

# Planning & Development Services

August 2009  
1901 S. Alamo  
San Antonio TX 78204  
(210) 207-1111  
[www.sanantonio.gov/dsd](http://www.sanantonio.gov/dsd)

## SABCA

The San Antonio Building Codes Academy Will Host These Seminars:

**2009 International Residential Code Significant Changes**

**2009 International Plumbing Code Design, Installation  
and Inspection Principles**



Effective January 1, 2010, The City of San Antonio will adopt the 2009 International Residential Code and the 2009 International Plumbing Code. In preparation for the adoption, we are hosting two courses on the significant changes in the residential code and two courses on the fundamentals of the new plumbing code. These courses will be presented by Mr. Bob Schutz P.E., P.S., CBO and Mr. John Gibson, Jr., M.C.P., C.B.O., C.P.C.A., C.F.I.

Mr. Schutz will present the 2009 International Plumbing Code Design, Installation and Inspection Principals session and Mr. Gibson will present the 2009 International Residential Code Significant Changes session. Each course is worth 6 hours of Continuing Education Credit and includes a \$40 workbook. These sessions will be held in Room 001, river-level, in the Henry B. Gonzalez Convention Center. The seminar schedule will be:

**Monday, 12 Oct 2009**

**Tuesday, 13 Oct 2009**

**Wednesday, 14 Oct 2009**

**Thursday, 15 Oct 2009**

**2009 IPC Design, Installation and Inspection Principles**

**2009 IRC Significant Changes**

**2009 IPC Design, Installation and Inspection Principles**

**2009 IRC Significant Changes**

Early Bird registration begins Monday, August 24, 2009 and ends Friday, September 04, 2009. Registration fees are \$135 if paid by September 4, 2009 and \$160 beginning September 5, 2009. The deadline for a guaranteed reservation is Monday, October 5, 2009. We will accept seminar registrations up to the day of each event on a space-available basis, however we cannot guarantee a workbook will be available. To register, please visit our website at <http://www.sanantonio.gov/dsd/sabca.asp>

## Solar San Antonio Event

Solar San Antonio invites companies and individuals involved in the sale or installation of solar equipment, either thermal or photovoltaic, to attend a Solar Roundtable discussion.

**When:** August 25, 2009  
10:00 - 12:00pm

**Where:** International Center  
203 S. St. Mary's street  
La Orilla Del Rio Ballroom, Suite # 385

**Parking:** Market Street Parking Garage, 421 W Market St.

Solar San Antonio will convene with representatives of the City of San Antonio and CPS Energy to discuss how things are going, where there are problems, and what suggestions people have for improving the process.

**Topics for discussion include:**

New developments related to solar implementation  
Certification requirements  
Getting inspections

Pulling permits  
CPS Energy solar incentives



Please RSVP to Eric Washburn at 210.354.0236 or [ewashburn@solarsanantonio.org](mailto:ewashburn@solarsanantonio.org)



## City Council Action Items

On August 20<sup>th</sup>, City Council approved two ordinances that amended the Unified Development Code. Those items are:

**Rough Proportionality and Final UDC Biennial Amendments**— these amendments will allow the effective implementation of rough proportionality. In addition, eight proposed amendments to the UDC were part of the 2008 Biennial Update program but tabled by the Infrastructure and Growth Committee to allow for further technical review. They include:

- Regional Storm Water Management Program
- Storm Water Detention – Easement Requirements
- Transportation & Street Design
- Sidewalk Standards (2 amendments)
- Recognition of Rights Derived from V.T.C.A. Local Government Code Chapter 245 (2 amendments)
- Allowable Development within the Regulatory Floodplain



**Habitat Certification (Endangered Species)** – This amendment establishes procedural requirements to promote developer coordination with the US Fish and Wildlife Service and compliance with the Endangered Species Act (ESA). Developers of properties greater than two acres are now required to submit a signed and notarized affidavit attesting to compliance with the ESA and, if an endangered species assessment was performed, to provide the biologist's contact information.

These UDC amendments are posted to the department's web site at [www.sanantonio.gov](http://www.sanantonio.gov).

**9/10—Building Related Codes** - City Council will consider the 2009 Amendments to Chapter 6 Building-related Codes; International Mechanical Code; International Residential Code; International Building Code; International Existing Building Code; International Fire Code; International Plumbing Code; International Fuel Gas Code; and International Energy Code. Further consideration is requested for Chapter 16 Mechanical Code - Salvage Yard Sales and Chapter 35 amendments related to Retaining Walls in Residential Areas. If City Council approves these items, the 2009 ICC Codes will become effective on January 1, 2010.

