

City of San Antonio



AGENDA

Building Standards Board - San Antonio Property Maintenance Code Subcommittee

Wednesday, November 20, 2024

9:00 AM

1901 S. Alamo St.

The Building Standards Board - San Antonio Property Maintenance Code Subcommittee will hold its regular meeting in the 1901 S. Alamo St. beginning at 9:00 AM. 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. 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 November 8, 2024 and November 13, 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 10:46:09 PM 22:46:09

BUILDING STANDARDS BOARD MINUTES

**2024 SAPMC SUBCOMMITTEE
Friday, November 8, 2024**

The Building Standards Board 2024 San Antonio Property Maintenance Code Subcommittee convened in a regular meeting on Friday, November 8, 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 1:07 p.m.

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

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; Emily Reyes, Planner, Development Services Department; Valerie Rodriguez, Senior Planner, Development Services Department

Legal Representation: Felix Ramirez, Savita Rai

Worldwide Languages Representatives: Justa Garcia-Higby and Alma Kron

Public Comments

Mark 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 30, 2024.

The minutes from the meeting of October 30, 2024, were approved by Fred Andis. Thomas Franks seconded the motion. The minutes were approved.
7-0-0 vote.

Motion carries

Item 2. Discussion of Chapter 6, Article IV, Minimum Property Maintenance Code

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, and a copy of the 2024 San Antonio Property Maintenance Code (SAPMC) code review working document.

Item #5 (*tabled on October 30, 2024*). New Section 2024 IPMC Section 105.7.1 Legal defense. Staff recommendation is to adopt the 2024 IPMC Section 105.7.1 Legal defense. Discussion took place among the subcommittee. Motion approved to adopt the 2024 IPMC Section 105.7.1 Legal defense. Motion by Dewayne Nelson/Clay Thompson seconded the motion. 7-0-0 vote.

Motion carries

Item #20. 2021 SAPMC Section 104.6 Department records vs. 2024 IPMC Section 105.6 Official records. Staff recommendation is to keep the 2021 SAPMC Section 104.6 Department records as written but accept the section title modification. Discussion took place among the subcommittee. Motion approved to keep the 2021 SAPMC Section 104.6 Department records as written but accept the section title modification. Motion by Dewayne Nelson/Thomas Franks seconded the motion. 7-0-0 vote.

Motion carries

Item #21. New Section 2024 IPMC Section 105.6.1 Approvals. Staff recommendation is not to adopt the 2024 IPMC Section 105.6.1 Approvals. Discussion took place among the subcommittee. Motion approved not to adopt the 2024 IPMC Section 105.6.1 Approvals. Motion by Thomas Franks/Dewayne Nelson seconded the motion. 7-0-0 vote.

Motion carries

Item #22. New Section 2024 IPMC Section 105.6.2 Inspections. Staff recommendation is not to adopt the 2024 IPMC Section 105.6.2 Inspections. Discussion took place among the subcommittee. Motion approved not to adopt the 2024 IPMC Section 105.6.2 Inspections. Motion by Thomas Franks/Dewayne Nelson seconded the motion. 7-0-0 vote.

Motion carries

Item #23. New Section 2024 IPMC Section 105.6.3 Code alternatives and modifications. Staff recommendation is not to adopt the 2024 IPMC Section 105.6.3 Code alternatives and modifications. Discussion took place among the subcommittee. Motion approved not to adopt the 2024 IPMC Section 105.6.3 Code alternatives and modifications. Motion by Thomas Franks/Dewayne Nelson seconded the motion. 7-0-0 vote.

Motion carries

Item #24. New Section 2024 IPMC Section 105.6.2 Inspections. Staff recommendation is not to adopt the 2024 IPMC Section 105.6.2 Inspections. Discussion took place among the subcommittee.

Public comments withdrawn.

Motion approved not to adopt the 2024 IPMC Section 105.6.2 Inspections.

Motion by Thomas Franks/Dewayne Nelson seconded the motion.

7-0-0 vote.

Motion carries

Item #25. New Section 2024 IPMC Section 105.6.5 Fees.

Staff recommendation is not to adopt the 2024 IPMC Section 105.6.5 Fees.

Discussion took place among the subcommittee.

Motion approved not to adopt the 2024 IPMC Section 105.6.5 Fees.

Motion by Fred Andis/Joel Solis seconded the motion.

6-1-0 vote. (Nay: Thomas Franks)

Motion carries

Item #26. 2021 SAPMC Section 105.1 Modifications vs. 2024 IPMC Section 105.2.3 Modifications.

Staff recommendation is to keep the 2021 SAPMC Section 105.1 Modifications as written.

Discussion took place among the subcommittee.

Public comments by Mark Ross.

Motion approved to keep the 2021 SAPMC Section 105.1 Modifications as written.

Motion by Thomas Franks/Dewayne Nelson seconded the motion.

6-1-0 vote. (Nay: Joel Solis)

Motion carries

Item #27. 2021 SAPMC Section 105.1 Modifications vs. 2024 IPMC Section 105.2.3 Modifications.

Staff recommendation is to keep the 2021 SAPMC Section 105.1 Modifications as written.

Discussion took place among the subcommittee.

Motion approved to keep the 2021 SAPMC Section 105.1 Modifications as written.

Motion by Thomas Franks/Dewayne Nelson seconded the motion.

