

## City of San Antonio



### AGENDA

## Building Standards Board - San Antonio Property Maintenance Code Subcommittee

**Friday, November 8, 2024**

**1:00 PM**

**1901 S. Alamo St.**

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The Building Standards Board - San Antonio Property Maintenance Code Subcommittee will hold its regular meeting in the 1901 S. Alamo St. beginning at 1:00 PM. Once convened, the Building Standards Board - San Antonio Property Maintenance Code Subcommittee will take up the following items no sooner than the designated times.

To watch and listen to this meeting, visit [www.sanantonio.gov/DSD/Boards/MeetingVideos](http://www.sanantonio.gov/DSD/Boards/MeetingVideos). To listen to audio only, call (210) 206-LIVE (5483)

Once a quorum is established, the Building Standards Board - San Antonio Property Maintenance Code Subcommittee shall consider the following:

Call to Order

Roll Call

1. Approval of the minutes from the Building Standards Board – San Antonio Property Maintenance Code Subcommittee meeting on October 30, 2024

### **BSB Guidelines, Policies and Procedures**

Administrative Items

Adjournment

**At any time during the meeting, the Building Standards Board - San Antonio Property Maintenance Code Subcommittee may meet in executive session for consultation with the City Attorney's Office concerning attorney client matters under Chapter 551 of the Texas Government Code.**

**ACCESSIBILITY STATEMENT – The Cliff Morton Development and Business Service Center, located at 1901 South Alamo Street, is wheelchair accessible to persons with disabilities. Accessible parking is located at the front of the building. Auxiliary Aids and**

**Services are available upon request (Interpreters for the Deaf must be requested fortyeight [48] hours prior to the meeting). For Assistance, Call (210) 2077268 Voice/TTY or 711 (Texas Relay Service for the Deaf).**

**Language interpreters are available at the meeting. For more information call (210) 207-5422.**

**Interpretes estarán disponibles en la reunión. Para mayor informes, favor de llamar (210) 207-5422.**

**DECLARACIÓN DE ACCESIBILIDAD – The Cliff Morton Development and Business Service Center está localizado en 1901 South Alamo Street. Este lugar de la reunión es accesible a personas incapacitadas. Se hará disponible el estacionamiento. Ayudas auxiliares**

**y servicios y interpretes para los sordos se deben pedir con cuarenta y ocho [48] horas de anticipación al la reunión. Para asistencia llamar (210) 2077268 o al 711 (servicio de transmitir para sordos).**

Posted on: 4/18/2025 10:46:06 PM 22:46:06

# **BUILDING STANDARDS BOARD MINUTES**

**2024 SAPMC SUBCOMMITTEE  
Wednesday, October 30, 2024**

The Building Standards Board 2024 San Antonio Property Maintenance Code Subcommittee convened in a regular meeting on Wednesday, October 30, 2024, at the One Stop Center, located at 1901 S. Alamo Street, San Antonio, TX 78204.

Kayla Miranda, Chairperson, called the meeting to order at 9:02 a.m.

Board Members Present: Frederick Andis, Thomas Franks, Dr. Erlinda Lopez-Rodriguez, Kayla Miranda, Joel Solis, Dewayne Nelson, Clay Thompson, and Jason Vasquez

Staff Support: Amin Tohmaz, Interim Director, Development Services Department; Melissa Ramirez, Interim Deputy Director, Development Services Department; Danny Liguez, Code Enforcement Administrator, Development Services Department, Code Enforcement Section; Jenny Ramirez, Code Enforcement Manager, Development Services Department, Code Enforcement Section; Dale Russell, Code Enforcement Supervisor, Development Services Department, Code Enforcement Section; Judy Croom, Sr. Administrative Assistant, Development Services Department, Code Enforcement Section; Jennifer Martinez, Administrative Assistant II, Development Services Department, Code Enforcement Section; Ingrid Castillo-Mercado, Management Analyst, Development Services Department, Code Enforcement Section; Monique Kormann, Interim Development Services Department Administrator, Development Services Department; Emily Reyes, Planner, Development Services Department; Valerie Rodriguez, Senior Planner, Development Services Department

Legal Representation: Savita Rai

Worldwide Languages Representatives: Justa Garcia-Higby and Alma Kron

## **Public Comments**

Marc Ross signed up to speak.

Mike Rust signed up to speak.

## **Briefing and Possible Action on the following items:**

### ***Item 1. Approval of the minutes from the Building Standards Board – San Antonio Property Maintenance Code Subcommittee meeting on October 23, 2024.***

The minutes from the meeting of October 23, 2024, were approved by Fred Andis. Thomas Franks seconded the motion. The minutes were approved.