## New Information Bulletins

The department recently posted new Information Bulletins/Code Interpretations to its website at [www.sanantonio.gov/dsd](http://www.sanantonio.gov/dsd):

**IB 164—Billboard Serial Number and Sign Information** — the purpose of this Information Bulletin (IB) is to describe and clarify the approved location to install the billboard license holder name and city permit number. (AP#). It describes the appropriate area for displaying the license holder and the permit for the sign. It also contains a drawing to further illustrate these locations.

**CI 2009-005—Replacing/Adding Cabinets on Non-Conforming On-Premise Signs** — The code interpretation clarifies the extent and scope of work allowed on non-conforming on-premise signs. It details the conditions under which cabinets can be replaced or added.

## Historic Homeowner Fair

Resources for historic preservation will all be in one place at one time! If you need ideas and advice for your historic property, attending this event is a must. The fair will include a variety of sessions including: improving energy efficiency, repairing historic wood windows, "green" living in historic properties, and designing appropriate landscaping and additions for historic homes just to name a few. Also part of the event is an Exhibitors' Fair with products and services of interest to homeowners.

For additional information or to register as an exhibitor, contact Molly Matthews at the Office of Historic Preservation. Phone: (210) 207-1460 Email: [OHP@sanantonio.gov](mailto:OHP@sanantonio.gov) Website: [www.sanantonio.gov/historic](http://www.sanantonio.gov/historic)



## July 2009 Performance Measures

### Activity

Major Plats Technical Review (Goal: 35 Calendar Days)  
 Residential Plans Review (Goal: 3 Working Days)  
 Complex Commercial Plan Review (Goal: 18 Calendar Days)  
 Inspections Performed as Scheduled (Goal: 95%)  
 Call Center Telephone Abandonment Rate (Goal: 5%)  
 Customer Service Survey Score (Scale 1-5 points—5 the highest)

### Performance

21 Calendar Days (PDS only)  
 2 Working Days  
 17 Calendar Days  
 96% as Scheduled  
 3% Abandoned  
 4.05

## Staff Certification

Congratulations to James Clark for earning his ICC Master Code Professional certification.

James is only the 2nd person in the history of the City of San Antonio to achieve this high distinction! Way to go James!

## Lunch & Learn

Planning and Development Services offers Lunch and Learn training sessions taught by experts in their respective fields. Our Lunch and Learn sessions are free and you now need a reservation to attend. Each session begins at 11:00 AM and lasts about an hour and a half. Please bring your lunch and join us!

28 Aug 09 - Endangered Species

19 Sep 09 - Sustainable Sites Criteria and its Relation to LEED Certification

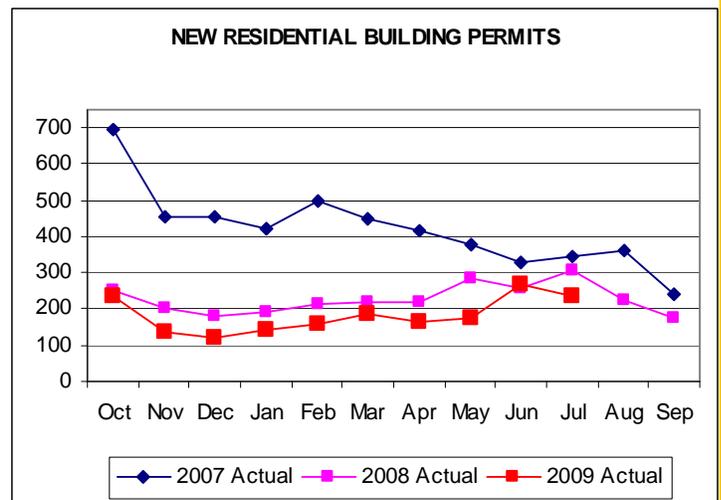
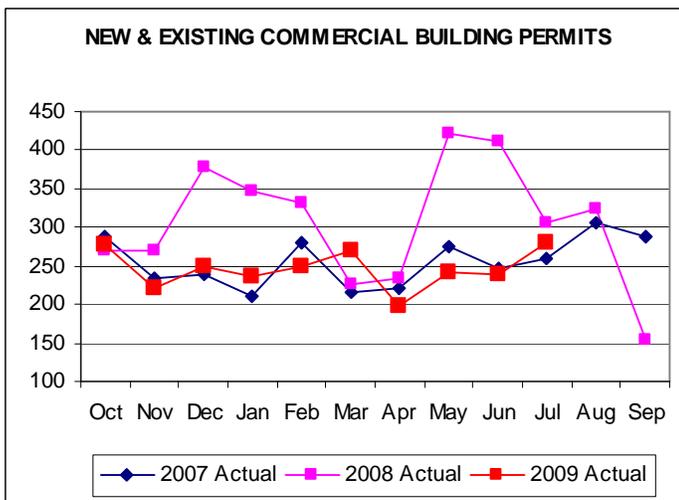
21 Oct 09 - 2009 International Fire Code Topics and Adoption