6-1-0 vote. (Nay: Joel Solis)

Motion carries

Item #28. 2021 SAPMC Section 105.2 Alternative materials, methods of construction and equipment vs. 2024 IPMC Section 105.2.2 Alternative materials, design and methods of construction and equipment.

Staff recommendation is to keep the 2021 SAPMC Section 105.2 Alternative materials, methods of construction and equipment as written.

Discussion took place among the subcommittee.

Motion approved to keep the 2021 SAPMC Section 105.2 Alternative materials, methods of construction and equipment as written.

Motion by Dewayne Nelson/Thomas Franks seconded the motion.

7-0-0 vote.

Motion carries

Item #29. 2021 SAPMC Section 105.2 Alternative materials, methods of construction and equipment vs. 2024 IPMC Section 105.2.2 Alternative materials, design and methods of construction and equipment.

Staff recommendation is to keep the 2021 SAPMC Section 105.2 Alternative materials, methods of construction and equipment as written.

Discussion took place among the subcommittee.

Motion approved to keep the 2021 SAPMC Section 105.2 Alternative materials, methods of construction and equipment as written.

Motion by Dewayne Nelson/Clay Thompson seconded the motion.

7-0-0 vote.

Motion carries

Item #30. 2021 SAPMC Section 105.2 Alternative materials, methods of construction and equipment vs. 2024 IPMC Section 105.2.2.1 Approval authority.

Staff recommendation is to keep the 2021 SAPMC Section 105.2 Alternative materials, methods of construction and equipment as written.

Discussion took place among the subcommittee.

Motion approved to keep the 2021 SAPMC Section 105.2 Alternative materials, methods of construction and equipment as written.

Motion by Dewayne Nelson/Clay Thompson seconded the motion.

7-0-0 vote.

Motion carries

Item #31. 2021 SAPMC Section 105.2 Alternative materials, methods of construction and equipment vs. 2024 IPMC Section 105.2.2.2 Application and disposition.

Staff recommendation is to keep the 2021 SAPMC Section 105.2 Alternative materials, methods of construction and equipment as written.

Discussion took place among the subcommittee.

Motion approved to keep the 2021 SAPMC Section 105.2 Alternative materials, methods of construction and equipment as written.

Motion by Dewayne Nelson/Clay Thompson seconded the motion.

7-0-0 vote.

Motion carries

Item #32. 2021 SAPMC Section 105.2 Alternative materials, methods of construction and equipment vs. 2024 IPMC Section 105.2.2.3 Compliance with code intent.

Staff recommendation is to keep the 2021 SAPMC Section 105.2 Alternative materials, methods of construction and equipment as written.

Discussion took place among the subcommittee.

Motion approved to keep the 2021 SAPMC Section 105.2 Alternative materials, methods of construction and equipment as written.

Motion by Dewayne Nelson/Clay Thompson seconded the motion.

7-0-0 vote.

Motion carries

Item #33. 2021 SAPMC Section 105.2 Alternative materials, methods of construction and equipment vs. 2024 IPMC Section 105.2.2.4 Equivalency criteria.

Staff recommendation is to keep the 2021 SAPMC Section 105.2 Alternative materials, methods of construction and equipment as written.

Discussion took place among the subcommittee.

Motion approved to keep the 2021 SAPMC Section 105.2 Alternative materials, methods of construction and equipment as written.

Motion by Dewayne Nelson/Clay Thompson seconded the motion.

7-0-0 vote.

Motion carries

Item #34. 2021 SAPMC Section 105.2 Alternative materials, methods of construction and equipment vs. 2024 IPMC Section 105.2.2.5 Tests.

Staff recommendation is to keep the 2021 SAPMC Section 105.2 Alternative materials, methods of construction and equipment as written.

Discussion took place among the subcommittee.

Motion approved to keep the 2021 SAPMC Section 105.2 Alternative materials, methods of construction and equipment as written.

Motion by Dewayne Nelson/Clay Thompson seconded the motion.

7-0-0 vote.

Motion carries

Item #35. 2021 SAPMC Section 105.2 Alternative materials, methods of construction and equipment vs. 2024 IPMC Section 105.2.2.5.1 Fire tests.

Staff recommendation is to keep the 2021 SAPMC Section 105.2 Alternative materials, methods of construction and equipment as written.

Discussion took place among the subcommittee.

Motion approved to keep the 2021 SAPMC Section 105.2 Alternative materials, methods of construction and equipment as written.

Motion by Dewayne Nelson/Clay Thompson seconded the motion.

7-0-0 vote.

Motion carries

Item #36. 2021 SAPMC Section 105.3 Required testing vs. 2024 IPMC Section 106.3 Required testing.

Staff recommendation is to keep the 2021 SAPMC Section 105.3 Required testing as written.

Discussion took place among the subcommittee.

Motion approved to keep the 2021 SAPMC Section 105.3 Required testing as written.

Motion by Thomas Franks/Fred Andis seconded the motion.

7-0-0 vote.

Motion carries

Item #37. 2021 SAPMC Section 105.3.1 Test methods vs. 2024 IPMC Section 105.2.1.4 Test methods.

Staff recommendation is to keep the 2021 SAPMC Section 105.3.1 Test methods as written.

Discussion took place among the subcommittee.

