

Code Connection

Message from our Director

San Antonio now has a new Sign Code (City Code Ch. 28) that became effective this past July. These revisions were made to provide clarity regarding signage within the city and to increase flexibility to address changes in the sign industry. It also adds an enforcement component.

Under the updated Sign Code, our Code Officers can now issue civil citations, through the Administrative Hearing Officer (AHO) program, for bandit and any other signage in violation of the Ch. 28. This in turn, allows for a faster process and possibly higher penalties.

Parking spaces are also required to follow sizing standards per the UDC. Specific lengths and widths need to be followed for regular, compact, handicap and parallel parking slots. In late July, we partnered with WOAI 4 for a story on this specific concern affecting public parking lots in the downtown area. Our Code Officers checked various location and have been working with owners to bring their lots up to compliance.

We are also gearing up for the 2018 International Code Council (ICC) building-related and maintenance codes adoption process. Last year, in November, DSD was the first in the State of Texas to receive a #1 rating by the Insurance Services Office, Inc. (ISO). ISO is an inde-

pendent statistical, rating organization providing advisory insurance underwriting and rating information to insurers. One of the key reasons for achieving this classification is our commitment to adopting the latest building codes for our city.

Since 2006, our Graffiti Abatement Program has been transformed into one



with 19 staff, an annual budget of \$1.2 million, with an 87% proactivity rate. Only 13% of the graffiti we abate is generated through complaint calls. This successful program has

been noted by the City of Austin, who sent representatives to meet and discuss in detail what we do to fight graffiti in San Antonio.

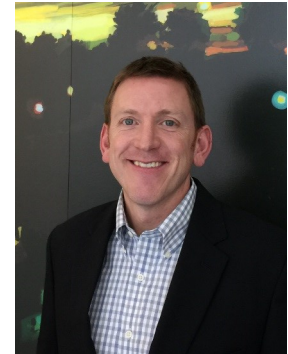
As always, if you have any compliance issues, there are a few ways you can let us know:

- Call 311
- Download the free “311” app onto your smart phone

Please continue to send your comments, ideas and suggestions to us at:

CodeConnection@sanantonio.gov

Best Regards,



Michael Shannon, PE, CBO
Director, Development Services Department

Inside this issue:

DSD Starts the 2018 ICC Adoption Process	2
Austin and San Antonio Partner for Graffiti Program	2
Enforcing the New Sign Code	3
Tight Parking Spaces...Up to City Code?	3
Did You Know?	4
Performance Measures	4
Graffiti Corner	4

Contact Us:

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

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

To report Code Compliance issues call 311 or download City’s “311” Phone App.

“Partnering with our Community to build and maintain a safer San Antonio.”

DSD Starts the 2018 ICC Adoption Process - Fernando Muñoz

Since its enactment in 1994, the International Code Council (ICC) develops codes without the regional constraints of the previous system of building regulations, which had been in place since the 1900's. The ICC is now the single reference of national model building codes that are consistent with industry and safety standards. The building-related, fire and property maintenance codes that apply to the construction, alteration, enlarge-

- ment, replacement, use and occupancy of every building or structure are updated by the ICC and National Fire Protection Association every three years.

In an effort to stay current with the latest building and safety standards for the City of San Antonio, the Development Services Department (DSD) adopted a three-year code update process to stay aligned with building and

safety industries.

A committee is currently being established to review and propose updates to the current San Antonio Property Maintenance Code (SAPMC).

The 2018 SAPMC Code Review Committee will consist of representatives from neighborhoods, businesses and property owners. It will also have members of the City's Building Standards Board (BSB), the Neighborhood Code Enforcement Task

Force, San Antonio Board of Realtors, San Antonio Apartment Association, Alamo Area Council of Governments and San Antonio Building Owners and Managers Association.

