



CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT
P.O.BOX 839966 | SAN ANTONIO TEXAS 78283-3966



Date: September 22, 2022

Notice: INV-STE22-2640013995/COD-BSB-APP22-43000280;
INV-STE22-2640013996/COD-BSB-APP22-43000281; INV-STE22-2640013997/COD-BSB-APP22-43000282;
INV-STE22-2640013998/COD-BSB-APP22-43000283; INV-STE22-2640013999/COD-BSB-APP22-43000284;
INV-STI22-2650014000/COD-BSB-APP22-43000285; INV-STI22-2650014001/COD-BSB-APP22-43000286;
INV-STI22-2650014002/COD-BSB-APP22-43000287; INV-STI22-2650014003/COD-BSB-APP22-43000288;
INV-STI22-2650014005/COD-BSB-APP22-43000290; INV-STI22-2650014006/COD-BSB-APP22-43000291

Supervisor Contact Number: Dale Russell (210) 416-5963

Harold Brooks
1403 W Harding Blvd
San Antonio, TX 78221

RE: 1403 W Harding Blvd., San Antonio, TX 78221

**NOTICE OF PUBLIC HEARING
BUILDING STANDARDS BOARD**

As the owner, lienholder, mortgagee of record, or person responsible for the above property, you are hereby notified that pursuant to Article VIII, Chapter 6 of the City Code of San Antonio, Texas, a public hearing will be held before the City of San Antonio Building Standards Board (BSB) on **October 13, 2022** at 9:00 a.m. at the Cliff Morton Development and Business Services Center, One Stop Building, located at 1901 S. Alamo St.

An investigation by the Code Enforcement Section has found the referenced property to be in violation of the San Antonio Property Maintenance Code (SAPMC). The specific violations observed are listed below:

Sub-Section	Section Description	Violation Detail
304.2 Protective treatment	All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, and decks shall be maintained in good condition. Exterior wood surfaces, other than decay resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. All siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.	Repair structure to a condition with adequate protective treatment.
304.4 Structural members	All structural members shall be maintained free from deterioration and shall be capable of safely supporting the imposed dead and live loads.	Repair all structural members to a condition where they can safely support imposed live and dead loads.
304.6 Exterior walls	All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.	Repair all exterior walls to a condition free of holes, damage, and deterioration.

Language interpreters are available at the meeting. For more information call (210) 207- 5422. This meeting site is accessible to persons with disabilities. Accessible parking is located at the front of the building. Auxiliary Aids and Services, and interpreters for the deaf are also available and must be requested 48 hours prior to the meeting. For assistance, call (210) 207-7268 or 711 (Texas Relay Service for the Deaf).

Este aviso contiene información muy importante, el cual pueda afectar su propiedad.
Para obtener más información en español, favor comunicarse teléfono (210) 207-5422.

Interpretes estarán disponibles en la reunión. Para mayor informes, favor de llamar (210) 207-5422. Este lugar de la reunión es accesible a personas incapacitadas. Se hará disponible el estacionamiento. Ayudas auxiliares y servicios e interpretes para los sordos se deben pedir con cuarenta y ocho [48] horas de anticipación a la reunión. Para asistencia llamar (210) 207-7268) o al 711 (servicio de transmitir para sordos).



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304.7 Roof and drainage	The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions.	Repair the roofing system for the structure.
304.9 Overhang extensions	All overhang extensions including, but not limited to canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair and be properly anchored so as to be kept in a sound condition. When required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.	Repair all overhang extensions to a good condition with no defects.
305.3 Interior surfaces	All interior surfaces, including windows and doors, shall be maintained in good repair, clean and sanitary condition. Loose plaster, decayed wood and other defective surface conditions shall be corrected.	Repair and/or clean all interior surfaces to a condition where they are in a good and sanitary condition.
305.4 Stairs and walking surfaces	Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.	Repair the interior walking surfaces to a safe condition.
305.6 Interior doors	Every interior door shall fit reasonably well within its frame and shall be capable of being opened and closed by being properly and securely attached to jambs, headers or tracks as intended by the manufacturer of the attachment hardware.	Repair all damaged interior doors.
308.1 Accumulation of rubbish or garbage	All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.	Remove all accumulation of trash and rubbish from the property.
504.3 Plumbing system hazards	Where it is found that a plumbing system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, inadequate venting, cross connection, back siphonage, improper installation, deterioration or damage or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.	Repair all plumbing hazards at the property with property permits obtained.
702.1 General	A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the public way. Means of egress shall comply with the International Fire Code.	Clear all paths of egress to ensure property has adequate fire egress from anywhere in the structure.

Notice of the violation and a correction order was provided to the person responsible. The Code Enforcement Section has initiated a hearing before the BSB. The purpose of this hearing is to determine whether the above property has been in violation of the SAPMC. If at the conclusion of the hearing the BSB finds that a violation existed, it may order action to be taken to abate the violation, assess a civil penalty up to \$1,000 per day, or both.

You or a designated representative may present testimony and evidence on your behalf at the hearing for the BSB's consideration. The Code Enforcement Section will present evidence regarding the condition of the property and will recommend actions to abate any violations found by the BSB. For more information, please contact the Building Standards Board Liaison at (210) 207-5422.

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Sincerely,

Judy C. Croom
Building Standards Board Liaison
Development Services Department
Code Enforcement Section

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