Motion approved to keep the 2021 SAPMC Section 105.3.1 Test methods as written.

Motion by Fred Andis/Dewayne Nelson seconded the motion.

7-0-0 vote.

Motion carries

Item #38. 2021 SAPMC Section 105.3.2 Test reports vs. 2024 IPMC Section 105.6.4 Tests.

Staff recommendation is to keep the 2021 SAPMC Section 105.3.2 Test reports as written.

Discussion took place among the subcommittee.

Motion approved to keep the 2021 SAPMC Section 105.3.2 Test reports as written.

Motion by Fred Andis/Dewayne Nelson seconded the motion.

7-0-0 vote.

Motion carries

Item #39. 2021 SAPMC Section 105.4 Used material and equipment vs. 2024 IPMC Section 105.8.1 Materials and equipment reuse.

Staff recommendation is to keep the 2021 SAPMC Section 105.4 Used material and equipment as written.

Discussion took place among the subcommittee.

Motion approved to keep the 2021 SAPMC Section 105.4 Used material and equipment as written.

Motion by Dewayne Nelson/Fred Andis seconded the motion.

7-0-0 vote.

Motion carries

Item #40. 2021 SAPMC Section 105.4 Used material and equipment vs. 2024 IPMC Section 105.8.1 Materials and equipment reuse.

Staff recommendation is to keep the 2021 SAPMC Section 105.4 Used material and equipment as written.

Discussion took place among the subcommittee.

Public comments by Mark Ross.

Motion approved to keep the 2021 SAPMC Section 105.4 Used material and equipment as written.

Motion by Dewayne Nelson/Fred Andis seconded the motion.

7-0-0 vote.

Motion carries

Item #41. 2021 SAPMC Section 105.6 Research reports vs. 2024 IPMC Section 105.2.2.6 Reports.

Staff recommendation is to keep the 2021 SAPMC Section 105.6 Research reports as written.

Discussion took place among the subcommittee.

Public comments by Mike Rust.

Motion approved to keep the 2021 SAPMC Section 105.6 Research reports as written.

Motion by Fred Andis/Clay Thompson seconded the motion.

7-0-0 vote.

Motion carries

Item #42. New Section 2024 IPMC Section 105.2.2.6.1 Evaluation reports.

Staff recommendation is not to adopt the 2024 IPMC Section 105.2.2.6.1 Evaluation reports.

Discussion took place among the subcommittee.

Public comments by Mike Rust.

Motion approved not to adopt the 2024 IPMC Section 105.2.2.6.1 Evaluation reports.

Motion by Fred Andis/Clay Thompson seconded the motion.

7-0-0 vote.

Motion carries

Item #43. New Section 2024 IPMC Section 105.2.2.6.2 Other reports.
Staff recommendation is not to adopt the 2024 IPMC Section 105.2.2.6.2 Other reports.
Discussion took place among the subcommittee.
Public comments by Mike Rust.
Motion approved not to adopt the 2024 IPMC Section 105.2.2.6.2 Other reports.
Motion by Fred Andis/Clay Thompson seconded the motion.
7-0-0 vote.

Motion carries

Item #44. New Section 2024 IPMC Section 105.2.2.7 Peer review.
Staff recommendation is not to adopt the 2024 IPMC Section 105.2.2.7 Peer review.
Discussion took place among the subcommittee.
Public comments by Mike Rust.
Motion approved not to adopt the 2024 IPMC Section 105.2.2.7 Peer review.
Motion by Fred Andis/Clay Thompson seconded the motion.
7-0-0 vote.

Motion carries

Item #45. New Section 2024 IPMC Section 105.2.2.6.2 Other reports.
Staff recommendation is not to adopt the 2024 IPMC Section 105.2.2.6.2 Other reports.
Discussion took place among the subcommittee.
Public comments by Mike Rust.
Motion approved not to adopt the 2024 IPMC Section 105.2.2.6.2 Other reports.
Motion by Fred Andis/Clay Thompson seconded the motion.
7-0-0 vote.

Motion carries

Item #46. Proposed New Section 106.7 Liability of owners.
Staff recommendation is to reject the proposed new section of 106.7 Liability of owners.
Discussion took place among the subcommittee.
Public comments by Mike Rust.
Public comments by Mark Ross.
Motion approved to reject the proposed new section of 106.7 Liability of owners.
Motion by Thomas Franks/Fred Andis seconded the motion.
7-0-0 vote.

Motion carries

Item #47. 2021 SAPMC Section 107.1 Notice to person responsible (proposed amendment).
Staff recommendation is to keep the 2021 SAPMC Section 107.1 Notice to person responsible as written.
Discussion took place among the subcommittee.
Public comments by Mike Rust.
Public comments by Mark Ross.
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 Dewayne Nelson/Dr. Erlinda Lopez-Rodriguez seconded the motion.
7-0-0 vote.

Motion carries

Item #48. 2021 SAPMC Section 107.2 Form (proposed amendment).
Staff recommendation is to accept the modification to the 2021 SAPMC Section 107.2 Form.
Discussion took place among the subcommittee.
Public comments by Mike Rust.
Public comments by Mark Ross.
Motion approved to accept the modification to the 2021 SAPMC Section 107.2 Form.
Motion by Fred Andis/Thomas Franks seconded the motion.
7-0-0 vote.