The committee will review the 2018 International Property Maintenance Code (IPMC) as well as the 2015 San Antonio Property Maintenance Code (SAPMC). The committee will hold several meetings to discuss what codes need to be

amended and any new codes being proposed. Other information discussed at these meetings are costs involved with meeting minimum expectations for property owners, City resources necessary to process registration inspections, transition periods for existing properties that must incur additional or unexpected costs, specific qualifying criteria, exemptions and/or exceptions and enforceability of any new codes.

The committee will propose a final draft of the local amendment updates that pertain to health and safety in our city. This will become the 2018 San Antonio Property Maintenance Code. DSD representatives will first present the proposed 2018 SAPMC to the Building Standards Board (BSB) for approval, then present the proposed 2018 SAPMC to the City Council for adoption. This process should be completed early next year. The 2018 SAPMC should become effective by May 2018.

Fernando Muñoz is the Supervisor for the Northeast sector and a member of the Development Services Damage Assessment Team.



Austin and San Antonio Partner for Graffiti Program - Lisa McKenzie

While we may disagree on who's got the best tacos, the Cities of Austin and San Antonio do agree that graffiti brings down property values and can invite crime.

In an effort to collaborate on an enhanced anti-graffiti program, the City of Austin sent their Interim Assistant City Manager Sara Hensley, and other

department representatives, to hear about our graffiti program. A successful program tackles graffiti through a three-pronged approach: education, eradication and enforcement. By working with the City of Austin, we're able to collaborate with consultants who developed *10 Steps to a Graffiti-Free City*. Our partners, San Antonio Police Department (SAPD), joined the discussion. "Graffiti is

everybody's business," said Deputy Chief Jeff Humphrey, SAPD.

With Austin creating a more robust program, and San Antonio revamping a few strategies, taggers may soon find themselves looking elsewhere to leave their marks.

Lisa McKenzie is the City's Graffiti Program Coordinator.

and maintain a safer San Antonio”

Enforcing the New Sign Code - Dale Russell

This year, City Council approved a newly revised and expanded Sign Code (Chapter 28 of the City’s Code), updating sign usage and enforcement to current need and industry standards. Effective this July, the new code improves processes and provides additional avenues for the enforcement of bandit, feather and temporary signs.

Bandit signs are illegal, without proper permits, and placed in locations like utility poles, streets, street signs, on public or private right-of-way. Per city code, they’re considered to be abandoned trash and may be removed and discarded without notice and/or citation issued.

A **feather sign** is ground-mounted in a feather, flutter, square, teardrop and half drop shape firmly affixed to the

ground.

Temporary signs advertise messaging for a limited time and are subject to reasonable placement and manner regulations. Examples that fall in this category include residential “For Sale,” and builder signs.

A change in the Sign Code is the authority to enforce the use of signs through the use of Administrative Hearing Officer (AHO) citations, a part of a civil ticket system with a much quicker turnaround process from the time a citation is issued to when a hearing is scheduled. Citations range from \$300 for the first violation, \$500 for the sec-



ond, to \$1,000 for the third and all additional violations. As of July, we have a total of 142 cases for sign violations: 108 for bandit signs, 19 for feather sign and 15 for temporary signs.

We have just entered into the third month of enforcement, so remember to call 207-1111 for a sign permit and the sign permit decals. This new and updated sign code will help us control the proliferation of illegal signs in our neighbor-

hoods.

Dale Russell is the Supervisor for the Neighborhood Enhancement Team (NET). He’s been with the City for the past 10 years and graduated from the University of Texas—Pan American with a major in Criminal Justice.

Tight Parking Spaces...Up to City Code? - Mike Uresti

Sometimes when we park in public lots, the spaces may seem a little tight. So the question is: are there size requirements for parking spaces?

The answer is yes.

The standard, regular vehicle stall dimension is 9 ft. by 18 ft. Up to 30% of the parking spaces can be for compact vehicles, or 8

ft. by 16 ft. and should be marked compact. Each stall is measured from the middle of the lines delineating each space. If the parking stalls are

for parallel parking, they should measure 9 ft. by 22 ft. (City Code, Ch. 35-526).

