



DSD Academy

September 18, 2021

WHAT HAPPENS WHEN YOU GET A VIOLATION?

Presented by:



CITY OF SAN ANTONIO
DEVELOPMENT SERVICES
DEPARTMENT



Department Overview

456

TEAM
MEMBERS



Plan Review

- Plan review
- Permits

Land Development

- Zoning
- Traffic
- Tree preservation
- Platting
- Policy administration

Field Services - Inspections

- Building inspections
- Trade inspections
- Strike Team

Code Enforcement

- Graffiti abatement
- Code Enforcement field operations
- Special Units



ENFORCEMENT TIERS

Key Health and Safety issues 2 business days

- Illegal Dumping
- Emergency Demolitions
- Broken Sewer Lines
- Visual Obstructions
- Unsecured Structures
- Overgrown Yards & Lots

Property Uses and Maintenance 3 business days

- Building Maintenance
- Zoning
- Certificates of Occupancy

Response Times



1 NOTICE

- Notifies property owner or tenant there is a code violation
- Usually re-inspect in 10 days



2 CITATION

- Issued if violations not corrected within 10 days of notice
- Summons to appear in court



3 ABATEMENT

- City takes care of correcting the code violation
- May not require prior notice to property owner
- Covers junk vehicles



4 BUILDING STANDARDS BOARD

- Quasi-judicial board
- Hears appeals to and violations of the San Antonio Property Maintenance Code (SAPMC)
- Rules on cases and can order repairs or demolitions



5 ADMINISTRATIVE HEARING OFFICER

- Administrative court
- Subject to enforcement by City Attorney's Office
- Fine assessed

SPEAKING IN CODE

Terminology

Top Violations

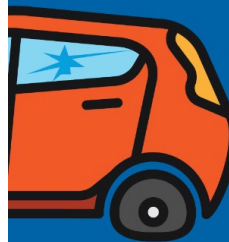


1

OVERGROWN GRASS

Mow your lawn often, especially after it rains, to keep your grass below 12 inches.

This applies to homes you own (whether vacant or not), and vacant lots. **(San Antonio Property Maintenance Code, Sec 302.4 & City Code, Ch. 14-61)**



JUNK VEHICLES

2

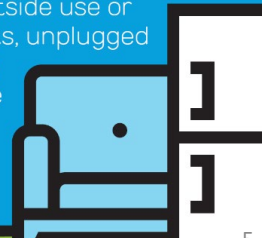
Cars that are wrecked, partially or totally dismantled and not moved for 10 continuous days are considered inoperable. Junk vehicles are not allowed on driveways or in public view. **(San Antonio City Code, Ch. 19, Article X)**

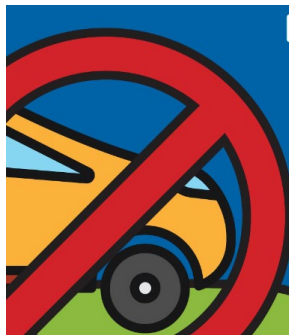
3

ITEMS STORED OUTSIDE

Items not made for outside use or outdoors (like auto parts, unplugged appliances, and furniture) placed outside a home for more than 24 hrs. are in violation.

(San Antonio Property Maintenance Code, Sec. 302.1)





FRONT YARD PARKING 4

It's against City Code to park your car on the front and side yard. Use your driveway or an improved area. Homeowners can use gravel for front and side parking. **(City Code, Ch. 19-194)**

5 TRASH, BRUSH & DEBRIS

Putting boxes, wood, rubber, yard trimmings, or piles of trash bags on the sidewalk is a violation if it's not scheduled. Check the City's Solid Waste Department brush pick up schedule for your neighborhood. **(City Code, Ch. 14-47)**



FENCES 6

Your fence should be in good repair. Fix leaning, rotted, fire damaged or broken wooden slats or supports. Your fence should meet height requirements. **(San Antonio Property Maintenance Code Sec. 302.71, City Code Ch. 6-2, & Unified Development Code Ch. 35-514)**

