

**CITY OF SAN ANTONIO  
OFFICE OF THE CITY COUNCIL  
COUNCIL CONSIDERATION REQUEST**

11 AUG -5 AM 7:46

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TO: Mayor & City Council

FROM: City Councilwoman Jennifer V. Ramos

COPIES TO: Sheryl Sculley, City Manager; Leticia Vacek, City Clerk; Adriana Holtz, Ex. Secretary to the City Manager; Chris Callanen, Assistant to the City Council; Michael Bernard, City Attorney; Roderick Sanchez, Development Services Director

SUBJECT: Building-related Codes Ordinance with Consolidation of Appellate Boards

DATE: July 6, 2011

Issue Proposed for Consideration

I ask for your support in requesting that the Director of Development Services prepare a proposed ordinance, as part of his recommended codes update process, that:

1. consolidates the four building-related codes and fire codes appellate boards into one balanced appellate board that is made up of 15 members and 15 alternate members that represent the design community, trades and building community and the building owners and managers (see attached chart).
2. consolidates the various building-related codes chapters of the City Code of San Antonio into one chapter and with one set of administrative regulations.

Brief Background

Currently, there are four appellate boards for the building-related codes and fire code (see attached chart). For the fifteen months of 1/1/10 through 5/31/11 these boards collectively attempted to meet a total of 13 times on various matters. For 3 of these 13 attempted meetings (23.1%) there was no quorum established (note: 6 members needed for a quorum for each board) and no meeting could occur because of unfilled vacancies on the boards. Board of appeals applicants, board members, citizens to be heard and city staff, all who have assembled for posted board meetings, have wasted countless hours because of this.

Currently, the city's adopted *International Building Code*, *International Residential Code*, *International Existing Building Code*, *International Energy Conservation Code* and *International Mechanical Code* are found in Chapter 6 of the City Code of San Antonio. The city's adopted *National Electrical Code* is found in Chapter 10 of the City Code of San Antonio. The city's *International Plumbing Code* and *International Fuel Gas Code* are found in Chapter 24 of the City Code of San Antonio. All of the eight aforementioned codes relate and affect each other, have almost identical administrative regulations and require an appeals process. The Director of Development Services is currently going through the normal codes update process for each of these codes for City Council consideration.

Efficiencies in Consolidation

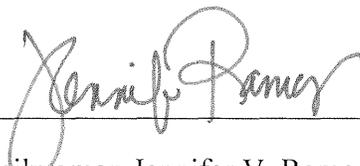
By consolidating all chapters and sections of all chapters of the building-related codes into one chapter of the City Code of San Antonio with one set of administrative regulations and by consolidating all of the building-related codes and fire code appellate boards into one appellate board the following will be achieved:

- Efficiencies will be achieved in city staff support as staff would support one board instead of the current four boards.
- Consolidated board would be required to consider code amendments/appeals and how they relate to all aspects of the building-related codes and not just the current one specific code.
- Elimination of redundancy in the administrative sections of the building-related codes.
- Consolidated building-related codes ordinance will be much more user friendly and will eliminate the current requirement to research the various chapters and sections of chapters in the City Code of San Antonio that relate to the various building-related codes. All building-related codes will be located in one place and in one chapter.
- Decreases the time for appeals as proposed appellate board will have an alternate member for each of the member slots. Increases chances of quorum (8 members, or alternated members if member is absent, would be needed for quorum).
- Community stakeholders in the building design/construction industries would only need to monitor the agendas of 1 board instead of the current 4 boards.
- All members will be “at large” positions.

Note: the proposed building-related codes ordinance does not amend Chapter 28, Signs and Billboards.

Submitted for Council consideration

by:



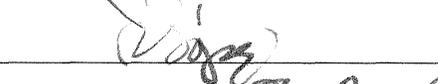
Councilwoman Jennifer V. Ramos, District 3

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Supporting Councilmembers' Signatures (4 only)

District No.

