

Planning & Development Services

May 2009
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www.sanantonio.gov/dsd

Pearl Brewery Commissions Solar Panels

The largest solar photovoltaic system in Texas was recently installed on the roof of the Pearl Brewery! The \$1.35 million solar energy project, funded with \$950,000 from Silver Ventures and \$400,000 from CPS Energy, will install a 200-kilowatt array of solar panels atop a 57,000 sq.ft. former warehouse facility being adapted for office, retail, and residential use. The project will generate about one-quarter of the building's total energy needs, and will enable CPS Energy to test the viability of a solar energy application in a large, real-world commercial application. The department would like to recognize Senior Electrical Inspector John Raney and Chief Electrical Inspector Ray Martinez for their efforts in making this project a great success!



Building Safety Week

Building Safety Week was a great success this year. The department hopes everyone has working smoke alarms installed in their homes. By installing smoke alarms, you can reduce the risk of dying in a house fire by nearly 50 percent. Although smoke alarms are present in 94 percent of American homes, 40 percent do not work. Most often this is because of missing, dead, or disconnected batteries. Having a poorly maintained unit can create a false sense of security. At a minimum, a working alarm should be located in the hallway outside of each sleeping area. Hard-wired smoke detectors, with battery back-up offer the best protection. If you did not register for a free smoke detector during Building Safety Week, it is not too late to receive one. Call 211 to register for your free smoke detector.

2009 Community Development Summit

The 2009 Community Development Summit is scheduled for September 16th and 17th at the Henry B. Gonzales Convention Center. The 2009 Summit is a partnership of the City of San Antonio and the Urban Land Institute to host a fantastic program. The theme of this year's event is "Creating Great Places: From House to Market." The two-day event will highlight some of the best practices for revitalizing local neighborhoods—including the residential, commercial, and infrastructure backbones of those communities. For more information on the summit, contact Joe G. Mendoza, Senior Management Analyst for Planning & Development Services at 207-2731 or visit our webpage at www.sanantonio.gov/summit.





New Information Bulletins

The department recently posted new Information Bulletins to its website at www.sanantonio.gov/dsd:

IB 161—Backflow Prevention Assembly Installation Standards — The purpose of this Information Bulletin is to provide backflow prevention assembly installers a set of written standards to follow. These standards are requirements of the San Antonio City Code and within the Extra Terrestrial Jurisdiction (ETJ) of the City. If you have questions or concerns please contact the Plumbing Inspections section of Planning and Development Services at 207-8279.

IB 517—Clarification on Lime Treated Sub-grade—The purpose of this Information Bulletin is to clarify the interpretation of the Unified Development Code (UDC) for Lime Treated Sub-grade. The department will no longer accept substitutes for lime in pavement composition when the plasticity index is greater than 20 as a means of sub-grade stabilization. The IB details different options you may use to satisfy the UDC requirements. If you have questions or concerns please contact Thomas Carrasco at 207-0113.

IB 159—Irrigation Permits in the Extra Terrestrial Jurisdiction (ETJ)—On August 7, 2008, City Council approved an ordinance requiring plumbing permits for irrigation work in the ETJ. Permits may be obtained on our website, at the link centers, or at the DBS center. Any work performed without a permit is subject to a penalty fee consistent with the adoption of the city code. All City codes and State rules for irrigation systems and licenses still apply.

City Council Action Items

May 21st—2009 International Energy Conservation Code—City Council adopted the 2009 International Energy Conservation Code to be effective on January 1, 2010 in accordance with the Sustainable Building Code already adopted (the ordinance is on the department's web site).

May 21st—Rough Proportionality—City Council adopted this ordinance that allows the City of San Antonio to be in compliance with HB 1835 passed by State Legislature in 2005 and establishes a method of identifying traffic mitigation improvements based on impact to the transportation system by a proposed development.

May 21st—Live Entertainment - City Council amended the zoning regulations in the UDC to define and include location criteria for "live entertainment" uses. This amendment will assist the City in protecting properties that are situated in close proximity to planned live entertainment activities (the draft amendment is on the department's web site).

May 21st—Neighborhood Plans— The City Council adopted Ingram Hills Neighborhood Plan.

May 21st—Comprehensive Rezoning—City Council approved a comprehensive rezoning of properties to be consistent with the Eastern Triangle Community Plan Future Land Use Plan.



Staff Certification

Congratulations to James Clark, for passing his ICC Commercial Energy Plans Examiner. James is well on his way to earning his Master Code Certification, as he only has a few tests remaining. Great Job James!

Electronic Plan Review

Our equipment has arrived and we will begin training our staff soon. On May 7, 2009, the department met with the volunteers for a kickoff meeting for the pilot program. In the meeting we discussed concerns and potential solutions as a result of this program. The feedback was very positive and constructive and we feel confident that the City and its stakeholders can build a feasible program together. The department will continue to make regular updates on the status and progress of the pilot program. More to come!





April 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

18 Calendar Days (PDSD only)
 1 Working Day
 11 Calendar Days
 99% as Scheduled
 1% Abandoned
 4.80

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. Each session begins at 11:00 AM and lasts about an hour and a half. Please bring your lunch and join us!

June 19, 2009 Historic Preservation

Our quarterly Lunch and Learn schedule can be found on-line, just click on the Lunch and Learn link on the PDSD home page. Please email Jim Flood at james.flood@sanantonio.gov if you would like to suggest a topic for future Lunch & Learn programs.



SABCA

2009 International Fire Code Significant Changes
2009 International Building Code Significant Changes
 May 26th through May 29th

The SABCA event is underway this week. Look for more updates next month! For more information about SABCA, please visit our SABCA web page, www.sanantonio.gov/dsd/sabca.asp



Monthly Permit Summary