Motion carries

Item #49. 2021 SAPMC Section 107.2 Form (proposed amendment).
Staff recommendation is to accept the modification to the 2021 SAPMC Section 107.2 Form.
Discussion took place among the subcommittee.
Motion approved to accept the modification to the 2021 SAPMC Section 107.2 Form.
Motion by Fred Andis/Thomas Franks seconded the motion.
7-0-0 vote.

Motion carries

Item #50. 2021 SAPMC Section 107.3 Method of service (proposed amendment).
Staff recommendation is to keep the 2021 SAPMC Section 107.3 Method of service as written.
Discussion took place among the subcommittee.
Public comments by Mike Rust.
Public comments by Mark Ross.
Motion is to table discussion for a later date.
Motion by Thomas Franks/Clay Thompson seconded the motion.
7-0-0 vote.

Motion carries

Item #51. 2021 SAPMC Section 107.3 Method of service (proposed amendment).
Staff recommendation is to keep the 2021 SAPMC Section 107.3 Method of service as written.
Discussion took place among the subcommittee.
Public comments by Mike Rust.
Public comments by Mark Ross.
Motion is to table discussion for a later date.
Motion by Thomas Franks/Clay Thompson seconded the motion.
7-0-0 vote.

Motion carries

Item #52. Proposed New Section 107.7 Reasonable time to cure.
Staff recommendation is to reject the proposed new section of 107.7 Reasonable time to cure.
Discussion took place among the subcommittee.
Public comments by Mike Rust.
Public comments by Mark Ross.

Motion approved to reject the proposed new section of 107.7 Reasonable time to cure.
Motion by Dewayne Nelson/Thomas Franks seconded the motion.
7-0-0 vote.

Motion carries

Item #53. Proposed New Section 107.7.1 Requesting additional time to cure.
Staff recommendation is to reject the proposed new section of 107.7.1 Requesting additional time to cure.
Discussion took place among the subcommittee.
Public comments by Mike Rust.
Public comments by Mark Ross.
Motion approved to reject the proposed new section of 107.7.1 Requesting additional time to cure.
Motion by Dewayne Nelson/Thomas Franks seconded the motion.
7-0-0 vote.

Motion carries

Item #54. Proposed New Section 107.7.2 (no section title).
Staff recommendation is to reject the proposed new section of Section 107.7.2 (no section title).
Discussion took place among the subcommittee.
Public comments by Mike Rust.
Public comments by Mark Ross.
Motion approved to reject the proposed new section of Section 107.7.2 (no section title).
Motion by Dewayne Nelson/Thomas Franks seconded the motion.
7-0-0 vote.

Motion carries

Item #55. 2021 SAPMC Section 108.1.3 Structure unfit for human occupancy (proposed amendment).
Staff recommendation is to accept the modification to the 2021 SAPMC Section 108.1.3 Structure unfit for human occupancy.
Discussion took place among the subcommittee.
Motion approved to accept the modification to the 2021 SAPMC Section 108.1.3 Structure unfit for human occupancy.
Motion by Dewayne Nelson/Thomas Franks seconded the motion.
7-0-0 vote.

Motion carries

Item #56. 2021 SAPMC Section 112.1 Authority vs. 2024 IPMC Section 108.1 Authority.
Staff recommendation is to adopt the 2024 IPMC Section 108.1 Authority.
Discussion took place among the subcommittee.
Motion approved to adopt the 2024 IPMC Section 108.1 Authority.
Motion by Dewayne Nelson/Thomas Franks seconded the motion.
6-1-0 vote. (Nay: Thomas Franks)

Motion carries

Item #57. New Section 2024 IPMC Section 202 General definitions/Approved Agency.

Staff recommendation is to adopt the 2024 IPMC Section 202 General definitions/Approved Agency.

Discussion took place among the subcommittee.

Motion approved to adopt the 2024 IPMC Section 202 General definitions/Approved Agency.

Motion by Dewayne Nelson/Clay Thompson seconded the motion.

6-1-0 vote. (Nay: Thomas Franks)

Motion carries

Item #58. 2021 SAPMC Section 202 General definitions/Foundation walls (proposed amendment).
Staff recommendation is to accept the modification to the 2021 SAPMC Section 202 General definitions/Foundation walls.

Discussion took place among the subcommittee.

Motion approved to accept the modification to the 2021 SAPMC Section 202 General definitions/Foundation walls.

Motion by Thomas Franks/Fred Andis seconded the motion.

7-0-0 vote.

Motion carries

Item #59. 2021 SAPMC Section 202 General definitions/Insanitary (proposed amendment).

Staff recommendation is to accept the modification to the 2021 SAPMC Section 202 General definitions/Insanitary.

Discussion took place among the subcommittee.

Public comments by Mike Rust.

Public comments by Mark Ross.

Savita Rai, Legal Representation, recommended that the legal definition be considered.

Motion approved to change the word from *Insanitary* to *Unsanitary* and to use a definition that states: A condition that is dirty and unhealthy as to cause disease and harm, or harm people's health.

Motion by Dewayne Nelson/Thomas Franks seconded the motion.

Jenny Ramirez, Code Enforcement Manager, requested revision applied to the 2021 SAPMC Section 108.1.3 Structure unfit for human occupancy (from *Insanitary* to *Unsanitary*).

