10 as approved on 05/13/2022
28	External	Leticia Sanchez (Co-Chair for HWRA)	Proposed Amendment	Proposed Amendment	Change	1	107.2	Form	Such notice prescribed in Section 107.1 shall be in accordance with all of the following: 1. Be in writing. 2. Include a description of the real property sufficient for identification. This does not require a legal description. 3. Include a statement of the violation or violations and why the notice is being issued. 4.Include a correction order allowing a reasonable amount of time to make the repairs and improvements required to bring the premises into compliance with the provisions of this code. 5. Inform the property owner or owner's authorized agent of the name and phone number of the code official or designee.	Such notice prescribed in Section 107.1 shall be in accordance with all of the following: 1. Be in **typeface or legible** writing **in English and Spanish.** 2. Include a description of the real property sufficient for identification. This does not require a legal description. 3. Include a statement of the violation or violations and why the notice is being issued. 4. Include a correction order **(with information about assistance programs)** allowing a reasonable amount of time to make the repairs and improvements required to bring the premises into compliance with the provisions of this code. 5. Inform the property owner or owner's authorized agent of the name and phone number of the code official or designee. 6. **Inform the property owner or owners authorized agent of the right to appeal and the procedures for an appeal, including a description of any documents that must be submitted, notice of the right to be represented and to present witnesses and evidence, a statement of both an in-person and remote means of attendance, and the date and time of any deadlines.** Also, can we better communicate what "a reasonable amount of time" is to the public?	Similar or identical proposed amendment submitted	7/8/2022	Recommended for Denial	Keep item #11 as approved on 06/10/2022
29	External	Leticia Sanchez (Co-Chair for HWRA)	Proposed Amendment	Proposed Amendment	Change	1	107.3	Method of service	Such notice shall be deemed to be properly delivered if a copy thereof is: 1. Delivered personally; or 2. Sent by certified mail, postage pre-paid, return receipt requested to the owner of record at his address as it appears on the Bexar County Appraisal District records; and if the notice is returned showing that the letter was not delivered, a copy thereof shall be posted in a conspicuous place in or about the structure affected by such notice; or 3. Sent by first class mail, to the owner of record at his 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.	2. Sent by certified mail, postage pre-paid, return receipt requested to the owner of record at his **mailing** address as it appears on the Bexar County Appraisal District records; and if the notice is returned showing that the letter was not delivered, a copy thereof shall be posted in a conspicuous place in or about the structure affected by such notice; or 3. Sent by first class mail, to the owner of record at his **mailing** 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.	Keep 2018 SAPMC as written but replace "his" with "the" (per committee).	6/24/2022	Approved with Modifications	Method of service. Such notice shall be deemed to be properly delivered if a copy thereof is: 1.Delivered personally; or2.Sent by certified mail, postage pre-paid, return receipt requested to the owner of record at ~~his~~ **the** address as it appears on the Bexar County Appraisal District records; and if the notice is returned showing that the letter was not delivered, a copy thereof shall be posted in a conspicuous place in or about the structure affected by such notice; or 3.Sent by first class mail, to the owner of record at ~~his~~ **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.
30	External	Texas Housers Staff	Proposed Amendment	Proposed Amendment	Change	Appendix B	B101.2	Application for appeal	N/A	**Making the appeals process 60 to 90 days and ensuring that the actual process to appeal, including the specific steps required of both the homeowner and any involved parties, is included as a physical form along with the notice of violation**. B 101.2. Any person shall have the right to appeal a decision of the code official to the board. An application for appeal shall be based on a claim that the intent of this code or the rules legally adopted hereunder have been incorrectly interpreted, the provisions of this code do not fully apply or an equally good or better form of construction is proposed. The application shall be filed on a form obtained from the code official **within 20 days after the notice was served**. B101.2.1 Limitation of authority. The board shall not have authority to waive requirements of this code or interpret the administration of this code. B101.2.2 Stays of enforcement. Appeals of notice and orders, other than Imminent Danger notices, shall stay the enforcement of the notice and order until the appeal is heard by the board.	Identical	7/8/2022	Recommended for Denial	Do not adopt into the 2021 SAPMC
31	External	Texas Housers Staff	Proposed Amendment	Proposed Amendment	Change	1	107.2	Form	Such notice prescribed in Section 107.1 shall be in accordance with all of the following: 1. Be in writing. 2. Include a description of the real property sufficient for identification. This does not require a legal description. 3. Include a statement of the violation or violations and why the notice is being issued. 4.Include a correction order allowing a reasonable amount of time to make the repairs and improvements required to bring the premises into compliance with the provisions of this code. 5. Inform the property owner or owner's authorized agent of the name and phone number of the code official or designee.	**Include in the SAPMC….Inform the property owner or owner's authorized agent of the right to appeal**. 111.4.1. Such **notice** prescribed in Section 111.4 **shall** be in accordance with all of the following: 1. Be in writing. 2. Include a description of the real estate sufficient for identification. 3. Include a statement of the violation or violations and why the notice is being issued. 4. Include a correction order allowing a reasonable time to make the repairs and improvements required to bring the dwelling unit or structure into compliance with the provisions of this code. 5. Inform the property owner or owner's authorized agent of the right to appeal. 6. Include a statement of the right to file a lien in accordance with Section 109.3.	Similar or identical proposed amendment submitted	7/8/2022	Recommended for Denial	Keep item #11 as approved on 06/10/2022
32	External	Texas Housers Staff	Proposed Amendment	Proposed Amendment	Change	1	111	Means of Appeal	The appellate process shall follow Chapter 6, Art. VIII. Building Standards Board of the City Code of San Antonio, Texas.	**Adopt 2021 IMPC, section 107.4 Administration as written.** **107.4 Administration. The code official shall take immediate action in accordance with the decision of the board. (new section for 2021 IMPC)**	Identical	7/8/2022	Recommended for Denial	Keep items 16-19 as approved on 06/10/2022
33	External	Texas Housers Staff	Proposed Amendment	Proposed Amendment	Change	1	108.1	General	When equipment is found by the code official to be unsafe, or when a structure is found unfit for human occupancy or is found to be an unlawful structure, the structure and/or the equipment shall be deemed to be threats to the public health, safety or welfare.	**Amend to make clear that residents have an opportunity for a hearing before an order to vacate is issued**	Identical	7/8/2022	Recommended for Denial	Keep item #13 as approved on 06/10/2022
34	External	Texas Housers Staff	Proposed Amendment	Proposed Amendment	Change	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.	**Amend to make clear that residents have an opportunity for a hearing before an order to vacate is issued**	Identical	7/8/2022	Recommended for Denial	Keep SAPMC as written

No.	Internal/ External	Submitting Agency/Person	Basis/Reason for Update(s)	Recommendation	Summary of Change	Chapter	Section	Section Title	2018 SAPMC	Summary of Proposed Amendments (2021 IMPC Technical Changes or Proposed Amendments Submitted by Public)	Notes	Date	Committee's Suggestion	Proposed Language for the 2021 SAPMC
35	External	Texas Housers Staff	Proposed Amendment	Proposed Amendment	Change	1	108.4	Prohibited occupancy	Any occupied structure determined by the code official to be a threat to the public health, safety or welfare shall be vacated as ordered by the code official. Failure to vacate as ordered by the code official is a violation of this code.	**Amend to make clear that residents have an opportunity for a hearing before an order to vacate is issued**	Similar or identical proposed amendment submitted	7/8/2022	Recommended for Denial	Keep item #14 as approved on 06/24/2022