20 Nov 09 - Certificate of Occupancy



Our monthly Lunch and Learn schedule as well as registration for the events can be found on our website at <http://www.sanantonio.gov/dsd/lunchlearn.asp>. Please email Jim Flood at [james.flood@sanantonio.gov](mailto:james.flood@sanantonio.gov) if you would like to suggest a topic for future Lunch & Learn programs.

## Monthly Permit Summary





## FY 2010 Budget News

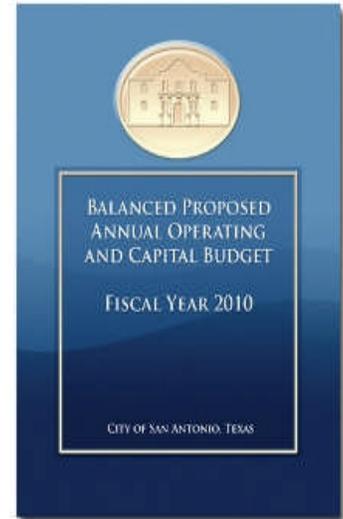
On August 12<sup>th</sup>, the City Manager presented the proposed Fiscal Year 2010 budget to City Council. It is anticipated that the Planning & Development Services Fund will end this fiscal year with a deficit of \$558,323. As such, the department plans to freeze 14 vacant positions next fiscal year. In addition, the proposed budget includes the following revenue enhancements:

### Revenue Enhancement

Expedited Zoning Case  
 Variance & Non-Conforming Use Verification Letter  
 Non-Conforming Use Pre-Application/Research  
 Postponement/Withdrawal of Neighborhood Plan Amendments  
 Median and Turn Land Review (Outside of Plat)  
 Land Development Plan & Plat Review (no fee is specifically indicated)  
 Consolidation of Legal Description per Lot Fee with per Lot Fee for Major and Minor Plats  
 Occupant Load Increase Inspection Fee  
 Residential Test & Maintenance Backflow  
 Adoption of Valuation Table for Commercial Projects

### Fee

Double the Zoning Fee  
 \$150/Request  
 \$75/Request  
 \$400/Request  
  
 \$100/Hour  
 \$100/Hour/Reviewer  
  
 No Change  
  
 \$100/Hour  
 \$5/Backflow



In addition to these fees, on October 1<sup>st</sup>, the department plans to implement the following fees previously approved by City Council:

**Rights Determination** – If you are requesting vested rights associated with a Tree Affidavit for site clearing, plat review or building permit there is a \$250 Rights Determination Validation Fee. This fee has been charged during the plat review but has not been captured during the building plan review.

**Document Management Fee** – All approved commercial building plans will be charged a document management fee to scan building submittal documents. The fee is \$1.31 for each plan sheet and \$.14 for each legal size or smaller page. The department will not charge customers to scan specification books but prefers to receive this information on a CD. The fee will be assessed at the time the building permit fee is assessed. If customers want to arrange for a different vendor to scan the plans, that vendor will need to be approved by the City and the scanned plans must be received prior to the issuance of a Certificate of Occupancy.

**Driveway Approach Review** – The department will no longer be able to provide over-the-counter driveway approach reviews for existing residential and commercial developments where a new driveway is being proposed. A minor plan review will be conducted by staff with a 24 to 48 hour turnaround time for the review. In addition, a plan review fee of \$100 plus surcharges will be charged and paid for at the time of the submittal. If the proposed plan has been reviewed and approved, the sidewalk/curb contractor will be notified to obtain his permit. Those driveway approach requests associated with a building permit will not need this review.

**Sign Preliminary Site Inspection** – On-premise sign applications that require the department to conduct a site review as part of the application process will be charged a \$50 Preliminary Site Inspection fee.