1.		8
2.		6
3.		2
4.		7

Attachments

# APPELLATE BOARDS FOR BUILDING RELATED CODES as of 5/31/11

	BUILDING AND FIRE CODES BOARD OF APPEALS	ELECTRICAL BOARD	MECHANICAL APPEALS AND ADVISORY BOARD	PLUMBING APPEALS AND ADVISORY BOARD
District 1	<b>Carmen Abad-Fitts</b>	Rodney Olivier	<b>Juan Villela</b>	Alex Garza
District 2	Roberto Trevino	Henry Farias	VACANT	VACANT
District 3	Albert Hernandez	VACANT	VACANT	Victor Gomez
District 4	Andre Garabedian	VACANT	Ricardo Rivera	VACANT
District 5	Kathy Rodriguez	Jesse Esquivel	Gilbert Garcia	VACANT
District 6	VACANT	Francisco Mateo	Antonio Medina	VACANT
District 7	Kimberly Ann Marks	Mark Davila	Manuel Lizcano	Leonard Aguilar
District 8	Mike Leonard	Gregory Burkett	VACANT	Perry Beyer
District 9	Joseph Mlodzianowski	Steve Lopez	Daniel Zimmerman	Edward Sebera
District 10	Clifford Whittingstall	<b>Timothy Kerley</b>	VACANT	Paul Silber
Mayor	Jerry Smith, Jr.	VACANT	VACANT	Michael Martinez
<b>Codes</b>	Int'l Building Code Int'l Residential Code Int'l Exist. Build.Code Int'l Energy Con. Code Int'l Fire Code	Nat'l Electrical Code Sign & Billboards Code	Int'l Mechanical Code	Int'l Plumbing Code Int'l Fuel Gas Code
<b>COSA Chapters</b>	6 & 11	10 & 28	6	24
<b>Staff Support</b>	Assistant Director Devel. Serv. Engineer and/or Inspections Super. Administrative Assistant Asst. City Attorney	Assistant Director Devel. Serv. Manager and/or Inspections Super. Administrative Assistant Asst. City Attorney	Assistant Director Devel. Serv. Manager and/or Inspections Super. Administrative Assistant Asst. City Attorney	Assistant Director Devel. Serv. Manager and/or Inspections Super. Administrative Assistant Asst. City Attorney
<b>10-11 Meetings</b>	0	5	3	2
<b>No Quorum *</b>	0	1	1	1

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- NOTES: (1) 3 out of 13 meetings (23.1%) could not be held for lack of quorum from 1/1/10 to 5/31/11.  
 (2) As of 5/31/11, all appointees are Holdovers. Names in bold are the current board chairs.

# PROPOSED BUILDING-RELATED AND FIRE CODES BOARD OF APPEALS

CATEGORY	MEMBER	ALTERNATE MEMBER
Structural Engineer licensed as P.E. in Texas	1	1
Fire Protection Engineer licensed as a P.E. in Texas	1	1
Electrical Engineer licensed as a P.E in Texas	1	1
Plumbing or Mechanical Engineer licensed as a P.E in Texas	1	1
Architect licensed in Texas	1	1
Registered Building Contractor (home builder) registered by DSD	1	1
Master Electrician licensed by Texas (organized labor)	1	1
Master Electrician licensed by Texas (open shop)	1	1
Air Conditioning and Refrigeration Contractor licensed by Texas (organized labor)	1	1
Air Conditioning and Refrigeration Contractor licensed by Texas (open shop)	1	1
Master Plumber licensed by Texas (organized labor)	1	1
Master Plumber licensed by Texas (open shop)	1	1
Commercial Building Contractor or their representative	1	1
Commercial Building Owner or their representative	1	1
Residential Group R-2 multifamily building owner or their representative	1	1
	15	15

- NOTES:** (1) If member not present, alternate member may meet/vote.  
 (2) 8 members or their alternates if not present must be present to have a quorum.  
 (3) All members and alternate members are "at large."

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