36	External	Texas Housers Staff	Proposed Amendment	Proposed Amendment	Change	1	109.1	Imminent danger	When, in the opinion of the code official, there is imminent danger or when there is actual or potential danger to the building occupants because of explosives, explosive fumes or vapors or the presence of toxic fumes, gases or materials, or operation of defective or dangerous equipment, or when the structure is found unfit for human occupancy by the code official as described in section 108.1.3 Structure unfit for human occupancy, the code official is hereby authorized and empowered to order and require the occupants to vacate the premises forthwith. The code official shall cause to be posted at each entrance to such structure a notice reading as follows: "This Structure is Unsafe and Its Occupancy Has Been Prohibited by the Code Official." It shall be unlawful for any person to enter such structure except for the purpose of securing the structure, making the required repairs, or removing the hazardous condition.	**Adopt 2021 IMPC, section 112.1 Imminent danger as written.** 112.1 Imminent danger. When, in the opinion of the code official , there is imminent danger of failure or collapse of a building or structure that endangers life, or when any structure or part of a structure has fallen and life is endangered by the occupation of the structure, or when there is actual or potential danger to the building occupants or those in the proximity of any structure because of explosives, explosive fumes or vapors or the presence of toxic fumes, gases or materials, or operation of defective or dangerous equipment, the code official is hereby authorized and empowered to order and require the occupants to vacate the premises forthwith. The code official shall cause to be posted at each entrance to such structure a notice reading a follows: "This Structure Is Unsafe and Its Occupancy Has Been Prohibited by the Code Official." It shall be unlawful for any person to enter such structure except for the purpose of securing the structure, making the required repairs, removing the hazardous condition or of demolishing the same.	Similar or identical proposed amendment submitted	7/8/2022	Recommended for Denial	Keep SAPMC as written
37	External	Texas Housers Staff	Proposed Amendment	Proposed Amendment	Change	1	103.3	Designees	The code official shall have the authority to delegate powers under this code. Such designees shall have the powers as delegated by the code official.	**Require qualifications of the designees equal to those of a structural engineer, toxic chemical specialist, electrical engineer, or other indicated professional that can make health and safety determinations**	N/A	7/8/2022	Recommended for Denial	Keep item #6 as approved on 05/13/2022
38	External	Texas Housers Staff	Proposed Amendment	Proposed Amendment	Change	2	202	General Definitions	APPROVED. Acceptable to [Approved by] the code official.	APPROVED. Acceptable to **[Approved by]** the code official.	Identical	7/8/2022	Recommended for Denial	Keep SAPMC as written
39	External	Texas Housers Staff	Proposed Amendment	Proposed Amendment	Change	2	202	General Definitions	CODE OFFICIAL. The Director of Development Services or designee who is charged with the administration and enforcement of this code.	**Definition of "code official," should be amended to include qualifications that prove the competence or reliability of an official before bestowing power through them.**	Identical	7/8/2022	Recommended for Denial	Keep SAPMC as written
40	External	Texas Housers Staff	Proposed Amendment	Proposed Amendment	Change	2	202	General Definitions	REASONABLE TIME. The code official shall grant a minimum of 10 days to cure any notice of violation unless a stricter requirement exists in either City ordinance or State law. The code official may extend the time-frame for compliance based on the severity and nature of the condition and the reasonable availability of materials and labor and of utilities and other relevant circumstances.	**Definition of "reasonable time," should be amended to increase the number of days to cure to at least 60-90 calendar days, except in the case of eminent health or safety risk.**	Similar or identical proposed amendment submitted	7/22/2022	Recommended for Denial	Keep SAPMC as written
41	External	Texas Housers Staff	Proposed Amendment	Proposed Amendment	Change	2	202	General Definitions	GARBAGE. The animal or vegetable waste resulting from the handling, preparation, cooking and consumption of food.	**The SAPMC does NOT state the definition of "accumulation," specifically of garbage. Local residents have received "bogus" notices of violation due to garbage blowing onto their property such as trash bags, candy wrappers, and masks. "Accumulation" must be defined to protect those who have experienced egregious use of power from code officials. This will also allow for code officials to be better equipped at understanding how to monitor violations.**	Identical	7/22/2022	Approved as Submitted	Add definition of "accumulation" to the 2021 SAPMC as defined in the common dictionary
42	External	Texas Housers Staff	Proposed Amendment	Proposed Amendment	Change	N/A	N/A	N/A	N/A	SAN ANTONIO PROPERTY MAINTENANCE CODE (2018) does NOT state how the work of a code official with multiple complaints about issuing notices should be reviewed. This is one of the biggest concerns that community members have expressed. There are various solutions to this issue, such as **creating a strike system, point system, or mandating cultural competence training to ensure their judgment is solely based on protecting the residents.** This ensures that code officials with questionable findings can be held accountable for their decisions.	Comment	7/29/2022	General Public Comment	Read into record, no action (or motion) taken

No.	Internal/ External	Submitting Agency/Person	Basis/Reason for Update(s)	Recommendation	Summary of Change	Chapter	Section	Section Title	2018 SAPMC	Summary of Proposed Amendments (2021 IMPC Technical Changes or Proposed Amendments Submitted by Public)	Notes	Date	Committee's Suggestion	Proposed Language for the 2021 SAPMC
43	External	Texas Housers Staff	Proposed Amendment	Proposed Amendment	Change	N/A	N/A	N/A	N/A	SAN ANTONIO PROPERTY MAINTENANCE CODE (2018), as enforced, does NOT result in holding multifamily properties to a high standard of stewardship. Many residents in San Antonio have become more vocal about poor living conditions that, according to code officials, meet the definition of "unfit for human occupancy." Since renters frequently risk retaliation when they seek repairs and given the daily risk to health and safety, which renters face from common rental problems such as poor ventilation, it is important to address these health issues as quickly as possible, but no longer than 15 days. In **recommending a shorter time frame for repairs for landlords as opposed to homeowners**, we recognize that landlords are engaged in a business, upon which state law imposes a duty to repair or remedy.	Comment	7/29/2022	General Public Comment	Read into record, no action (or motion) taken
44	External	Mia Loseff, South Texas Regional Director, Texas Housers	Proposed Amendment	Proposed Amendment	Change	2	202	General Definitions	COST OF SUCH DEMOLITION OR EMERGENCY REPAIRS. The cost shall include the actual costs of the demolition or repair of the structure less revenue obtained if salvage was conducted prior to demolition or repair. Costs shall include, but not be limited to, expenses incurred or necessitated related to demolition or emergency repairs, such as asbestos survey and abatement if necessary; costs of inspectors, testing agencies or experts retained relative to the demolition or emergency repairs; costs of testing; surveys for other materials that are controlled or regulated from being dumped in a landfill; title searches; mailing(s); postings; recording; and attorney fees expended for recovering of the cost of emergency repairs or to obtain or enforce an order of demolition made by a code official, the governing body or Building Standards Board.	The cost shall include the actual costs of the demolition or repair of the structure less revenue obtained if salvage was conducted prior to demolition or repair, **or if the structure was deconstructed and its materials sold for salvage.** Costs shall include, but not be limited to, expenses incurred or necessitated related to demolition or emergency repairs, such as asbestos survey and abatement if necessary; costs of inspectors, testing agencies or experts retained relative to the demolition or emergency repairs; costs of testing; surveys for other materials that are controlled or regulated from being dumped in a landfill; title searches; mailing(s); postings; recording; and attorney fees expended for recovering of the cost of emergency repairs or to obtain or enforce an order of demolition made by a code official, the governing body or Building Standards Board.	Identical	7/8/2022	Recommended for Denial	Keep item#83 as approved on 07/08/2022
45	External	Mia Loseff, South Texas Regional Director, Texas Housers	Proposed Amendment	Proposed Amendment	Change	2	202	General Definitions	IMMINENT DANGER. A condition which could cause serious or life-threatening injury or death at any time.	IMMINENT DANGER. A condition which could cause **a reasonable likelihood of** serious or life-threatening injury or death **by electrocution, ignition or asphyxiation; or the structure is reasonably likely to collapse [at any time]**	Identical	7/22/2022	Approved with Modifications	IMMINENT DANGER. A condition which could cause **a reasonable likelihood of** serious or life-threatening injury or death ~~by electrocution, ignition or asphyxiation; or the structure is reasonably likely to collapse~~ at any time.
