



City of San Antonio

Agenda Memorandum

File Number:

Agenda Item Number: {{item.number}}

Agenda Date: February 2, 2023

In Control: City Council A Session

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: Citywide

SUBJECT:

Ordinance updating Chapter 6, Buildings, by updating the City's minimum property maintenance code with proposed amendments.

SUMMARY:

The proposed ordinance seeks to update Chapter 6, Buildings, by updating the City's minimum property maintenance code, to be substantially based off the 2021 International Property Maintenance Code, and with proposed amendments.

BACKGROUND INFORMATION:

The San Antonio Property Maintenance Code (SAPMC) was first adopted in May of 2011. The building-related, fire and property maintenance codes that apply to the construction, alteration, enlargement, replacement, use and occupancy of every building or structure are updated by the International Code Council (ICC) and National Fire Protection Association every three years. The current SAPMC is substantially based off the 2018 ICC International Property Maintenance Code (IPMC).

Beginning in February 2022, Development Services Department (DSD) reviewed the 2021 editions of the ICC building-related, fire and property maintenance codes as part of its normal three-year code update process. The ICC property maintenance code is included as part of the ICC family of codes.

In April 2022, DSD held two (2) virtual meetings to notify the public of the upcoming code adoption process. DSD established the 2021 SAPMC Code Review Committee to review and propose updates to the current SAPMC. Per City Code Chapters 6 and 10, the Building Standards Board (BSB) is authorized to review and consider amendments to the San Antonio Property Maintenance Code and shall make recommendations to the code official for adoption thereof. BSB created a subcommittee of BSB members to serve as the SAPMC Code Review Subcommittee. Four (4) additional non-BSB resident members were selected to the Code Review Subcommittee.

DSD coordinated eight (8) public meetings of the 2021 SAPMC Code Review Committee in which the committee reviewed the current City property maintenance code and proposed several amendments to it. In August 2022, DSD held an additional four (4) public meetings to provide a progress report update to the community.

DSD presented the proposed 2021 SAPMC update to the Building Standards Board at one (1) open public hearing on September 8, 2022. The Board recommended approval of the current draft of the proposed 2021 SAPMC. The Committee recommended the proposed amendment be sent to the full City Council for approval.

On September 22, 2022, DSD presented the proposed 2021 San Antonio Property Maintenance Code (SAPMC) to the Planning and Community Development Committee (PCDC). PCDC proposed six (6) additional amendments to the following sections of the proposed SAPMC:

- 102.8 Requirements Not Covered By Code
- 107.2 Form
- 108.4 Prohibited Occupancy
- 202 General Definitions
- 108.2.1 Authority to Disconnect Service Utilities
- 108.3 Vacate Notice and Right to Appeal

The Planning and Community Development Committee recommended the proposed amendments be sent to the full City Council for consideration and approval.

ISSUE:

The proposed ordinance will update the City's minimum property maintenance code to the 2021 San Antonio Property Maintenance Code. The 2021 SAPMC is substantially based off the 2021 ICC International Property Maintenance Code and is coordinated with the other 2021 ICC building-related and fire codes that are also being considered for adoption. As part of the proposed code update, the City will enter into a licensing agreement with the International Code Council to

print and sell a consolidated document for property owners.

ALTERNATIVES:

If the City Council does not adopt the updated 2021 SAPMC, the currently adopted 2018 SAPMC will remain in effect.

FISCAL IMPACT:

This Ordinance has no fiscal impact.

RECOMMENDATION:

Staff recommends City Council adopt the 2021 San Antonio Property Maintenance Code (SAPMC) with proposed amendments.