8-0-0 vote.

## **Motion carries**

### ***Item 2. Discussion of Chapter 6, Article IV, Minimum Property Maintenance Code, and proposed amendments to the current codes.***

Danny Liguez, Code Enforcement Administrator, provided the subcommittee members a spreadsheet with the San Antonio Property Maintenance Code proposed amendments, listed as Items #1 - #100.

Item #1. New Section 2024 IPMC Section 101.2.1 Appendices.

Staff recommendation is not to adopt 2024 IPMC Section 101.2.1 Appendices.

Discussion took place among the subcommittee.

Motion approved not to adopt 2024 IPMC Section 101.2.1 Appendices.

Motion by Dewayne Nelson/Fred Andis seconded the motion.

8-0-0 vote.

**Motion carries**

Item #2. 2021 SAPMC Section 102.4 Existing remedies vs. 2024 IPMC Section 102.4 Existing remedies.

Staff recommendation is to adopt 2024 IPMC Section 102.4 Existing remedies.

Discussion took place among the subcommittee.

Motion approved to adopt 2024 IPMC Section 102.4 Existing remedies.

Motion by Dewayne Nelson/Clay Thompson seconded the motion.

8-0-0 vote.

**Motion carries**

Item #3. 2021 SAPMC Section 102.6 Structural analysis vs. 2024 IPMC Section 102.6 Structural analysis.

Staff recommendation is to adopt 2024 IPMC Section 102.6 Structural analysis.

Discussion took place among the subcommittee.

Motion approved to adopt 2024 IPMC Section 102.6 Structural analysis.

Motion by Jason Vasquez/Fred Andis seconded the motion.

7-0-1 vote. (Abstain: Dewayne Nelson)

**Motion carries**

A motion was made by Fred Andis to change the member status of Dewayne Nelson from an alternate subcommittee member to a permanent subcommittee member. Dr. Erlinda Lopez-Rodriguez seconds the motion.

8-0-0 vote.

**Motion carries.**

Item #4. 2021 SAPMC Section 103.4 Liability vs. 2024 IPMC Section 105.7 Liability.

Staff recommendation is to adopt 2024 IPMC Section 105.7 Liability.

Discussion took place among the subcommittee.

Motion approved to adopt 2024 IPMC Section 105.7 Liability.

Motion by Jason Vasquez/Clay Thompson seconded the motion.

8-0-0 vote.

**Motion carries**

Item #5. New Section 2024 IPMC Section 105.7.1 Legal defense.

Staff recommendation is to adopt 2024 IPMC Section 105.7.1 Legal defense.

Discussion took place among the subcommittee.

Savita Rai, Legal Representation, requested that the item be tabled for a later date.  
Motion is to table discussion for a later date.

Motion by Jason Vasquez/Dewayne Nelson seconded the motion.

8-0-0 vote.

**Motion carries**

Item #6. 2021 SAPMC Section 104.1 General vs. 2024 IPMC Section 105.1 General.

Staff recommendation is to keep 2021 SAPMC Section 104.1 General as written.

Discussion took place among the subcommittee.

Motion approved to keep 2021 SAPMC Section 104.1 General as written.

Motion by Jason Vasquez/Dewayne Nelson seconded the motion.

8-0-0 vote.

**Motion carries**

Item #7. 2021 SAPMC Section 104.2 Inspections vs. 2024 IPMC Section 105.2 Inspections.

Staff recommendation is to keep 2021 SAPMC Section 104.2 Inspections as written.

Discussion took place among the subcommittee.

Motion approved to keep 2021 SAPMC Section 104.2 Inspections as written.

Motion by Fred Andis/Jason Vasquez seconded the motion.

8-0-0 vote.

**Motion carries**

Item #8. New Section 2024 IPMC Section 105.2 Determination of compliance.

Staff recommendation is not to adopt 2024 IPMC Section 105.2 Determination of compliance.

Discussion took place among the subcommittee.

Public comments by Marc Ross.

Motion approved not to adopt 2024 IPMC Section 105.2 Determination of compliance.

Motion by Fred Andis/Clay Thompson seconded the motion.

8-0-0 vote.

**Motion carries**

Item #9. New Section 2024 IPMC Section 105.2.1 Technical assistance.

Staff recommendation is not to adopt 2024 IPMC Section 105.2.1 Technical assistance.

Discussion took place among the subcommittee.

Public comments by Mike Rust.

Motion approved not to adopt 2024 IPMC Section 105.2.1 Technical assistance.

Motion by Clay Thompson/Thomas Franks seconded the motion.

8-0-0 vote.

**Motion carries**

Item #10. New Section 2024 IPMC Section 105.2.1.1 Cost.