46	External	Mia Loseff, South Texas Regional Director, Texas Housers	Proposed Amendment	Proposed Amendment	Change	2	202	General Definitions	OUTSIDE PLACEMENT. Any item, which is not customarily used or stored outside or not made of a material that is resistant to damage or deterioration from exposure to the outside environment, for a period in excess of twenty-four (24) hours. Said items include, but are not limited to, auto parts, appliances not in service, metal or wood products or parts not converted to a final use, beverage, food or other containers not stored within a closed household recycling bin or refuse container, plumbing fixtures commonly used indoors or that have been converted to another use. This includes placement in a structure that is open or not completely enclosed, including any porch cover or carport or upon any open porch or under any tarp. This does not include lawn care tools or recreational equipment incidental to the use of the property. Building material stored outdoors on any site for construction or demolition of a structure on the premises shall be used or incorporated into the proposed structure or removed from the premises within sixty (60) days from the date of arrival on the premises or upon the expiration of any associated building permit, whichever comes later.	Any item, which is not customarily used or stored outside or not made of a material that is **reasonably** resistant to damage or deterioration from exposure to the outside environment, for a period in excess of twenty-four (24) hours. Said items include, but are not limited to, auto parts (**not including furniture from an automobile that has been re-purposed for outdoor use)**, appliances not in service, metal or wood products or parts not converted to a final use, **non-repurposed** beverage, food or other containers not stored within a closed household recycling bin or refuse container, plumbing fixtures commonly used indoors or that have been converted to another use. This includes placement in a structure that is open or not completely enclosed, including any porch cover or carport or upon any open porch or under any tarp. This does not include lawn care tools, furniture, or recreational equipment incidental to the use of the property, **including portable sports devices and assorted types of furniture incidental to the use/enjoyment of the property**. **Nor does it include items that have been repurposed for gardening use**. Building material stored outdoors on any site for construction or demolition of a structure on the premises shall be used or incorporated into the proposed structure or removed from the premises within sixty (60) days from the date of arrival on the premises or upon the expiration of any associated building permit, whichever comes later.	Identical	7/29/2022	Recommended for Denial	Keep SAPMC as written
47	External	Mia Loseff, South Texas Regional Director, Texas Housers	Proposed Amendment	Proposed Amendment	Change	2	202	General Definitions	REASONABLE TIME. The code official shall grant a minimum of 10 days to cure any notice of violation unless a stricter requirement exists in either City ordinance or State law. The code official may extend the time-frame for compliance based on the severity and nature of the condition and the reasonable availability of materials and labor and of utilities and other relevant circumstances.	The code official shall grant a minimum of **15 [10]** days to cure any notice of violation unless a stricter requirement exists in either City ordinance or State law. The code official may extend the time-frame for compliance based on the severity and nature of the condition and the reasonable availability of materials and labor and of utilities and other relevant circumstances	Similar or identical proposed amendment submitted	7/22/2022	Recommended for Denial	Keep SAPMC as written
48	External	Mia Loseff, South Texas Regional Director, Texas Housers	Proposed Amendment	Proposed Amendment	Change	2	202	General Definitions	RUBBISH. Combustible and noncombustible waste materials, except garbage; the term shall include the residue from the burning of wood, coal, coke and other combustible materials, paper, rags, cartons, boxes, wood, excelsior, rubber, leather, tree branches, yard trimmings, tin cans, metals, mineral matter, glass, crockery and dust and other similar materials.	Combustible and noncombustible waste materials, except garbage; the term shall include the residue from the burning of wood, coal, coke and other combustible materials, paper, rags, cartons, boxes, wood, excelsior, rubber, leather, tree branches, yard trimmings, tin cans, metals, mineral matter, glass, crockery and dust and other similar materials, **unless the item has been repurposed for outdoor use.**	Similar or identical proposed amendment submitted	7/29/2022	Recommended for Denial	Keep SAPMC as written
49	External	Rick Acosta, President, My City Is My Home	Proposed Amendment	Proposed Amendment	Change	Appendix B	B101.2	Application for appeal	N/A	**Making the appeals process 60 to 90 days and ensuring that the actual process to appeal, including the specific steps required of both the homeowner and any involved parties, is included as a physical form along with the notice of violation.** B 101.2. Any person shall have the right to appeal a decision of the code official to the board. An application for appeal shall be based on a claim that the intent of this code or the rules legally adopted hereunder have been incorrectly interpreted, the provisions of this code do not fully apply or an equally good or better form of construction is proposed. The application shall be filed on a form obtained from the code official **within 20 days after the notice was served**. B101.2.1 Limitation of authority. The board shall not have authority to waive requirements of this code or interpret the administration of this code. B101.2.2 Stays of enforcement. Appeals of notice and orders, other than Imminent Danger notices, shall stay the enforcement of the notice and order until the appeal is heard by the board.	Similar or identical proposed amendment submitted	7/8/2022	Recommended for Denial	Do not adopt into the 2021 SAPMC

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50	External	Rick Acosta, President, My City Is My Home	Proposed Amendment	Proposed Amendment	Change	1	107.2	Form	Such notice prescribed in Section 107.1 shall be in accordance with all of the following: 1. Be in writing. 2. Include a description of the real property sufficient for identification. This does not require a legal description. 3. Include a statement of the violation or violations and why the notice is being issued. 4.Include a correction order allowing a reasonable amount of time to make the repairs and improvements required to bring the premises into compliance with the provisions of this code. 5. Inform the property owner or owner's authorized agent of the name and phone number of the code official or designee.	**Include in the SAPMC….Inform the property owner or owner's authorized agent of the right to appeal and be given a physical document that informs them about the process to appeal.** 111.4.1. Such **notice** prescribed in Section 111.4 **shall** be in accordance with all of the following: 1. Be in writing. 2. Include a description of the real estate sufficient for identification. 3. Include a statement of the violation or violations and why the notice is being issued. 4. Include a correction order allowing a reasonable time to make the repairs and improvements required to bring the dwelling unit or structure into compliance with the provisions of this code. 5. Inform the property owner or owner's authorized agent of the right to appeal. 6. Include a statement of the right to file a lien in accordance with Section 109.3.	Similar or identical proposed amendment submitted	7/8/2022	Recommended for Denial	Keep item #11 as approved on 06/10/2022