6-1-0 vote. (Nay: Thompson)

Motion carries

Item #60. New Section 2024 IPMC Section 202 General definitions/Peer review.

Staff recommendation is not to adopt the 2024 IPMC Section 202 General definitions/Peer review.

Discussion took place among the subcommittee.

Motion approved not to adopt the 2024 IPMC Section 202 General definitions/Peer review.

Motion by Thomas Franks/Fred Andis seconded the motion.

7-0-0 vote.

Motion carries

Item # 61. New Section 2024 IPMC Section 202 General definitions/Power safety cover.

Staff recommendation is to adopt the 2024 IPMC Section 202 General definitions/Power safety cover with modifications.

Discussion took place among the subcommittee.

Public comments by Mark Ross.

Amin Tohmaz, Interim Director, requested that the item be tabled for a later date.

Motion is to table discussion for a later date.

Motion by Dewayne Nelson/Fred Andis seconded the motion.

7-0-0 vote.

Motion carries

Item # 62. New Section 2024 IPMC Section 202 General definitions/Safety cover.

Staff recommendation is to adopt the 2024 IPMC Section 202 General definitions/Safety cover.

Discussion took place among the subcommittee.

Amin Tohmaz, Interim Director, requested that the item be tabled for a later date.

Motion is to table discussion for a later date.

Motion by Dewayne Nelson/Fred Andis seconded the motion.

7-0-0 vote.

Motion carries

Item # 63. New Section 2024 IPMC Section 202 General definitions/Storm shelter.

Staff recommendation is not to adopt the 2024 IPMC Section 202 General definitions/Storm shelter.

Discussion took place among the subcommittee.

Danny Liguez, Code Enforcement Administrator, requested that the item be tabled for a later date.

Motion is to table discussion for a later date.

Motion by Thomas Franks/Dewayne Nelson seconded the motion.

7-0-0 vote.

Motion carries

Item #64. 2021 SAPMC Section 202 General definitions/Structural members (proposed amendment).

Staff recommendation is to accept the modification to the 2021 SAPMC Section 202 General definitions/Structural members.

Discussion took place among the subcommittee.

Motion approved to accept the modification to the 2021 SAPMC Section 202 General definitions/Structural members.

Motion by Thomas Franks/Clay Thompson seconded the motion.

7-0-0 vote.

Motion carries

Item #65. 2021 SAPMC Section 202 General definitions/Chapter 2-Definitions (proposed amendment).

Staff recommendation is to accept the modification to the 2021 SAPMC Section 202 General definitions/Chapter 2-Definitions.

Discussion took place among the subcommittee.

Motion approved to accept the modification to the 2021 SAPMC Section 202 General definitions/Chapter 2-Definitions.

Motion by Thomas Franks/Clay Thompson seconded the motion.

7-0-0 vote.

Motion carries

Administrative Items

Danny Liguez, Code Enforcement Administrator, stated that the next BSB SAPMC Subcommittee meeting is scheduled for Wednesday, November 13th at 9 a.m., followed by Wednesday, November 20th at 9 a.m. Asked if the timeframe for Wednesday, November 20th shall be extended.

Kayla Miranda, Chairperson, stated that that the decision shall be made at the next subcommittee meeting to see if it is warranted.

Mr. Nelson and Mr. Solis stated that they will not be available for the BSB SAPMC Subcommittee meeting scheduled for Wednesday, November 13th at 9 a.m.

The board is adjourned by unanimous consent.

Meeting Adjourned at 4:40 p.m.

BUILDING STANDARDS BOARD MINUTES

**2024 SAPMC SUBCOMMITTEE
Wednesday, November 13, 2024**

The Building Standards Board 2024 San Antonio Property Maintenance Code Subcommittee convened in a regular meeting on Wednesday, November 13, 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 9:12 a.m.

Board Members Present: Thomas Franks, Dr. Erlinda Lopez-Rodriguez, Kayla Miranda, Dewayne Nelson, and Clay Thompson

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; 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: Alma Kron and Erika Montero

Public Comments

No persons signed up to speak.

Briefing and Possible Action on the following items:

Item 1. Discussion of Chapter 6, Article IV, Minimum Property Maintenance Code

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 # 61 (*tabled on November 8, 2024*). New Section 2024 IPMC Section 202 General definitions/Power safety cover.

Staff recommendation is to adopt the 2024 IPMC Section 202 General definitions/Power safety cover with modifications.

Discussion took place among the subcommittee.

Motion approved to adopt the 2024 IPMC Section 202 General definitions/Power safety cover with modifications.

Motion by Thomas Franks/Clay Thompson seconded the motion.

5-0-0 vote.

Motion carries

Item # 62 (*tabled on November 8, 2024*). New Section 2024 IPMC Section 202 General definitions/Safety cover.

Staff recommendation is to adopt the 2024 IPMC Section 202 General definitions/Safety cover.

Discussion took place among the subcommittee.

Motion approved to adopt the 2024 IPMC Section 202 General definitions/Safety cover.

Motion by Thomas Franks/Clay Thompson seconded the motion.

5-0-0 vote.

Motion carries

Item # 63 (*tabled on November 8, 2024*). New Section 2024 IPMC Section 202 General definitions/Storm shelter.

Staff recommendation is not to adopt the 2024 IPMC Section 202 General definitions/Storm shelter.