Violations happen when curbs take up length or spaces are restriped without proper design. If you allow off-street parking, the property must be zoned accordingly. Call us at (210) 207-1111 to check.



If we cannot determine the stall or aisle size for these spaces, they will be considered in violation.

Locations zoned "D" for Downtown and "IDZ" for Infill Development Zone are exempt from having parking spaces. However if they do, they must meet the requirements. It’s the owner’s responsibility to ensure all codes are followed to include the parking code. To report a parking stall violation call 311 .

Michael Uresti, J.D., graduated from Texas A&M University in College Station & Saint Mary’s Law School. He’s been with the City for 10 years and is currently the Zoning and Permitting Supervisor for the City of San Antonio.



**CITY OF SAN ANTONIO
DEVELOPMENT SERVICES
DEPARTMENT**

Cliff Morton Development & Business
Services Center
1901 S. Alamo

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

We're on the web!
www.sanantonio.gov/ces

Did You Know...

Oak Wilt is an incurable, deadly fungal disease that affects the tree's water-conducting system. All Oaks are susceptible, but some species more than others. Here are some tips from our City Arborist:

- Minimize pruning Oaks from Feb. 1 through Jul. 1, when Oak Wilt is most active
- Prune trees either in the middle of the summer, when temperatures are the hottest, or in late fall/early winter months when they can be the coldest
- Paint all cuts and wounds within 30 minutes
- Contractors pruning trees should have a valid, city-issued tree maintenance license and proper training.

If you suspect Oak Wilt in your neighborhood, contact the Texas Forest Service at (210) 494-1742. For more information, visit www.texasoakwilt.org. To see San Antonio's Property Maintenance Code, visit sanantonio.gov/dsd/codes. For all of San Antonio's Codes, go to: www.municode.com/library/TX/San_Antonio

What You're Saying

"Lori Campos and the Graffiti Abatement team are an exceptional and valuable resource for the San Antonio business community. The funds allocated and support received are one of the most valuable resources and partnerships between commerce, COSA and property owners. I am very positively encouraged to invest and improve our properties and tenancy due to this service by the city." - *Business Owner*

"Mimi Camargo was more than willing to help me with my issue. She was professional and kind. A great combination." - *Resident*

"Code Officer Marvin Lee was so kind and compassionate to our needs. He set up volunteers and trucks to clean up the alley with no cost to the church." - *Mayfield Park Church*

"100 % amazed! Can't tell you how wonderful the service was. Homer Callahan (Graffiti Abatement Team) and Lisa McKenzie (Graffiti Abatement Coordinator) and their staff are top notch. They really helped out in our neighborhood and I can't thank them enough. When I told one of my friends they said how awesome is that that the city is doing that. We can't thank you enough." - *Resident*

Performance Measures - Jul./Aug. 2017

	JUL.	AUG.	TOTAL	FY 2017 (FY = Oct. 2016 - Sept. 2017)
Cases initiated by Code Officers (Proactive)	7,208	8,578	15,786	85,137
Cases initiated through complaints/calls (Reactive)	1,823	2,025	3,848	17,589
Pro-activity Rate (Goal of 50%)	76%	77%	76%	80%
Response Time—Tier I (Goal of 2 business days)	1.4	1.3	1.3	1.3
Response Time—Tier II (Goal of 6 business days)	1.2	1.2	1.2	1.9
Compliance Rate (Goal of 90%)	97%	97%	97%	97%
Graffiti locations abated	4,414	5,404	9,818	48,097
Graffiti response rate (Goal of 3 days)	1	1	1	1

Graffiti Corner

A big shout out to all Code Enforcement Officers that helped to beautify the handrails of the Mission Parkway and S.E. Military Dr. bridge over the San Antonio River. Thanks to all that volunteered, the handrails went from a rusty mess to a beautiful silver.

If you want a mini-graffiti wipeout in your area, email Lisa.McKenzie@sanantonio.gov or call (210) 207-5430. There must be at least ten participants. Paint, supplies and location are provided for the 1-2 hour clean-ups. Community service hour certificates are also available.