51	External	Rick Acosta, President, My City Is My Home	Proposed Amendment	Proposed Amendment	Change	1	111	Means of Appeal	The appellate process shall follow Chapter 6, Art. VIII. Building Standards Board of the City Code of San Antonio, Texas.	Adopt 2021 IMPC, section 107.4 Administration as written**.** **107.4 Administration. The code official shall take immediate action in accordance with the decision of the board. (new section for 2021 IMPC)**	Similar or identical proposed amendment submitted	7/8/2022	Recommended for Denial	Keep items 16-19 as approved on 06/10/2022
52	External	Rick Acosta, President, My City Is My Home	Proposed Amendment	Proposed Amendment	Change	1	108.1	General	When equipment is found by the code official to be unsafe, or when a structure is found unfit for human occupancy or is found to be an unlawful structure, the structure and/or the equipment shall be deemed to be threats to the public health, safety or welfare.	**Amend to make clear that residents have an opportunity for a hearing before an order to vacate is issued**	Similar or identical proposed amendment submitted	7/8/2022	Recommended for Denial	Keep item #13 as approved on 06/10/2022
53	External	Rick Acosta, President, My City Is My Home	Proposed Amendment	Proposed Amendment	Change	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.	**Amend to make clear that residents have an opportunity for a hearing before an order to vacate is issued**	Similar or identical proposed amendment submitted	7/8/2022	Recommended for Denial	Keep SAPMC as written
54	External	Rick Acosta, President, My City Is My Home	Proposed Amendment	Proposed Amendment	Change	1	108.4	Prohibited occupancy	Any occupied structure determined by the code official to be a threat to the public health, safety or welfare shall be vacated as ordered by the code official. Failure to vacate as ordered by the code official is a violation of this code.	**Amend to make clear that residents have an opportunity for a hearing before an order to vacate is issued**	Identical	7/8/2022	Recommended for Denial	Keep item #14 as approved on 06/24/2022
55	External	Rick Acosta, President, My City Is My Home	Proposed Amendment	Proposed Amendment	Change	1	109.1	Imminent danger	When, in the opinion of the code official, there is imminent danger or when there is actual or potential danger to the building occupants because of explosives, explosive fumes or vapors or the presence of toxic fumes, gases or materials, or operation of defective or dangerous equipment, or when the structure is found unfit for human occupancy by the code official as described in section 108.1.3 Structure unfit for human occupancy, the code official is hereby authorized and empowered to order and require the occupants to vacate the premises forthwith. The code official shall cause to be posted at each entrance to such structure a notice reading as follows: "This Structure is Unsafe and Its Occupancy Has Been Prohibited by the Code Official." It shall be unlawful for any person to enter such structure except for the purpose of securing the structure, making the required repairs, or removing the hazardous condition.	**Adopt 2021 IMPC, section 112.1 Imminent danger as written**. 112.1 Imminent danger. When, in the opinion of the code official , there is imminent danger of failure or collapse of a building or structure that endangers life, or when any structure or part of a structure has fallen and life is endangered by the occupation of the structure, or when there is actual or potential danger to the building occupants or those in the proximity of any structure because of explosives, explosive fumes or vapors or the presence of toxic fumes, gases or materials, or operation of defective or dangerous equipment, the code official is hereby authorized and empowered to order and require the occupants to vacate the premises forthwith. The code official shall cause to be posted at each entrance to such structure a notice reading a follows: "This Structure Is Unsafe and Its Occupancy Has Been Prohibited by the Code Official." It shall be unlawful for any person to enter such structure except for the purpose of securing the structure, making the required repairs, removing the hazardous condition or of demolishing the same.	Identical	7/8/2022	Recommended for Denial	Keep SAPMC as written
56	External	Rick Acosta, President, My City Is My Home	Proposed Amendment	Proposed Amendment	Change	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 only if 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] **or presents a reasonable likelihood of electrocution, ignition or asphyxiation. Or, the structure is reasonably likely to collapse**.	Similar or identical proposed amendment submitted	7/8/2022	Recommended for Denial	Keep SAPMC as written
57	External	Rick Acosta, President, My City Is My Home	Proposed Amendment	Proposed Amendment	Change	1	102.8	Requirements not covered by code	Requirements necessary for the strength, stability or proper operation of an existing fixture, structure or equipment, or for the public safety, health and general welfare, not specifically covered by this code, shall be determined by the code official.	Requirements necessary for the strength, stability or proper operation of an existing fixture, structure or equipment, or for the public safety, health and general welfare, not specifically covered by this code, shall be determined by the code official **in consultation with the City Engineer and/or Director of Metro Health or their designee where needed.**	Similar or identical proposed amendment submitted	7/22/2022	Recommended for Denial	Keep item #26 as approved

No.	Internal/ External	Submitting Agency/Person	Basis/Reason for Update(s)	Recommendation	Summary of Change	Chapter	Section	Section Title	2018 SAPMC	Summary of Proposed Amendments (2021 IMPC Technical Changes or Proposed Amendments Submitted by Public)	Notes	Date	Committee's Suggestion	Proposed Language for the 2021 SAPMC
58	External	Rick Acosta, President, My City Is My Home	Proposed Amendment	Proposed Amendment	Change	2	202	General Definitions	APPROVED. Acceptable to [Approved by] the code official.	APPROVED. Acceptable to **[Approved by]** the code official.	Similar or identical proposed amendment submitted	7/8/2022	Recommended for Denial	Keep SAPMC as written
59	External	Rick Acosta, President, My City Is My Home	Proposed Amendment	Proposed Amendment	Change	2	202	General Definitions	CODE OFFICIAL. The Director of Development Services or designee who is charged with the administration and enforcement of this code.	**Definition of "code official," should be amended to include qualifications that prove the competence or reliability of an official before bestowing power through them.**	Similar or identical proposed amendment submitted	7/8/2022	Recommended for Denial	Keep SAPMC as written
60	External	Rick Acosta, President, My City Is My Home	Proposed Amendment	Proposed Amendment	Change	2	202	General Definitions	REASONABLE TIME. The code official shall grant a minimum of 10 days to cure any notice of violation unless a stricter requirement exists in either City ordinance or State law. The code official may extend the time-frame for compliance based on the severity and nature of the condition and the reasonable availability of materials and labor and of utilities and other relevant circumstances.	**Definition of "reasonable time," should be amended to increase the number of days to cure to at least 60-90 calendar days, except in the case of eminent health or safety risk.**	Identical	7/22/2022	Recommended for Denial	Keep SAPMC as written
61	External	Rick Acosta, President, My City Is My Home	Proposed Amendment	Proposed Amendment	Change	2	202	General Definitions	IMMINENT DANGER. A condition which could cause serious or life-threatening injury or death at any time.	IMMINENT DANGER. A condition which could cause **a reasonable likelihood of** serious or life-threatening injury or death **by electrocution, ignition or asphyxiation; or the structure is reasonably likely to collapse**.[at any time]	Identical	7/22/2022	Approved with Modifications	IMMINENT DANGER. A condition which could cause **a reasonable likelihood of** serious or life-threatening injury or death ~~by electrocution, ignition or asphyxiation; or the structure is reasonably likely to collapse~~ at any time.