Discussion took place among the subcommittee.

Motion approved not to adopt 2024 IPMC Section 202 General definitions/Storm shelter.

Motion by Thomas Franks/Dewayne Nelson seconded the motion.

5-0-0 vote.

Motion carries

Item #66. 2021 SAPMC Section 301.2 Responsibility vs. 2024 IPMC Section 301.2 Responsibility.

Staff recommendation is to adopt the 2024 IPMC Section 301.2 Responsibility and the proposed amended language submitted by the San Antonio Apartment Association (document entered for the record).

Discussion took place among the subcommittee.

Motion approved to adopt the 2024 IPMC Section 301.2 Responsibility but do not adopt the proposed amended language submitted by the San Antonio Apartment Association (document entered for the record).

Motion by Dewayne Nelson/Thomas Franks seconded the motion.

5-0-0 vote.

Motion carries

Item #67. 2021 SAPMC Section 301.2 Responsibility vs. 2024 IPMC Section 301.2 Responsibility.

Staff recommendation is to adopt the 2024 IPMC Section 301.2 Responsibility and the proposed amended language submitted by the San Antonio Apartment Association (document entered for the record).

Discussion took place among the subcommittee.

Motion approved to adopt the 2024 IPMC Section 301.2 Responsibility and do not adopt the proposed amended language submitted by the San Antonio Apartment Association (document entered for the record).

Motion by Dewayne Nelson/Thomas Franks seconded the motion.
5-0-0 vote.

Motion carries

Item #68. New Section 2024 IPMC Section 301.3.1 Boarding Standards.
Staff recommendation is to adopt the 2024 IPMC Section 301.3.1 Boarding Standards.
Discussion took place among the subcommittee.
Motion approved to adopt the 2024 IPMC Section 301.3.1 Boarding Standards.
Motion by Clay Thompson/Dewayne Nelson seconded the motion.
5-0-0 vote.

Motion carries

Item #69. 2021 SAPMC Section 302.7 Accessory structures (proposed amendment).
Staff recommendation is to accept the modification to the 2021 SAPMC Section 302.7 Accessory structures.
Discussion took place among the subcommittee.
Motion approved to accept the modification to the 2021 SAPMC Section 302.7 Accessory structures.
Motion by Dewayne Nelson/Dr. Erlinda Lopez-Rodriguez seconded the motion.
5-0-0 vote.

Motion carries

Item #70. 2021 SAPMC Section 302.8 Motor vehicles vs. 2024 IPMC Section 302.8 Motor vehicles.
Staff recommendation is to keep the 2021 SAPMC Section 302.8 Motor vehicles as written and do not adopt the proposed amended language submitted by the San Antonio Apartment Association (document entered for the record).
Discussion took place among the subcommittee.
Motion approved to keep the 2021 SAPMC Section 302.8 Motor vehicles as written and do not adopt the proposed amended language submitted by the San Antonio Apartment Association (document entered for the record).
Motion by Dewayne Nelson/Clay Thompson seconded the motion.
5-0-0 vote.

Motion carries

Item #71. 2021 SAPMC Section 303.2 Enclosures vs. 2024 IPMC Section 303.2 Enclosures.
Staff recommendation is to adopt the 2024 IPMC Section 303.2 Enclosures.
Discussion took place among the subcommittee.
Motion approved to adopt the 2024 IPMC Section 303.2 Enclosures.
Motion by Thomas Franks/Clay Thompson seconded the motion.
5-0-0 vote.

Motion carries

Item #72. 2021 SAPMC Section 303.2 Enclosures (comment-no action needed).
Discussion took place among the subcommittee.
No Action Needed

Item #73. 2021 SAPMC Section 303.2 Enclosures (comment-no action needed).
Discussion took place among the subcommittee.
No Action Needed

Item #74. 2021 SAPMC Section 304.18 Building Security (proposed amendment).
Staff recommendation is to discuss Section 304.18 Building Security.
Discussion took place among the subcommittee.
Motion approved to keep the 2021 SAPMC Section 304.18 Building Security as written.
Motion by Dewayne Nelson/Thomas Franks seconded the motion.
5-0-0 vote.
Motion carries

Item #75. 2021 SAPMC Section 307.1 General vs. 2024 IPMC Section 307.1 Handrails.
Staff recommendation is to keep the 2021 SAPMC Section 307.1 General as written.
Discussion took place among the subcommittee.
Motion approved to keep the 2021 SAPMC Section 307.1 General as written.
Motion by Dewayne Nelson/Clay Thompson seconded the motion.
4-1-0 vote. (Nay: Thomas Franks)
Motion carries

Item #76. New Section 2024 IPMC Section 307.1.1 Height.
Staff recommendation is not to adopt 2024 IPMC Section 307.1.1 Height.
Discussion took place among the subcommittee.
Motion approved not to adopt 2024 IPMC Section 307.1.1 Height.
Motion by Dewayne Nelson/Clay Thompson seconded the motion.
4-1-0 vote. (Nay: Thomas Franks)
Motion carries

Item #77. New Section 2024 IPMC Section 307.2 Guards.
Staff recommendation is not to adopt 2024 IPMC Section 307.2 Guards.
Discussion took place among the subcommittee.
Motion approved not to adopt 2024 IPMC Section 307.2 Guards.
Motion by Dewayne Nelson/Clay Thompson seconded the motion.
4-1-0 vote. (Nay: Thomas Franks)
Motion carries

Item #78. New Section 2024 IPMC Section 307.2.1 Height.
Staff recommendation is not to adopt 2024 IPMC Section 307.2.1 Height.
Discussion took place among the subcommittee.
Motion approved not to adopt 2024 IPMC Section 307.2.1 Height.
Motion by Dewayne Nelson/Clay Thompson seconded the motion.
4-1-0 vote. (Nay: Thomas Franks)
Motion carries

Item #79. 2021 SAPMC Section 309.1 Infestation (proposed amendment).
Staff recommendation is to keep the 2021 SAPMC Section 309.1 Infestation as written.
Discussion took place among the subcommittee.

