

Code Enforcement Section, Development Services Department

Message from our Assistant Director

Welcome back to the *Code Connection* and thank you for the fantastic comments you have sent us regarding our newsletter. Feel free to send us more feedback to our new email address at:

codeconnection@sanantonio.gov

It's great to hear you are finding the information helpful.

In this issue we cover two topics that concern us all and are both an eyesore and a hazard to the environment: "outside placement" (i.e., disposing of items such as old sofas, tools, auto parts, etc. by placing and leaving them outside for an extended period of time) and "junk" vehicles. Both of these code violations create potential hazardous conditions and, overall, lessen our enjoyment of living in our communities by contributing to blight and decreasing the value of neighborhoods. Now, with our new restructuring and reorganization, our Code Officers are proactively identifying violations such as these in an effort to gain quicker compliance in our neighborhoods.

Code Enforcement's goal is to partner with our community in addressing code violations. By working together, we can increase the compliance of ordinances that ultimately affect the health, safety and quality of life of all San Antonians.

I am also excited to announce our new anti-graffiti public awareness campaign – *NoGraffitiSA*. This campaign is really a "call to action" for our community to become more involved in the fight against graffiti. We know the best tool against graffiti is quick eradication.



Michael Shannon, PE, CBO
Assistant Director-Field Services
Code Enforcement & Building

With that in mind, please do not hesitate to call us through the City's 311 Call Center for any possible junk vehicles, outside placement, graffiti or any other compliance issues. You can also use the City's new "San Antonio 311" app that is free to download onto your iPhone, iPad or Android.

Best regards,

Mike

Code Connection

"Partnering with our Community to build and maintain a safer San Antonio"



Contact Us

Cliff Morton Development & Business Services Center
1901 S. Alamo
San Antonio, Texas 78204

To report Code Compliance issues call 311 or download City's "311" Phone App

Hours: Monday – Friday
7:45 a.m. - 4:30 p.m.

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How We Deal with “Junk” Vehicles—by Denise Hastings



Having a non-working junk vehicle on your property that is in ordinary public view for more than ten (10) days is a violation of City Code (Municipal Code, Sec. 19-356). Vehicles must be in running condition with the ability to move back and forth. Ordinary public view is when a vehicle can be seen in the front driveway from the street or sidewalk, or on the side yard and/or in the back yard when there is an alley or easement.

One of the items that gives code officers probable cause to question whether or not a vehicle is operable is the inspection sticker. Once it is determined the vehicle is inoperable, a green sticker will be placed on the vehicle explaining it must be in running condition within ten (10) days, at which time a re-inspection will be done. If there is no change, certified letters of violation will be mailed to the property owner, the vehicle owner and any

lien holders giving ten (10) days to have the vehicle operable or removed from the property.

Just moving the junk vehicle does not eliminate the violation. If we see it anywhere in the City in similar inoperable condition after it has been tagged, the process will continue. After the ten (10) days have lapsed from the certified notification and the green receipts come back or the letter is returned unclaimed, we have the ability to request the nonworking car be towed to a salvage yard, where it will be destroyed. This is done at no cost to the citizen. It is not our goal to tow away any vehicle, but many times it is required to correct the violation after many unsuccessful attempts to get the owner to comply.

Report possible junk vehicles in your neighborhood by calling the City’s 311 Call Center. You can also download the new “San Antonio 311” app onto your iPhone, iPad or Android devices.

Denise Hastings has been a code enforcement supervisor for twelve years and has worked in every council district throughout the City. She is dedicated to her job and enjoys training new code officers.

Just the “Code” Facts About Political Signs

Primary Elections have just concluded and the City begins to gear up for the upcoming special elections in May. We see candidates signs across the City and probably read them while we wait for a green light somewhere in San Antonio. So, the big question is: are political signs permitted to be placed on the public right of way?

The short answer is “yes”... and the next logical question is “why?”

Political signs are considered to be “temporary signs” per our City Code, Chapter 28, and are permitted up to 90 days after the election. While other temporary signs are not allowed in the public right-of-way, the intent of our

City’s Code is not to prohibit basic political campaigning - a key element of our country’s democratic election process.



However, it is important to note that political signs, like all signs within the City, may not create a hazard or interfere with public safety in any way. If or when a sign is determined to create a risk for the safety of the public, the sign will be removed by our staff.

