

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



Date: December 1, 2017

Notice: 22916567, 22918178, 22918195, 22918210, 22918233, 22918253
 22918274, 22918660, 22918511, 22918756, 22918560

Supervisor Contact Number: Richard Zertuche (210) 213-3642

Stella L Alejos
 9811 Ramblin River Rd
 San Antonio, TX 78251

RE: 147 Livingston San Antonio, TX 78214

NOTICE OF PUBLIC HEARING
Notificación para audiencia pública
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 **December 14, 2017** 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.	Exterior of the structure in need of proper weather protection, to include but not limited to walls, window frames, overhang, and door frames
304.5 Foundation walls	All foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests.	Metal foundation wall covering detaching and the mortar is cracking around the structure
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.	Exterior walls in disrepair to include but not limited to rotting and decaying siding, holes and cracks in the walls, detaching siding, incomplete additions, exposed studs

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 esta-cionamiento. 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 llame (210) 207-7268 o al 711 (servicio de transmisión por voz).

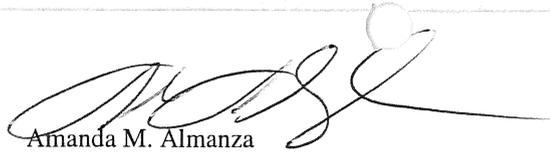
304.9 Overhang extensions	All overhang extensions including, but not limited to canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair and be properly anchored so as to be kept in a sound condition. When required, all exposed surfaces of 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.	Front patio cover is improperly constructed, the front of the patio cover is less than 6 feet in height, with the attached section to the front wall is about 6 feet in height, with nails protruding from the ceiling
304.13 Window, skylight and door frames	Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.	Several windows did not properly close or seal or are weather tight
304.13.2 Openable windows	Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.	Windows in the bedrooms to be sealed or boarded up which require to be openable for egress
304.15 Doors	All exterior doors, door assemblies and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door. Locks on means of egress doors shall be in accordance with Section 702.3.	Front door in substandard condition to include but not limited to: lacking weather stripping, not weather tight, shifting, and unlevelled
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	Several issues with the interior surfaces to include but not limited to: Holes and cracks in the walls, tripping hazards because of cracks in the concrete foundation, the bathroom shower walls are not properly installed, they are wrapped in plastic, the floor covering is damaged or missing
504.1 General	All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition.	Kitchen & bathroom plumbing fixtures improperly installed creaking leakage
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.	Plumbing system in a substandard condition to include but not limited to: improper installation of rerouted water lines, water heater connections need to be inspected by a licensed plumber, under sinks drain not attached to P trap
604.3 Electrical system hazards	Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.	Several electrical hazards to include but not limited to: missing electrical switch & outlet face plates, improperly installed light switches and outlets, exposed wiring, improper installation

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.

Sincerely,

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Amanda M. Almanza
Building Standards Board Liaison
Development Services Department
Code Enforcement Section

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