62	External	Rick Acosta, President, My City Is My Home	Proposed Amendment	Proposed Amendment	Change	1	106.4	Violation penalties	Any owner, tenant, person, firm, corporation or agent or employee thereof who violates any of the provisions of this San Antonio Property Maintenance Code and who fails to comply with the terms of the Notice of Violation in accordance with Section 106.2 within the time specified or any extensions of time granted by the code official, shall be fined upon conviction an amount not less than one hundred dollars ($100.00) and not more than two thousand dollars ($2,000.00) provided, however, in the event a defendant has once previously been convicted of the same offense, the defendant shall be fined an amount not less than two hundred dollars ($200.00) and shall be fined an amount not less than three hundred dollars ($300.00) for a third conviction of the same offense and for each conviction thereafter. Each day a violation is permitted to exist shall constitute a separate offense. Nothing in this section shall limit the remedies available to the City in seeking to enforce the provisions of this code.	Any owner, tenant, person, firm, corporation or agent or employee thereof who violates any of the provisions of this San Antonio Property Maintenance Code and who fails to comply with the terms of the Notice of Violation in accordance with Section 106.2 within the time specified or any extensions of time granted by the code official, shall be fined upon conviction an amount not less than one hundred dollars ($100.00) and not more than two thousand dollars ($2,000.00) provided, however, in the event a defendant has once previously been convicted of the same offense, the defendant shall be fined an amount not less than two hundred dollars ($200.00) and shall be fined an amount not less than three hundred dollars ($300.00) for a third conviction of the same offense and for each conviction thereafter. Each day a violation is permitted to exist **for a vacant, non-occupied structure** shall constitute a separate offense. Nothing in this section shall limit the remedies available to the City in seeking to enforce the provisions of this code.	Identical	7/22/2022	Recommended for Denial	Keep SAPMC as written
63	External	Rick Acosta, President, My City Is My Home	Proposed Amendment	Proposed Amendment	Change	1	107.2	Form	Such notice prescribed in Section 107.1 shall be in accordance with all of the following: 1. Be in writing. 2. Include a description of the real property sufficient for identification. This does not require a legal description. 3. Include a statement of the violation or violations and why the notice is being issued. 4. Include a correction order allowing a reasonable amount of time to make the repairs and improvements required to bring the premises into compliance with the provisions of this code. 5. Inform the property owner or owner's authorized agent of the name and phone number of the code official or designee.	Such notice prescribed in Section 107.1 shall be in accordance with all of the following: 1. Be in **typeface or legible** writing **in English and Spanish**. **Include a correction order about how to bring the premise back into compliance, and information about assistance programs that will also aid the resident.** 111.4.1. Such **notice** prescribed in Section 111.4 **shall** be in accordance with all of the following: 1. Be in writing. 2. Include a description of the real estate sufficient for identification. 3. Include a statement of the violation or violations and why the notice is being issued. 4. Include a correction order allowing a reasonable time to make the repairs and improvements required to bring the dwelling unit or structure into compliance with the provisions of this code. 5. Inform the property owner or owner's authorized agent of the right to appeal. 6. Include a statement of the right to file a lien in accordance with Section 109.3.	Similar or identical proposed amendment submitted	7/8/2022	Recommended for Denial	Keep item #11 as approved on 06/10/2022
64	External	Rick Acosta, President, My City Is My Home	Proposed Amendment	Proposed Amendment	Change	2	202	General Definitions	GARBAGE. The animal or vegetable waste resulting from the handling, preparation, cooking and consumption of food.	**The SAPMC does NOT state the definition of "accumulation," specifically of garbage. Local residents have received "bogus" notices of violation due to garbage blowing onto their property such as trash bags, candy wrappers, and masks. "Accumulation" must be defined to protect those who have experienced egregious use of power from code officials. This will also allow for code officials to be better equipped at understanding how to monitor violations.**	Similar or identical proposed amendment submitted	07//22/2022	Approved as Submitted	Add definition of "accumulation" to the 2021 SAPMC as defined in the common dictionary
65	External	Rick Acosta, President, My City Is My Home	Proposed Amendment	Proposed Amendment	Change	N/A	N/A	N/A	N/A	SAN ANTONIO PROPERTY MAINTENANCE CODE (2018) does NOT state how the work of a code official with multiple complaints about issuing notices should be reviewed. This is one of the biggest concerns that community members have expressed. There are various solutions to this issue, such as **creating a strike system, point system, or mandating cultural competence training to ensure their judgment is solely based on protecting the residents.** This ensures that code officials with questionable findings can be held accountable for their decisions.	Comment	7/29/2022	General Public Comment	Read into record, no action (or motion) taken

No.	Internal/ External	Submitting Agency/Person	Basis/Reason for Update(s)	Recommendation	Summary of Change	Chapter	Section	Section Title	2018 SAPMC	Summary of Proposed Amendments (2021 IMPC Technical Changes or Proposed Amendments Submitted by Public)	Notes	Date	Committee's Suggestion	Proposed Language for the 2021 SAPMC
66	External	Rick Acosta, President, My City Is My Home	Proposed Amendment	Proposed Amendment	Change	N/A	N/A	N/A	N/A	SAN ANTONIO PROPERTY MAINTENANCE CODE (2018), as enforced, does NOT result in holding multifamily properties to a high standard of stewardship. Many residents in San Antonio have become more vocal about poor living conditions that, according to code officials, meet the definition of "unfit for human occupancy." Since renters frequently risk retaliation when they seek repairs and given the daily risk to health and safety, which renters face from common rental problems such as poor ventilation, it is important to address these health issues as quickly as possible, but no longer than 15 days. In **recommending a shorter time frame for repairs for landlords as opposed to homeowners**, we recognize that landlords are engaged in a business, upon which state law imposes a duty to repair or remedy.	Comment	7/29/2022	General Public Comment	Read into record, no action (or motion) taken
67	External	Ray Morales, SAPMC Committee Member & Tier 1 Neighborhood Coalition	Proposed Amendment	Proposed Amendment	Change	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.	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 **abatement** of any structure which is dangerous, unsafe and insanitary. **Removal of occupants and abatement of structures shall be regarded as a remedy of last resort.**	Similar or identical proposed amendment submitted	7/29/2022	Recommended for Denial	Keep Item#25 as approved
68	External	Ray Morales, SAPMC Committee Member & Tier 1 Neighborhood Coalition	Proposed Amendment	Proposed Amendment	Change	1	102.8	Requirements not covered by code	Requirements necessary for the strength, stability or proper operation of an existing fixture, structure or equipment, or for the public safety, health and general welfare, not specifically covered by this code, shall be determined by the code official.	Requirements necessary for the strength, stability or proper operation of an existing fixture, structure or equipment, or for the public safety, health and general welfare, not specifically covered by this code, shall be determined by the *code official* , **in consultation with the City Engineer, licensed hygienist, and/or Director of Metro Health.**	Similar or identical proposed amendment submitted	7/22/2022	Recommended for Denial	Keep item #26 as approved