07/09/2019

Top Violations



Brush & Bulky Items

Illegal dumping

- Left on sidewalk outside of collection cycle is a violation
- Collection **twice a year** for SWMD customers
 - Door hanger notifying of collection week placed 10 – 15 days before
- Guidelines
 - Piles must be maximum 8 cubic yards and placed within 8 ft. of curb
 - Ready by 7 a.m. on Monday of collection week
 - Collections done within the week. Trucks drive through area only once.
- To schedule out-of-cycle collection (for a fee)
 - Call 3-1-1 and SWMD will send staff for a cost estimate
 - After fee is paid, collection is within 2 business days
- More at sanantonio.gov/SWMD



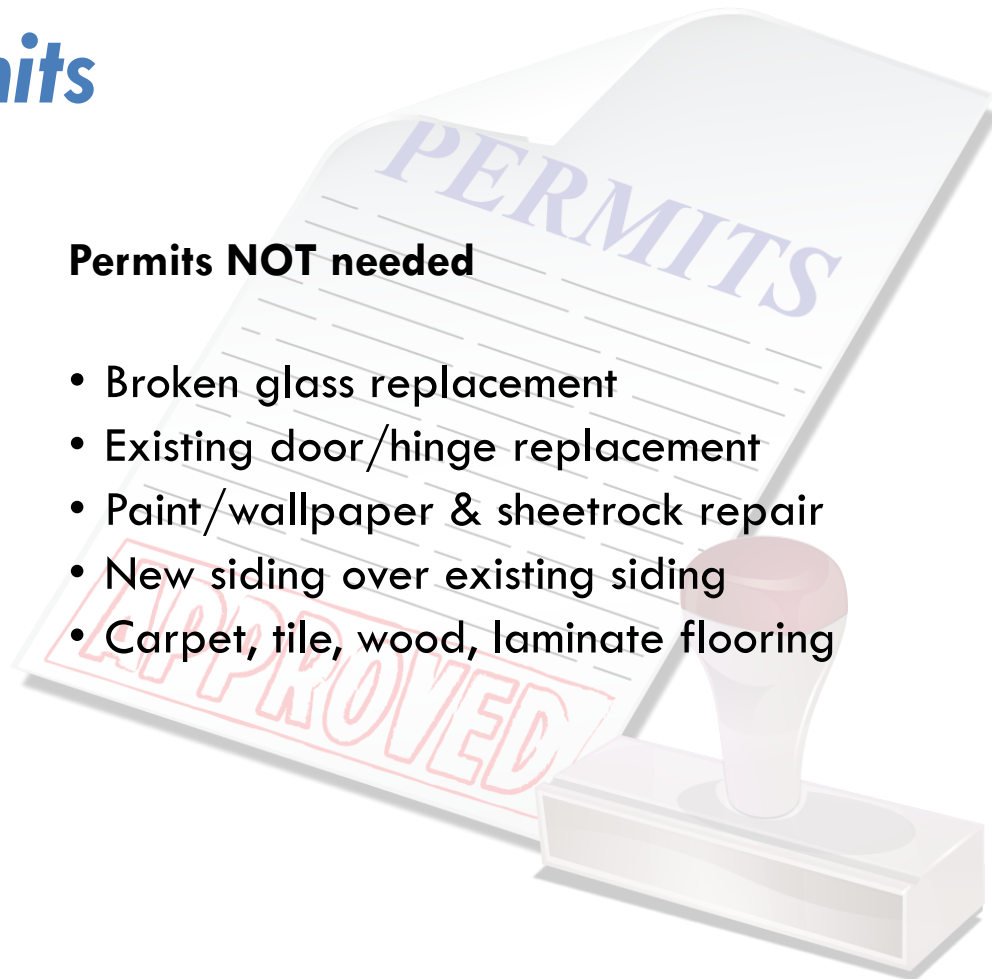
Work Without *Permits*

Permits needed

- Removing or replacing siding
- Replacing windows and doors
- Replacing subfloor/foundation skirting
- Installing or replacing insulation
- Framing or re-framing of walls
- Demolishing a bathroom or kitchen
- Removing some or all interior walls
- Removing all sheetrock or insulation

Permits NOT needed

- Broken glass replacement
- Existing door/hinge replacement
- Paint/wallpaper & sheetrock repair
- New siding over existing siding
- Carpet, tile, wood, laminate flooring





Fighting Graffiti

ERADICATION

- Use the 311 App - remove within 24-48 hours
- Right of Entry form - rapid removal on private property is key to prevention
- Volunteer

EDUCATION

- Talk to youth and adults

ENFORCEMENT

- Graffiti in progress - 207-SAPD (it IS a CRIME).