Motion approved to keep the 2021 SAPMC Section 309.1 Infestation as written.
Motion by Clay Thompson/Dewayne Nelson seconded the motion.
4-1-0 vote. (Nay: Thomas Franks)

Motion carries

Item #80. New Section 2024 IPMC Section 310.1 General.
Staff recommendation is not to adopt the 2024 IPMC Section 310.1 General.
Discussion took place among the subcommittee.
Motion approved not to adopt the 2024 IPMC Section 310.1 General.
Motion by Thomas Franks/Dewayne Nelson seconded the motion.
5-0-0 vote.

Motion carries

Item #81. New Section 2024 IPMC Section 310.1.1 Maintenance.
Staff recommendation is not to adopt the 2024 IPMC Section 310.1.1 Maintenance.
Discussion took place among the subcommittee.
Motion approved not to adopt the 2024 IPMC Section 310.1.1 Maintenance.
Motion by Thomas Franks/Dewayne Nelson seconded the motion.
5-0-0 vote.

Motion carries

Item #82. New Section 2024 IPMC Section 311.1 General.
Staff recommendation is not to adopt the 2024 IPMC Section 311.1 General.
Discussion took place among the subcommittee.
Motion approved not to adopt the 2024 IPMC Section 311.1 General.
Motion by Thomas Franks/Dewayne Nelson seconded the motion.
5-0-0 vote.

Motion carries

Item #83. New Section 2024 IPMC Section 311.2 Evaluation.
Staff recommendation is not to adopt the 2024 IPMC Section 311.2 Evaluation.
Discussion took place among the subcommittee.
Motion approved not to adopt the 2024 IPMC Section 311.2 Evaluation.
Motion by Thomas Franks/Dewayne Nelson seconded the motion.
5-0-0 vote.

Motion carries

Item #84. New Section 2024 IPMC Section 311.3 Maintenance and repairs.
Staff recommendation is not to adopt the 2024 IPMC Section 311.3 Maintenance and repairs.
Discussion took place among the subcommittee.
Motion approved not to adopt the 2024 IPMC Section 311.3 Maintenance and repairs.
Motion by Thomas Franks/Dewayne Nelson seconded the motion.
5-0-0 vote.

Motion carries

Item #85. 2021 SAPMC Section 403.2 Bathrooms and toilet rooms (proposed amendment).

Staff recommendation is to accept the modification to the 2021 SAPMC Section 403.2 Bathrooms and toilet rooms.

Discussion took place among the subcommittee.

Motion approved to accept the modification to the 2021 SAPMC Section 403.2 Bathrooms and toilet rooms.

Motion by Dewayne Nelson/Thomas Franks seconded the motion.

5-0-0 vote.

Motion carries

Item #86. New Section 2024 IPMC Section 404.3 Minimum ceiling heights, exceptions.

Staff recommendation is to accept the modification to the 2021 SAPMC Section 403.2 Bathrooms and toilet rooms.

Discussion took place among the subcommittee.

Motion approved to accept the modification to the 2021 SAPMC Section 403.2 Bathrooms and toilet rooms.

Motion by Thomas Franks/Dr. Erlinda Lopez-Rodriguez seconded the motion.

5-0-0 vote.

Motion carries

Item #87. 2021 SAPMC Section 404.4 Habitable room and bedroom requirements (proposed amendment).

Staff recommendation is to keep the 2021 SAPMC Section 404.4 Habitable room and bedroom requirements as written.

Discussion took place among the subcommittee.

Motion approved to keep the 2021 SAPMC Section 404.4 Habitable room and bedroom requirements as written,

Motion by Thomas Franks/Clay Thompson seconded the motion.

5-0-0 vote.

Motion carries

Item #88. New Section 2024 IPMC Section 404.5 Overcrowding (table-minimum area requirements).

Staff recommendation is not to adopt the 2024 IPMC Section 404.5 Overcrowding (table-minimum area requirements).

Discussion took place among the subcommittee.

Motion approved not to adopt the 2024 IPMC Section 404.5 Overcrowding (table-minimum area requirements).

Motion by Thomas Franks/Clay Thompson seconded the motion.

5-0-0 vote.

Motion carries

Item #89. 2021 SAPMC Section 404.6 Efficiency unit vs. 2024 IPMC Section 404.6 Efficiency unit.

Staff recommendation is to adopt the 2024 IPMC Section 404.6 Efficiency unit.

Discussion took place among the subcommittee.

Motion approved to adopt the 2024 IPMC Section 404.6 Efficiency unit and make the formatting change.

