



TO: Development Services Customers

SUBJECT: **INFORMATION BULLETIN 527**  
Sound Attenuation Compliance Certification

DATE: November 18, 2010/*Revised August 1, 2014*

CREATED BY: Land Development Division/ Policy Administration Section

---

**Purpose:**

As a customer service initiative, the Development Services Department (DSD) created this **revised** bulletin to update Information Bulletin (IB) 527 on sound attenuation compliance certification. This bulletin has been updated to incorporate the department's new format for Information Bulletins.

**Scope:**

On June 24, 2010 the City Council adopted [Ordinance # 2010-06-24-0640](#) amending the Unified Development Code by adopting regulations for the "Military Sound Attenuation Overlay Zoning District" (Section 35-339.05) as part of the implementation of the Camp Bullis Joint Land Use Study. The purpose of the adopted regulations is to establish standards to lessen the external noise audible within the interior of noise sensitive structures to a level which greatly mitigates the impact of noise on the general welfare of the public.

On October 7, 2010, the City Council amended the official zoning maps to include the "MSAO-1" Camp Bullis Military Sound Attenuation Overlay District as identified by the Camp Bullis JLUS by [Ordinance # 2010-10-07-0875](#). As an overlay district, the "MSAO-1" suffix appears after the designation of the base zoning district, for example "R-6 MSAO-1." For your convenience we have hyperlinked a [map](#) of the MSAO-1 boundaries.

**Applicability.**

The following is a list of noise sensitive land uses subject to the requirements of this overlay:

- 1) Residential structures including but not limited to single-family and multi-family dwellings
- 2) Assisted living facilities, nursing facilities, adult day cares and similar congregated living uses
- 3) Facilities for religious worship or study
- 4) In-patient medical facilities including but not limited to hospitals and residential treatment centers
- 5) Funeral homes
- 6) Child care facilities

- 7) Senior/community centers
- 8) Libraries
- 9) Schools including but not limited to primary and secondary schools, colleges and universities; **Exceptions:**
  - (A) Public school buildings built with standard masonry construction techniques
  - (B) Non-classroom portions of public or private school gymnasiums
  - (C) Public school temporary portable buildings with standard exterior mounted HVAC units, and with construction materials for walls, ceilings, windows and doors having a minimum tested or listed sound transmission class (STC) rating of thirty-two (32), in accordance with ASTM E 90

The requirements of this overlay are not intended to apply to structures/land uses not explicitly identified in the ordinance.

### **District Standards**

All habitable portions of structures occupied by noise sensitive land uses (see above) shall be designed and constructed to achieve either:

- 1) Reduction of the exterior noise audible within the interior of structure by at least 25 a-weighted decibels (dBA), or
- 2) Utilize the building materials specified for exterior walls, roof/ceiling, windows, doors, and mechanical systems (see “Options for Compliance” below).

These standards are required regardless of whether the noise sensitive land use is stand-alone as a single use or part of a larger development that may include more than one land use.

### **Two Options for Compliance**

Section 35-339.05 (c) (1) of the ordinance identifies two methods for compliance with the standards of this overlay district:

- 1) **Performance-based method.** Use simultaneous noise readings of instantaneous outside and inside noise levels in accordance with ASTM E 966 to ensure the structure achieves an outside to inside NLR of at least twenty-five (25) dBA
- 2) **Prescriptive method.** Utilize construction materials with a minimum tested or listed sound transmission class (STC) rating of forty (40), in accordance with ASTM E 90, for walls and ceilings, and with a minimum tested or listed STC rating for doors and windows as specified in the ordinance.

The builder should select which of the two methods is appropriate to a particular project. A full list of construction methods can be found in [Section 35-339.05 \(c\) \(1\) \(B\) \(1-5\)](#) of the MSAO ordinance.

### **Certification by the Applicant**

[Section 35-339.05 \(c\) \(2\)](#) of the ordinance identifies the procedures by which compliance with these provisions shall be certified by the applicant. They are described as follows:

- 1) Prior to approval of final inspection or issuance of a certificate of occupancy, all project applicants shall submit to the Development Services Department a signed statement certifying compliance with this section.
- 2) A single certification statement for multiple structures in the same development may be used as long as the structures implement the same floor plans and construction methods.

The applicant shall submit the certification statement either as part of the building plan review application or the applicant may choose to defer the certification until the certificate of occupancy stage through a submittal to Development Services Department Call Center. Submission of the certification statement as part of the building plan review application is encouraged in an effort to help expedite the review process and not delay issuance of the certificate of occupancy.

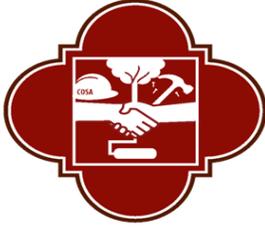
The project applicant or similar agent representing the permit holder may complete the certification statement. The certification statement does not require the endorsement of a registered professional engineer or registered architect.

Attachment: Military Sound Attenuation Overlay Certification Statement

**Summary:**

This Information Bulletin is for informational purposes only.

<b>Prepared by:</b>	Matthew Taylor, Sr. Planner
<b>Reviewed by:</b>	Christopher Looney, Policy Administrator
<b>Authorized by:</b>	John Jacks, Assistant Director



CITY OF SAN ANTONIO  
**DEVELOPMENT SERVICES DEPARTMENT**  
 P.O. BOX 839966 | SAN ANTONIO TEXAS 78283-3966



TO: City of San Antonio  
 Development Services Department  
 Building Development – Plans and Permits Section  
 1901 S. Alamo Street  
 San Antonio, Texas 78205  
 Office: (210) 207-1111

**“MSAO” MILITARY SOUND ATTENUATION OVERLAY CERTIFICATION STATEMENT**

RE: Project Address (es): \_\_\_\_\_

AP #: \_\_\_\_\_

(If certification is made for multiple structures with same floor plan, include all applicable addresses and AP numbers attaching additional pages if necessary.)

I hereby certify that the above-referenced plans comply with the requirements of **Section 35-339.05 “MSAO” Military Sound Attenuation Overlay District**, by means of the following method (*please check one of the following boxes*):

- Field measurement of the noise level reduction (NLR) of the structure in accordance with ASTM E 966, demonstrating an NLR of at least 25dBA.
- Utilization of construction materials for exterior walls, ceilings, windows, and doors with a minimum tested or listed sound transmission class (STC) rating as specified by ordinance # 2010-06-24-0640.

Signature: \_\_\_\_\_

Name (Please Print): \_\_\_\_\_

Date: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Phone Number: \_\_\_\_\_