69	External	Ray Morales, SAPMC Committee Member & Tier 1 Neighborhood Coalition	Proposed Amendment	Proposed Amendment	Change	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.	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 **recommend** policies and procedures in order to **the City Council which** 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.	N/A	7/29/2022	Recommended for Denial	Keep SAPMC as written
70	External	Ray Morales, SAPMC Committee Member & Tier 1 Neighborhood Coalition	Proposed Amendment	Proposed Amendment	Change	1	106.4	Violation penalties	Any owner, tenant, person, firm, corporation or agent or employee thereof who violates any of the provisions of this San Antonio Property Maintenance Code and who fails to comply with the terms of the Notice of Violation in accordance with Section 106.2 within the time specified or any extensions of time granted by the code official, shall be fined upon conviction an amount not less than one hundred dollars ($100.00) and not more than two thousand dollars ($2,000.00) provided, however, in the event a defendant has once previously been convicted of the same offense, the defendant shall be fined an amount not less than two hundred dollars ($200.00) and shall be fined an amount not less than three hundred dollars ($300.00) for a third conviction of the same offense and for each conviction thereafter. Each day a violation is permitted to exist shall constitute a separate offense. Nothing in this section shall limit the remedies available to the City in seeking to enforce the provisions of this code.	Any owner, tenant, person, firm, corporation or agent or employee thereof who violates any of the provisions of this San Antonio Property Maintenance Code and who fails to comply with the terms of the Notice of Violation in accordance with Section 106.2 within the time specified or any extensions of time granted by the code official, shall be fined upon conviction an amount not less than one hundred dollars ($100.00) and not more than two thousand dollars ($2,000.00) provided, however, in the event a defendant has once previously been convicted of the same offense, the defendant shall be fined an amount not less than two hundred dollars ($200.00) and shall be fined an amount not less than three hundred dollars ($300.00) for a third conviction of the same offense and for each conviction thereafter. Each day a violation is permitted to exist for **a vacant, non-occupied structure** shall constitute a separate offense. Nothing in this section shall limit the remedies available to the City in seeking to enforce the provisions of this code.	Similar or identical proposed amendment submitted	7/22/2022	Recommended for Denial	Keep SAPMC as written
71	External	Ray Morales, SAPMC Committee Member & Tier 1 Neighborhood Coalition	Proposed Amendment	Proposed Amendment	Change	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 [first] 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, **including orders to vacate as prescribed in sections 108.4,** 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 **45** days of the date of the **first** notice, the City, without further notice, may proceed with the prosecution of said violation.	Similar or identical proposed amendment submitted	7/8/2022	Recommended for Denial	Keep item #10 as approved on 05/13/2022
72	External	Ray Morales, SAPMC Committee Member & Tier 1 Neighborhood Coalition	Proposed Amendment	Proposed Amendment	Change	1	107.2	Form	Such notice prescribed in Section 107.1 shall be in accordance with all of the following: 1. Be in writing. 2. Include a description of the real property sufficient for identification. This does not require a legal description. 3. Include a statement of the violation or violations and why the notice is being issued. 4. Include a correction order allowing a reasonable amount of time to make the repairs and improvements required to bring the premises into compliance with the provisions of this code. 5. Inform the property owner or owner's authorized agent of the name and phone number of the code official or designee.	Such notice prescribed in Section 107.1 shall be in accordance with all of the following: 1. Be in writing, **in a legible font and size, with a written statement in Spanish ffering translation services by the City.** 2. Include a description of the real property sufficient for identification. This does not require a legal description. 3. Include a statement of the violation or violations and why the notice is being issued. 4. Include a correction order **(with information about assistance programs)** allowing a reasonable **amount of time (10 days) to make the repairs and improvements required to bring the premises into compliance with the provisions of this code.** 5. Inform the property owner or owner's authorized agent of the name and phone number of the code official or designee and the right to appeal, procedures for an appeal, including a description of any documents that must be submitted, and the right to be represented. **6. Include a statement offering both an in-person and a remote means of attendance and a date and time of any deadlines.**	Similar or identical proposed amendment submitted	7/8/2022	Recommended for Denial	Keep item #11 as approved on 06/10/2022
73	External	Ray Morales, SAPMC Committee Member & Tier 1 Neighborhood Coalition	Proposed Amendment	Proposed Amendment	Change	1	108.1.2	Unsafe Equipment	Unsafe equipment includes any boiler, heating equipment, elevator, moving stairway, electrical wiring or device, flammable liquid containers or other equipment on the premises or within the structure which is in such disrepair or condition that such equipment is a hazard to life, health, property or safety of the public or occupants of the premises or structure.	Unsafe equipment includes any boiler, heating equipment, elevator, moving stairway, electrical wiring or device, flammable liquid containers or other equipment on the premises or within the structure which is in such disrepair or condition that such equipment is an **imminent** hazard to life, health, property or safety of the public or occupants of the premises or structure.	N/A	7/22/2022	Recommended for Denial	Keep SAPMC as written

No.	Internal/ External	Submitting Agency/Person	Basis/Reason for Update(s)	Recommendation	Summary of Change	Chapter	Section	Section Title	2018 SAPMC	Summary of Proposed Amendments (2021 IMPC Technical Changes or Proposed Amendments Submitted by Public)	Notes	Date	Committee's Suggestion	Proposed Language for the 2021 SAPMC
74	External	Ray Morales, SAPMC Committee Member & Tier 1 Neighborhood Coalition	Proposed Amendment	Proposed Amendment	Change	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 **only if** the code official, **in consultation with the aforementioned officials** 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 **or, presents a reasonable likelihood of electrocution, ignition, or asphyxiation**, as defined and required by this code, **or if the structure is reasonably likely to collapse**, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.	Similar or identical proposed amendment submitted	7/8/2022	Recommended for Denial	Keep SAPMC as written
75	External	Ray Morales, SAPMC Committee Member & Tier 1 Neighborhood Coalition	Proposed Amendment	Proposed Amendment	Change	1	108.1.5	Dangerous structure or premises	Refer to San Antonio City Code, Chapter 6 - Buildings, Article VIII. Building Standards Board.	Refer to San Antonio City Code, Chapter 6 - Buildings, Article VIII, Building Standards Board. **An exception to this section shall occur if the owner of an alleged dangerous structure or premise, produces an official sealed, or stamped, report from a state licensed structural engineer stating the structure is safe in a reasonable and timely manner before the structure is placed on an agenda by the Building Standards Board.**	N/A	7/22/2022	Recommended for Denial	Keep SAPMC as written
