



City of San Antonio

Agenda Memorandum

File Number: 15-1257

Agenda Item Number: 14.

Agenda Date: 1/29/2015

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick J. Sanchez

COUNCIL DISTRICTS IMPACTED: City wide

SUBJECT:

Chapter 6 San Antonio Property Maintenance Code Update

SUMMARY:

This Ordinance authorizes an amendment to Chapter 6, Buildings by updating the City's minimum property maintenance code.

BACKGROUND INFORMATION:

The City's current minimum property maintenance code was adopted in May of 2011 and is entitled the 2009 San Antonio Property Maintenance Code (SAPMC). Prior to its 2011 update, the City had not updated its minimum property maintenance standards for ten years. 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 2011 SAPMC is substantially based off the 2009 ICC International Property Maintenance Code (IPMC).

Beginning in January 2014, Development Services Department (DSD) has reviewed the 2015 editions of the ICC building-related and fire codes as part of its normal three year code update process. DSD is proposing updates to those minimum construction codes as well. The ICC property maintenance code is included as part of the ICC family of codes and therefore, it is appropriate to review and update in coordination with the other

building and fire codes.

In September 2014, DSD established the 2015 SAPMC Code Review Committee to review and propose updates to the current SAPMC. The 2015 SAPMC Code Review Committee was made up of a diverse group of neighborhood, business and property owner stakeholders including members of the City's Building Standards Board, the Neighborhood Code Enforcement Task Force, San Antonio Board of Realtors, San Antonio Apartment Association, and San Antonio Building Owners and Managers Association. DSD coordinated four (4) meetings of the 2015 SAPMC Code Review Committee in which the committee reviewed the current City property maintenance code and proposed several amendments to it.

The 2015 SAPMC Code Review Committee and DSD presented the proposed 2015 SAPMC update to the Building Standards Board panel at an open public hearing on December 11, 2014. The Board panel recommended approval of the current draft of the proposed 2015 SAPMC. Also, the department presented to the Quality of Life Committee on Tuesday, January 20, 2015. The Committee recommended the proposed amendment be sent to the full City Council for approval.

ISSUE:

This proposed ordinance will update the City's minimum property maintenance code to the 2015 San Antonio Property Maintenance Code. The 2015 SAPMC is substantially based off the 2015 ICC International Property Maintenance Code and is coordinated with the other 2015 ICC building-related and fire codes that are also being considered for adoption. The updated code would go into effect May 2015 along with the other building-related and fire code updates. As part of the proposed code update, the City will enter into a licensing agreement with the International Code council in order to printout and sell a consolidated document for property owners.

ALTERNATIVES:

If the City Council does not adopt the updated 2015 SAPMC, the currently adopted 2009 SAPMC would remain in effect.

FISCAL IMPACT:

This Ordinance would require \$7,000 for the cost of the licensing agreement with ICC. Funds for the licensing agreement are included in the Code Enforcement's FY 2015 General Fund budget.

RECOMMENDATION:

DSD recommends the approval of the adoption of the proposed 2015 San Antonio Property Maintenance Code.