Outside Placement—by Jenny Ramirez

The ordinance for outside placement has been adopted by the City of San Antonio to ensure the maintenance of the neighborhoods and quality of life for the communities we serve.

The term "outside placement," as defined in Sec. 202 of the 2011 San Antonio Property Maintenance Code (SAPMC), applies to any item not customarily used, stored or made to be outdoors and that is left outside for more than 24 hours.

Items permitted to be stored outdoors on a residential property include barbecue grills, outdoor patio furniture and other items specifically designed for outdoor use. Homeowners who have a valid building permit are allowed to store required material during construction or remodeling. All other items including upholstered furniture, auto parts, non-working appliances, or metal and wood products should be removed from the property within 24 hours. This includes storage in a structure that is not entirely enclosed such as a

porch, carport, or under any tarp.

Cases like these are handled differently than vacant lots, for example, because they are often home-stead properties. Outside placement requires a notice of violation, issued to the owner in person or by mail, giving ten (10) days to comply. Once the notice expires, a civil administrative hearing citation with a maximum fine of \$300.00 may be issued for first time offenders.

"A citation for 'Outside Placement' can reach \$300.00 for first time offenders."

Jenny Ramirez is a Code Enforcement Supervisor with the Development Services Department. Jenny has been with the City for 16 years dedicated to the Code Enforcement division since 1998. She currently supervises the Neighborhood Enhancement Team and enjoys working with the neighborhoods to ensure a safe enjoyable community for everyone.

Performance Measures—January/February 2014

We want you to know what we are doing! Our main goals are to be more proactive and to gain quicker compliance. These performance measures track our level and effectiveness of our service for Tier I and II issues. *Tier I* includes key health and safety issues, such as high weeds, trash, unsecure structures, visual obstructions. *Tier II* encompasses building maintenance and zoning.

	JAN./FEB.	FY 2014 TO DATE (FY=Oct. 2013 to Sept. 2014)
Inspections initiated by Code Officers (Proactive)	7,076	16,895
Inspections initiated through complaints/calls (Reactive)	1,666	4,456
Pro-activity Rate (Goal of 50%)	81%	80%
Response Time—Tier I (Goal of 2 business days)	1.4	1.4
Response Time—Tier II (Goal of 6 business days)	1.7	1.7
Compliance Rate (Goal of 90%)	94%	94%
Graffiti locations abated	2,022	6,927
Square footage of Graffiti Abated (Goal of 4 million)	399,387	1,013,666

"Partnering with our Community to build and maintain a safer San Antonio"

Did You Know...

San Antonio's City Code requires that all water heating facilities to be properly installed, maintained and capable of providing an adequate amount of water to be drawn at every required sink, lavatory, bathtub, shower and laundry facility at a temperature of not less than 110°F. (2011 Property Maintenance Code, Sec. 505.4). To see the City's Property Maintenance Code, log on to:

sanantonio.gov/dsd/codes.asp

For all of San Antonio's Codes, go to: www.municode.com/library/TX/San_Antonio

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Top 5 Violations—January/February 2014

VIOLATIONS RESOLVED	TOTAL
Trash, debris, overgrown grass	5,006
Bandit signs	5,004
Graffiti	2,311
Inoperable (Junk) vehicles	1,288
Outside Placement	945

Before and After



Illegal carport is removed on Northeast San Antonio.

Graffiti Corner



We are thrilled to launch our new public outreach effort urging San Antonians to take a stand against graffiti. *NoGraffitiSA* encourages citizens to report graffiti by calling "311," download the new and free "311" app and volunteer by logging on to:

www.sanantonio.gov/commpta/volunteer.aspx

"The best tool against graffiti is to eliminate it right away. Graffiti is vandalism pure and simple. It scars the community, hurts property values and diminishes our quality of life," said Roderick Sanchez, DSD Director.

Beginning this month, you may see Via Metropolitan Transit (VIA) buses featuring our *NoGraffitiSA* ads. We also have some billboards around town:(1) westbound IH-10 and Hildebrand; and (2) eastbound US-90 at Probandt. The campaign focuses on the toll graffiti takes in our community - our home. As of August 29, 2013, City Council approved an ordinance change to include stickers as graffiti when placed illegally to deface property.

For more information, call 207-BUFF (2833) or visit

www.sanantonio.gov/dsd



We're on the web!

www.sanantonio.gov/ces

