



CITY OF SAN ANTONIO

Development Services Department
Code Enforcement Section
P.O. Box 839966
San Antonio, Texas 78283-3966

Date: December 21, 2016

Notice: 22748979, 22749158, 22748984, 22748983, 22748982

Supervisor Contact Number: John Kelly (210) 416-5839

Eliseo & WF Tarin
604 Rigsby
San Antonio, TX 78210

RE: 306 San Salvador, San Antonio, TX 78210

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 **January 12, 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
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 holes and cracks on the interior surfaces, separation along the corners of the walls. The floors of the structure have missing tile and shows separation between the walls and the floor.
309.1 Infestation	All structures shall be kept free from insect and rodent infestation. All structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After extermination, proper precautions shall be taken to prevent re-infestation.	Observed signs of infestation in the structure
502.1 Dwelling units	Every dwelling unit shall contain its own bathtub or shower, lavatory, Toilet and kitchen sink which shall be maintained in a sanitary, safe working condition. The lavatory shall be placed in the same room as the Toilet or located in close proximity to the door leading directly into the room in which such Toilet is located. A kitchen sink shall not be used as a substitute for the required lavatory.	Observed there was no sink in the bathroom
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.	Observed the kitchen sink had a leak
703.2 Smoke Alarms	In R-3 Occupancies (1 and 2 family dwellings) not used for commercial purposes: 1. Smoke alarms shall be placed in accordance with the requirement adopted by the city at the time of construction; or 2. If not required at the time of construction,	Observed the structure did not have smoke alarms

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).

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 llamar (210) 207-7268) o al 711 (servicio de transmitir para sordos).

	smoke alarms shall be placed on the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.	
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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,



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

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