

# Planning & Development Services

**March 2009**  
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[www.sanantonio.gov/dsd](http://www.sanantonio.gov/dsd)

## City Council Approves Sustainable Building Task Force's Recommendations



During the 2009 State of the City Address, Mayor Phil Hardberger announced his "Mission Verde" effort to begin building a 21st Century energy infrastructure for the City of San Antonio. As a component of the "Mission Verde" plan, the Mayor established a Sustainable Building Task Force, consisting of representatives from key stakeholder groups whose mission was "to develop building strategies that enhance San Antonio's capacity to experience a resilient and environmentally sensitive future, emphasizing and focusing on energy and water conservation." On March 12, 2009, City Council approved the Task Force recommendations. The Ordinance will regulate the design and construction of new buildings for the effective use of energy effective January 1, 2010. The energy saving goals of the Ordinance include:

- January 1, 2010 – new construction will realize an energy savings of 15% or greater than the current codes
- 2012 – 30% energy savings
- 2030 – net-zero carbon emissions

The intent of the Ordinance is to provide flexibility to permit the use of innovative approaches and techniques to achieve the effective use of energy and to reduce greenhouse gas and ozone precursor emissions in San Antonio. The ordinance is not intended to reduce the safety, health, or environmental requirements contained in the code.

The Ordinance also provides for public outreach efforts to create awareness of how to be more energy efficient, incentives to achieve energy savings goals, local code amendments, and Ordinance oversight. For more information on the Task Force recommendations and the Ordinance, please visit the department's web site at [www.sanantonio.gov/dsd](http://www.sanantonio.gov/dsd).

## SABCA Update

### San Antonio Plans to Adopt 2009 ICC Codes



If you are an architect, engineer, designer, contractor or homeowner that performs work in San Antonio, please be advised the City plans to adopt the following codes this summer:

2009 International Energy Code  
2009 International Residential Code  
2009 International Plumbing Code  
2009 International Existing Building Codes

2009 International Building Code  
2009 International Mechanical Code  
2009 International Fuel Gas Code

In order to gear-up for these changes, the next SABCA event will feature the 2009 International Building Code Significant Changes and 2009 International Fire Code Significant Changes on May 26-29, 2009 at the Henry B. Gonzalez Convention Center. The department is excited about these sessions because it will have the privilege of having the authors of the Significant Changes workbooks, Mr. Scott Stookey and Mr. Doug Thornburg, teaching the seminars. Each session will be worth six hours of Continuing Education Units.



## New Information Bulletins

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

**IB 512—Construction Standards—Plan Unit Developments (PUDs) and Enclaves**— In an effort to improve the inspection services for those developments requiring inspections as noted in the Unified Development Code (UDC), City Construction Inspectors will not inspect private street construction. Instead, the consultant engineer will be required to provide a certified letter attesting that all design and construction has been performed according to the UDC requirements. This new requirement will be effective on May 1, 2009. However, all plats with private streets applied before May 1, 2009 will continue to be inspected.

**IB 513—Construction Standards—Pavement Materials**—The new City of San Antonio Standard Specifications for Construction (June 2008) will be used to enforce and specify pavement materials. The Planning and Development Services Department will be using the same set of new construction standards for new development as stated on the UDC Section 35-501(d). All Plat ID numbers issued prior to April 30, 2009 are encouraged to use the revised standards, but are not required to do so. Plat ID numbers issued on or after May 1, 2009 are required to utilize the revised standards. The new standards can be found at:  
<http://www.sanantonio.gov/cims/pdf/COSASStandardSpecificationsforConstructionJune2008.pdf>

**IB 156—Over the Street Banner Signs**—This Information Bulletin clarifies the City's intent regarding the scope of permissible speakers and content of speech in the limited forum for over-the-street banner signs. The City's objective is the consistent application of § 28-117 of the City Code to exclude content that displays arguments and/or positions on factious and/or partisan issues in the limited forum of temporary, over-the-street cloth banners. The Director of Planning and Development Services interprets § 28-117 consistently with the City's custom and practice of discouraging factious debate and controversy and reserves that space for the purpose of providing a low-cost venue for charitable and non-profit entities to promote and advertise their events and charitable drives.

**IB 515—Garage and Carport Setback Line**—Setback requirements vary by zoning district and type of structure; detached accessory structures have different setback requirements than dwellings. Setback compliance is a necessary consideration for any construction project, therefore the precise location of property lines should be ascertained early in the design process. This IB describes and diagrams examples for several setback requirements.

**IB 514—Rule Interpretation Decisions (RIDs)**—The Unified Development Code section of the Department has reviewed all previously issued Rule Interpretation Decisions ("RIDs") and determined that RIDs numbered 1 through 75 have either been incorporated into the UDC or were rescinded prior to March 15, 2007. As of February 13, 2009 the only RIDs in effect are those starting with number 76 and higher. For more information please contact Andrew Spurgin at 210-207-8229; [andrew.spurgin@sanantonio.gov](mailto:andrew.spurgin@sanantonio.gov).

## New Rule Interpretation Decisions

The following Rule Interpretation Decisions (RID) was posted to the department's web site:

- None at this time

## Electronic Plan Review



Planning & Development Services would like to thank everyone who shared their comments with us. Our survey yielded a great deal of valuable feedback which will be used extensively during our upcoming pilot program. If anyone has not had the opportunity to participate, the survey will be available until the end of March. The survey is linked to our website or available through the following link:

[http://www.surveymonkey.com/s.aspx?sm=Cv6kaHaacsOqBO\\_2bKA29awQ\\_3d\\_3d](http://www.surveymonkey.com/s.aspx?sm=Cv6kaHaacsOqBO_2bKA29awQ_3d_3d)



## February 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

68 Calendar Days (CPS longest review)  
 1 Working Day  
 20 Calendar Days  
 99% as Scheduled  
 2% Abandoned  
 4.89

## Lunch & Learn

On the third Friday of each month, 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 do not need a reservation to attend. Please bring your lunch and join us for this hour and a half training opportunity. We look forward to seeing you at one of the following events:



April 17th—Braced Wall Provisions

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.

## Web Survey

Planning & Development Services is making improvements to enhance the navigation of information located on its web site. To that end, the department developed a short on-line survey and would appreciate your participation. Your feedback is an integral part of how current processes are improved and future services are developed. The survey is linked to our website or available through the following link:

[http://www.surveymonkey.com/s.aspx?sm=QIARjQA\\_2fV\\_2bPDuOXwnDal7Q\\_3d\\_3d](http://www.surveymonkey.com/s.aspx?sm=QIARjQA_2fV_2bPDuOXwnDal7Q_3d_3d)

## Monthly Permit Summary