Motion by Thomas Franks/Dewayne Nelson seconded the motion.
5-0-0 vote.

Motion carries

Item #90. 2021 SAPMC Section 502.4 Employees' facilities (proposed amendment).
Staff recommendation is to keep the 2021 SAPMC Section 502.4 Employees' facilities as written.
Discussion took place among the subcommittee.
Motion approved to keep the 2021 SAPMC Section 502.4 Employees' facilities as written.
Motion by Dewayne Nelson/Thomas Franks seconded the motion.
5-0-0 vote.

Motion carries

Item #91. 2021 SAPMC Section 503.1 Privacy (proposed amendment).
Staff recommendation is to accept the modification to the 2021 SAPMC Section 503.1 Privacy
Discussion took place among the subcommittee.
Motion approved to accept the modification to the 2021 SAPMC Section 503.1 Privacy.
Motion by Dewayne Nelson/Thomas Franks seconded the motion.
5-0-0 vote.

Motion carries

Item #92. 2021 SAPMC Section 504.3 Plumbing system hazards (proposed amendment).
Staff recommendation is to accept the modification to the 2021 SAPMC Section 504.3 Plumbing system hazards.
Discussion took place among the subcommittee.
Motion approved to accept the modification to the 2021 SAPMC Section 504.3 Plumbing system hazards.
Motion by Dewayne Nelson/Thomas Franks seconded the motion.
5-0-0 vote.

Motion carries

Item #93. 2021 SAPMC Section 601.2 Responsibility (proposed amendment).
Staff recommendation is to keep the 2021 SAPMC Section 601.2 Responsibility as written.
Discussion took place among the subcommittee.
Motion approved to keep the 2021 SAPMC Section 601.2 Responsibility as written.
Motion by Thomas Franks/Dewayne Nelson seconded the motion.
5-0-0 vote.

Motion carries

Item #94. 2021 SAPMC Section 604.2 Service (proposed amendment).
Staff recommendation is to accept the modification to the 2021 SAPMC Section 604.2 Service.
Discussion took place among the subcommittee.
Motion approved to keep the 2021 SAPMC Section 604.2 Service as written.
Motion by Thomas Franks/Clay Thompson seconded the motion.
5-0-0 vote.

Motion carries

Item #95. 2021 SAPMC Section 604.3 Electrical system hazards (proposed amendment).

Staff recommendation is to accept the modification to the 2021 SAPMC Section 604.3 Electrical system hazards.

Discussion took place among the subcommittee.

Motion approved to accept the modification to the 2021 SAPMC Section 604.3 Electrical system hazards.

Motion by Thomas Franks/Dr. Erlinda Lopez-Rodriguez seconded the motion.

5-0-0 vote.

Motion carries

Item #96. New Section 2024 IPMC Section 607.2 Clothes dryer exhaust duct system maintenance. Staff recommendation is to adopt the 2024 IPMC Section 607.2 Clothes dryer exhaust duct system maintenance.

Discussion took place among the subcommittee.

Motion approved not to adopt the 2024 IPMC Section 607.2 Clothes dryer exhaust duct system maintenance.

Motion by Clay Thompson/Thomas Franks seconded the motion.

5-0-0 vote.

Motion carries

Item #97. New Section 2024 IPMC Section 606-606.2 Elevators (proposed amendment).

Staff recommendation is not to adopt the 2024 IPMC Section 606-606.2 Elevators.

Discussion took place among the subcommittee.

Motion approved not to adopt the 2024 IPMC Section 606-606.2 Elevators.

Motion by Thomas Franks/Clay Thompson seconded the motion.

5-0-0 vote.

Motion carries

Item #98. 2021 SAPMC Section 702.1 General vs. 2024 IPMC Section 702.1 General.

Staff recommendation is to adopt the 2024 IPMC Section 702.1 General.

Discussion took place among the subcommittee.

Motion approved to adopt the 2024 IPMC Section 702.1 General.

Motion by Thomas Franks/Clay Thompson seconded the motion.

5-0-0 vote.

Motion carries

Item #99. 2021 SAPMC Section 702.2 Aisles vs. 2024 IPMC Section 702.2 Aisles.

Staff recommendation is to adopt the 2024 IPMC Section 702.2 Aisles.

Discussion took place among the subcommittee.

Motion approved to adopt the 2024 IPMC Section 702.2 Aisles.

Motion by Thomas Franks/Clay Thompson seconded the motion.

5-0-0 vote.

Motion carries

Item #100. 2021 SAPMC Section 703.2 Smoke alarms (proposed amendment).

Staff recommendation is to keep the 2021 SAPMC Section 703.2 Smoke alarms as written.

Discussion took place among the subcommittee.

Motion approved to keep the 2021 SAPMC Section 703.2 Smoke alarms as written.

Motion by Dewayne Nelson/Clay Thompson seconded the motion.
5-0-0 vote.

Motion carries

Director's Report

Amin Tohmaz, Interim Director, stated that there are three items remaining that were tabled from the BSB SAPMC Subcommittee meeting held on Friday, November 8th. The items will be addressed at the next meeting on Wednesday, November 20th. Stated that the next meeting on Wednesday, November 20th will remain at the scheduled time.

The board is adjourned by unanimous consent.

Meeting Adjourned at 10:57 a.m.