Staff recommendation is not to adopt 2024 IPMC Section 105.2.1.1 Cost.

Discussion took place among the subcommittee.

Public comments by Mike Rust.

Motion approved not to adopt 2024 IPMC Section 105.2.1.1 Cost.

Motion by Thomas Franks/Dewayne Nelson seconded the motion.

8-0-0 vote.

**Motion carries**

Item #11. New Section 2024 IPMC Section 105.2.1.2 Preparer qualifications.  
Staff recommendation is not to adopt 2024 IPMC Section 105.2.1.2 Preparer qualifications.  
Discussion took place among the subcommittee.  
Motion approved not to adopt 2024 IPMC Section 105.2.1.2 Preparer qualifications.  
Motion by Clay Thompson/Dr. Erlinda Lopez-Rodriguez seconded the motion.  
8-0-0 vote.

**Motion carries**

Item #12. New Section 2024 IPMC Section 105.2.1.3 Content.  
Staff recommendation is not to adopt 2024 IPMC Section 105.2.1.3 Content.  
Discussion took place among the subcommittee.  
Public comments by Marc Ross.  
Motion approved not to adopt 2024 IPMC Section 105.2.1.3 Content.  
Motion by Dewayne Nelson/Clay Thompson seconded the motion.  
8-0-0 vote.

**Motion carries**

Item #13. New Section 2024 IPMC Section 105.2.1 Technical assistance.  
Staff recommendation is not to adopt 2024 IPMC Section 105.2.1 Technical assistance.  
Discussion took place among the subcommittee.  
Motion approved not to adopt 2024 IPMC Section 105.2.1 Technical assistance.  
Motion by Dewayne Nelson/Thomas Franks seconded the motion.  
8-0-0 vote.

**Motion carries**

Item #14. New Section 2024 IPMC Section 105.2.1.2 Preparer qualifications.  
Staff recommendation is not to adopt 2024 IPMC Section 105.2.1.2 Preparer qualifications.  
Discussion took place among the subcommittee.  
Motion approved not to adopt 2024 IPMC Section 105.2.1.2 Preparer qualifications.  
Motion by Clay Thompson/Dr. Erlinda Lopez-Rodriguez seconded the motion.  
8-0-0 vote.

**Motion carries**

Item #15. New Section 2024 IPMC Section 105.2.1.3 Content.  
Staff recommendation is not to adopt 2024 IPMC Section 105.2.1.3 Content.  
Discussion took place among the subcommittee.  
Public comments by Marc Ross.  
Motion approved not to adopt 2024 IPMC Section 105.2.1.3 Content.  
Motion by Dewayne Nelson/Clay Thompson seconded the motion.  
8-0-0 vote.

**Motion carries**

Item #16. 2021 SAPMC Section 104.3 Right of entry vs. 2024 IPMC Section 105.3 Right of entry.  
Staff recommendation is to keep 2021 SAPMC Section 104.3 Right of entry as written.  
Discussion took place among the subcommittee.

Public comments by Marc Ross.

Motion approved to keep 2021 SAPMC Section 104.3 Right of entry as written.

Motion by Clay Thompson/Jason Vasquez seconded the motion.

8-0-0 vote.

**Motion carries**

Item #17. New Section 2024 IPMC Section 105.3.1 Warrant.

Staff recommendation is not to adopt 2024 IPMC Section 105.3.1 Warrant.

Discussion took place among the subcommittee.

Motion approved not to adopt 2024 IPMC Section 105.3.1 Warrant.

Motion by Thomas Franks/Jason Vasquez seconded the motion.

8-0-0 vote.

**Motion carries**

Item #18. 2021 SAPMC Section 104.3 Right of entry vs. 2024 IPMC Section 105.3 Right of entry.

Staff recommendation is to keep 2021 SAPMC Section 104.3 Right of entry as written.

Discussion took place among the subcommittee.

Public comments by Marc Ross.

Motion approved to keep 2021 SAPMC Section 104.3 Right of entry as written.

Motion by Clay Thompson/Jason Vasquez seconded the motion.

8-0-0 vote.

**Motion carries**

Item #19. 2021 SAPMC Section 104.5 Notices and orders vs. 2024 IPMC Section 105.5 Notices and orders.

Staff recommendation is to adopt 2024 IPMC Section 105.5 Notices and orders.

Discussion took place among the subcommittee.

Motion approved to adopt 2024 IPMC Section 105.5 Notices and orders.

Motion by Thomas Franks/Jason Vasquez seconded the motion.

8-0-0 vote.

**Motion carries**

**The board is adjourned by unanimous consent.**

**Meeting Adjourned at 10:56 a.m.**