76	External	Ray Morales, SAPMC Committee Member & Tier 1 Neighborhood Coalition	Proposed Amendment	Proposed Amendment	Change	1	108.2.1	Authority to disconnect service utilities	The code official shall have the authority to authorize disconnection of utility service to the building, structure or system regulated by this code and the referenced codes and standards set forth in Section 102.7 in case of emergency where necessary to eliminate an immediate hazard to life or property or when such utility connection has been made without approval. The code official shall notify the serving utility and, whenever possible, the owner or owner's authorized agent or occupant of the building, structure or service system of the decision to disconnect prior to taking such action. If not notified prior to disconnection the owner, owner's authorized agent or occupant of the building structure or service system shall be notified in writing as soon as practical thereafter. If the notice is returned showing that the letter was not delivered, a copy thereof shall be posted in a conspicuous place in or about the structure affected by such notice.	The code official shall have the authority to authorize disconnection of utility service to the building, structure or system regulated by this code and the referenced codes and standards set forth in Section 102.7 in case of emergency where necessary to eliminate an immediate hazard to life or property or when such utility connection has been made without approval. The code official shall notify the serving utility and, whenever possible, the owner or owner's authorized agent and occupant of the building, structure or service system of the decision to disconnect prior to taking such action. If not notified prior to disconnection the owner, owner's authorized agent or occupant of the structure or service system shall be notified in writing as soon as practical thereafter. If the notice is returned showing that the letter was not delivered, a copy thereof shall be posted in a conspicuous place in or about the structure affected by such notice. **For all occupied residential single-family and multi-family utility disconnect decisions, the code official will notify the occupant(s) and the Department of Human services at least five (5) days prior to taking such action and notify the occupants of available assistance or relocation programs.**	N/A	7/22/2022	Recommended for Denial	Keep SAPMC as written
77	External	Ray Morales, SAPMC Committee Member & Tier 1 Neighborhood Coalition	Proposed Amendment	Proposed Amendment	Change	1	108.4	Prohibited occupancy	Any occupied structure determined by the code official to be a threat to the public health, safety or welfare shall be vacated as ordered by the code official. Failure to vacate as ordered by the code official is a violation of this code.	Any occupied structure determined by the code official to be a threat to the public health, safety or welfare shall be vacated as ordered by the code official as prescribed by section 108.1. Failure to vacate as ordered by the code official is a violation of this code. **For residential occupied structures, the code official shall provide notice to the occupants twelve days prior to vacating the structure, unless the threat to public health, safety, or welfare, is deemed imminent as described in 109.1. Such order by the code official may not be issued until the expiration of the appeal deadline or, if an appeal is filed, until a decision is issued by the BSB.**	N/A	7/8/2022	Recommended for Denial	Keep item #14 as approved on 06/24/2022
78	External	Ray Morales, SAPMC Committee Member & Tier 1 Neighborhood Coalition	Proposed Amendment	Proposed Amendment	Change	1	109.1	Imminent danger	When, in the opinion of the code official, there is imminent danger or when there is actual or potential danger to the building occupants because of explosives, explosive fumes or vapors or the presence of toxic fumes, gases or materials, or operation of defective or dangerous equipment, or when the structure is found unfit for human occupancy by the code official as described in section 108.1.3 Structure unfit for human occupancy, the code official is hereby authorized and empowered to order and require the occupants to vacate the premises forthwith. The code official shall cause to be posted at each entrance to such structure a notice reading as follows: "This Structure is Unsafe and Its Occupancy Has Been Prohibited by the Code Official." It shall be unlawful for any person to enter such structure except for the purpose of securing the structure, making the required repairs, or removing the hazardous condition.	When, in the opinion of the code official, there is imminent danger or when there is actual or potential danger to the building occupants **of failure or collapse of a building structure that endangers human life, or when any structure or part of a structure has fallen and life is endangered by the occupation of the structure, or when there is actual or potential danger to the building occupants or those in the proximity of any structure** because of explosives, explosive fumes or vapors or the presence of toxic fumes, gases or materials, or operation of defective dangerous equipment, or when the structure is found unfit for human occupancy by the code official as described in section 108.1.3 Structure unfit for human occupancy, the code official is hereby authorized and empowered to order and require the occupants to vacate the premises forthwith. The code official shall cause to be posted at each entrance to such structure a notice reading as follows: "This Structure is Unsafe and Its Occupancy Has Been Prohibited by the Code Official." It shall be unlawful for any person to enter such structure except for the purpose of securing the structure, making the required repairs, or removing the hazardous condition.	N/A	7/8/2022	Recommended for Denial	Keep SAPMC as written
79	External	Ray Morales, SAPMC Committee Member & Tier 1 Neighborhood Coalition	Proposed Amendment	Proposed Amendment	**New Section**	N/A	N/A	N/A	N/A	**Section 109.2 Hearing. Any person ordered to take emergency measures shall comply with such order. Any affected person shall thereafter upon petition, be afforded a hearing to determine whether any emergency should be rescinded.**	N/A	7/29/2022	Recommended for Denial	Keep SAPMC as written
80	External	Ray Morales, SAPMC Committee Member & Tier 1 Neighborhood Coalition	Proposed Amendment	Proposed Amendment	**New Section**	N/A	N/A	N/A	N/A	**Section 109.3 Notice. Any person ordered to take emergency measures shall be given notice of the right to appeal and the procedures for an appeal, including a description of any documents that must be submitted, notice of the right to be represented and to present witnesses and evidence, a statement of both an in-person and remote means of attendance, and the date and time of any deadlines.**	N/A	7/29/2022	Recommended for Denial	Keep SAPMC as written
81	External	Ray Morales, SAPMC Committee Member & Tier 1 Neighborhood Coalition	Proposed Amendment	Proposed Amendment	Change	1	111	Means of Appeal	The appellate process shall follow Chapter 6, Art. VIII. Building Standards Board of the City Code of San Antonio, Texas.	**The appellate process shall follow Chapter 6, Art. VIII. Building Standards Board of the City Code of San Antonio, Texas. Any person shall have the right to appeal a decision of the code official to the board. An application for appeal shall be based on a claim that the intent of the code or the rules legally adopted hereunder have been incorrectly interpreted, the provisions of this code do not fully apply or an equally good or better form of construction is proposed. The application shall be filed on a form obtained from the code official within 20 days after the notice is served.**	N/A	7/8/2022	Recommended for Denial	Keep items 16-19 as approved on 06/10/2022

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82	External	Ray Morales, SAPMC Committee Member & Tier 1 Neighborhood Coalition	Proposed Amendment	Proposed Amendment	Change	2	202	General Definitions	IMMINENT DANGER. A condition which could cause serious or life-threatening injury or death at any time.	IMMINENT DANGER. A condition which could cause serious or life threatening injury or death at any time. **reasonable likelihood of serious, life threatening injury, or death by electrocution, ignition or asphyxiation; or the structure is reasonably likely to collapse.** [at any time].	Similar or identical proposed amendment submitted	7/22/2022	Approved with Modifications	IMMINENT DANGER. A condition which could cause **a reasonable likelihood of** serious or life-threatening injury or death ~~by electrocution, ignition or asphyxiation; or the structure is reasonably likely to collapse~~ at any time.
