



City of San Antonio

Agenda Memorandum

File Number:18-3669

Agenda Item Number: 34.

Agenda Date: 6/21/2018

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

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 San Antonio Property Maintenance Code (SAPMC) was adopted in May of 2015. 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 SAPMC is substantially based off the 2018 ICC International Property Maintenance Code (IPMC).

Beginning in February 2017, Development Services Department (DSD) reviewed the 2018 editions of the ICC building-related and fire 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 and therefore, it is appropriate to review and update in coordination with the other building and fire codes.

In December 2017, DSD established the 2018 SAPMC Code Review Committee to review and propose updates to the current SAPMC. The 2018 SAPMC Code Review Committee is 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 five (5) meetings of the 2018 SAPMC Code Review Committee in which the committee reviewed the current City property maintenance code and proposed several amendments to it.

The 2018 SAPMC Code Review Committee and DSD presented the proposed 2018 SAPMC update to the Building Standards Board panel at two open public hearings on June 7 and 14, 2018. The Board recommended approval of the current draft of the proposed 2018 SAPMC. The Committee recommended the proposed amendment be sent to the full City Council for approval.

This item will be considered by the Comprehensive Plan Committee on June 20, 2018.

ISSUE:

This proposed ordinance will update the City's minimum property maintenance code to the 2018 San Antonio Property Maintenance Code. The 2018 SAPMC is substantially based off the 2018 ICC International Property Maintenance Code and is coordinated with the other 2018 ICC building-related and fire codes that are also being considered for adoption. The updated code would go into effect October 1, 2018 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 2018 SAPMC, the currently adopted 2015 SAPMC would remain in effect.

FISCAL IMPACT:

This Ordinance would require \$6,400.00 for the cost of the licensing agreement with ICC. Funds for the licensing agreement are included in the Code Enforcement's FY 2018 General Fund budget.

RECOMMENDATION:

DSD recommends the approval of the adoption of the proposed 2018 San Antonio Property Maintenance Code.