83	External	Ray Morales, SAPMC Committee Member & Tier 1 Neighborhood Coalition	Proposed Amendment	Proposed Amendment	Change	2	202	General Definitions	COST OF SUCH DEMOLITION OR EMERGENCY REPAIRS. The cost shall include the actual costs of the demolition or repair of the structure less revenue obtained if salvage was conducted prior to demolition or repair. Costs shall include, but not be limited to, expenses incurred or necessitated related to demolition or emergency repairs, such as asbestos survey and abatement if necessary; costs of inspectors, testing agencies or experts retained relative to the demolition or emergency repairs; costs of testing; surveys for other materials that are controlled or regulated from being dumped in a landfill; title searches; mailing(s); postings; recording; and attorney fees expended for recovering of the cost of emergency repairs or to obtain or enforce an order of demolition made by a code official, the governing body or Building Standards Board.	COST OF SUCH DEMOLITION ABATEMENT OR EMERGENCY REPAIRS. The cost shall include the actual costs of the demolition or repair of the structure less revenue obtained if salvage was conducted prior to demolition or repair, **or, if the structure was deconstructed and its materials sold for salvage.** Costs shall include, but not be limited to, expenses incurred or necessitated related to demolition or emergency repairs, such as asbestos survey and abatement if necessary; costs of inspectors, testing agencies or experts retained relative to the demolition or emergency repairs; costs of testing; surveys for other materials that are controlled or regulate from being dumped in a landfill; title searches; mailing(s); postings; recording; and attorney fees expended for recovering of the cost of emergency repairs or to obtain or enforce an order of demolition made by a code official, the governing body or Building Standards Board.	Similar or identical proposed amendment submitted	7/8/2022	Approved with Modifications	Replace the word "demolition" with "abatement" and do no adopt the proposed language in bold, "**or, if the structure was deconstructed and its materials sold for salvage.**"
84	External	Ray Morales, SAPMC Committee Member & Tier 1 Neighborhood Coalition	Proposed Amendment	Proposed Amendment	Change	2	202	General Definitions	OUTSIDE PLACEMENT. Any item, which is not customarily used or stored outside or not made of a material that is resistant to damage or deterioration from exposure to the outside environment, for a period in excess of twenty-four (24) hours. Said items include, but are not limited to, auto parts, appliances not in service, metal or wood products or parts not converted to a final use, beverage, food or other containers not stored within a closed household recycling bin or refuse container, plumbing fixtures commonly used indoors or that have been converted to another use. This includes placement in a structure that is open or not completely enclosed, including any porch cover or carport or upon any open porch or under any tarp. This does not include lawn care tools or recreational equipment incidental to the use of the property. Building material stored outdoors on any site for construction or demolition of a structure on the premises shall be used or incorporated into the proposed structure or removed from the premises within sixty (60) days from the date of arrival on the premises or upon the expiration of any associated building permit, whichever comes later.	OUTSIDE PLACEMENT **ITEM**. Any item, which is not customarily used or stored outside or not made of a material that is *reasonably* resistant to damage or deterioration from exposure to the outside environment, **and is stored outside** for a period in excess of twenty-four (24) hours. Said items include, but are not limited to, auto parts, **(not including furniture from an automobile that has been repurposed for outdoor use)** appliances not in service, metal or wood products or parts not converted to a final use, beverage, food or other containers not stored within a closed household recycling bin or refuse container, plumbing fixtures commonly used indoors or that have been converted to another use. This includes placement in a structure that is open or not completely enclosed, including any porch cover or carport or upon any open porch or under any tarp. This does not include lawn care tools or recreational equipment incidental to the use of the property, **including portable sports devices and assorted types of furniture, finished and repurposed functional art or decorative items, and items of cultural or religious value incidental to the use/enjoyment of the property. Nor does it include items that have been repurposed for gardening use.** Building material stored outdoors on any site for construction or demolition of a structure on the premises shall be used or incorporated into the proposed structure or removed from the premises within sixty (60) days from the date of arrival on the premises or upon the expiration of any associated building permit, whichever comes later.	Similar or identical proposed amendment submitted	7/29/2022	Recommended for Denial	Keep SAPMC as written
85	External	Ray Morales, SAPMC Committee Member & Tier 1 Neighborhood Coalition	Proposed Amendment	Proposed Amendment	Change	2	202	General Definitions	REASONABLE TIME. The code official shall grant a minimum of 10 days to cure any notice of violation unless a stricter requirement exists in either City ordinance or State law. The code official may extend the time-frame for compliance based on the severity and nature of the condition and the reasonable availability of materials and labor and of utilities and other relevant circumstances.	The code official shall grant a minimum of 14 [10] **15 d**ays to cure any notice of violation unless a stricter requirement exists in either City ordinance or State law. The code official may extend the time-frame for compliance based on the severity and nature of the condition and the reasonable availability of materials and labor and of utilities and other relevant circumstances.	Identical	7/22/2022	Recommended for Denial	Keep SAPMC as written
86	External	Ray Morales, SAPMC Committee Member & Tier 1 Neighborhood Coalition	Proposed Amendment	Proposed Amendment	Change	2	202	General Definitions	RUBBISH. Combustible and noncombustible waste materials, except garbage; the term shall include the residue from the burning of wood, coal, coke and other combustible materials, paper, rags, cartons, boxes, wood, excelsior, rubber, leather, tree branches, yard trimmings, tin cans, metals, mineral matter, glass, crockery and dust and other similar materials.	Combustible and noncombustible waste materials, except garbage; the term shall include the residue from the burning of wood, coal, coke and other combustible materials, paper, rags, cartons, boxes, wood, excelsior, rubber, leather, tree branches, yard trimmings, tin cans, metals, mineral matter, broken glass, broken crockery and dust and other similar materials, **unless the item has been refurbished or repurposed for outdoor use**	Similar or identical proposed amendment submitted	7/29/2022	Recommended for Denial	Keep SAPMC as written
87	External	Ray Morales, SAPMC Committee Member & Tier 1 Neighborhood Coalition	Proposed Amendment	Proposed Amendment	Change	4	404.5	Overcrowding	The number of persons occupying a dwelling unit shall not create conditions that, in the opinion of the code official, endanger the life, health, safety or welfare of the occupants. The code official is authorized to utilize nationally recognized standards and applicable federal, state and local laws to determine overcrowding conditions.	The number of persons occupying a dwelling unit shall not create conditions that, in the opinion of the code official, endanger the life, health, safety or welfare of the occupants. The code official is authorized to **will u**tilize nationally recognized standards and applicable federal, state, and local laws to determine overcrowding conditions.	N/A	7/22/2022	Recommended for Denial	Keep SAPMC as written