INSPECTION

- Day 1 – 3



NOTICE OF VIOLATION

- Day 4 – 12



HEARINGS

- Day 13 – 40



ABATEMENT

- Day 41 to 45

General Code *Process & Goals*

45 days

Structural Cases *Process & Goals*

Building Standards Board (6 – 18 months)



INSPECTION



NOTICE OF
VIOLATION
• 30 days



HARDSHIP
EXTENSIONS
• Up to 9 months



MEETINGS
• 30 days

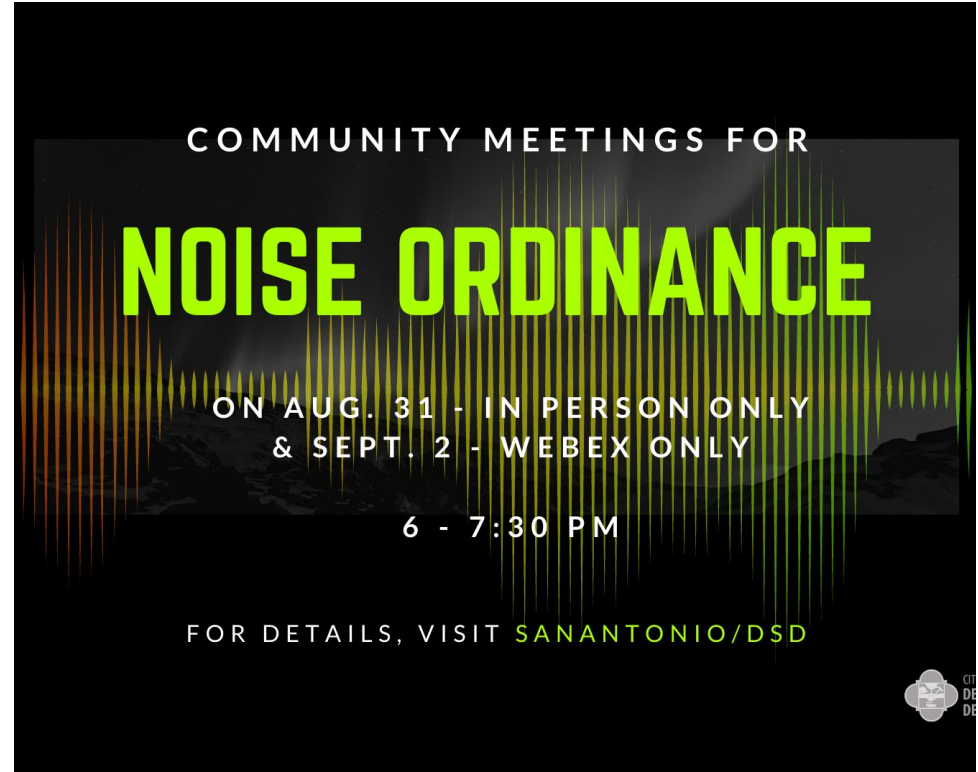


BSB PREP &
SCHEDULING
• Up to 6 months

Noise Ordinance Task Force

Focusing on:

- Noise levels and hours, low frequency noise, vibration
- Update entity responsible for enforcement, have agency follow procedure
- Training on Entertainment Districts:



The background is dark blue. On the left, a large light purple circle contains the word 'COMMUNITY' in white capital letters. To its right, the words 'Tool Shed' are written in a light blue, cursive script. In the top right, there is a blue line-art illustration of a power drill. On the right side, there is a stylized house with a red roof and white walls, and a green tree with a white trunk in front of it. At the bottom left, there are faint line-art icons of a house and a car. At the bottom right, there is a small red fire truck icon and the text 'CITY OF SAN ANTONIO'.

COMMUNITY

- Gas and handheld yard tools for any resident, community group or business in San Antonio can borrow, for FREE! Check them out on a Thursday or Friday and return them on Monday.
- Just fill out a release form, have proper identification, coordinate a pick-up time in advance and done.
- For more information on this service provided by Code Enforcement, call 210.207.0154, or visit sanantonio.gov/CES for forms and more.

| DSD Academy

Para nuestros
queridos residentes,

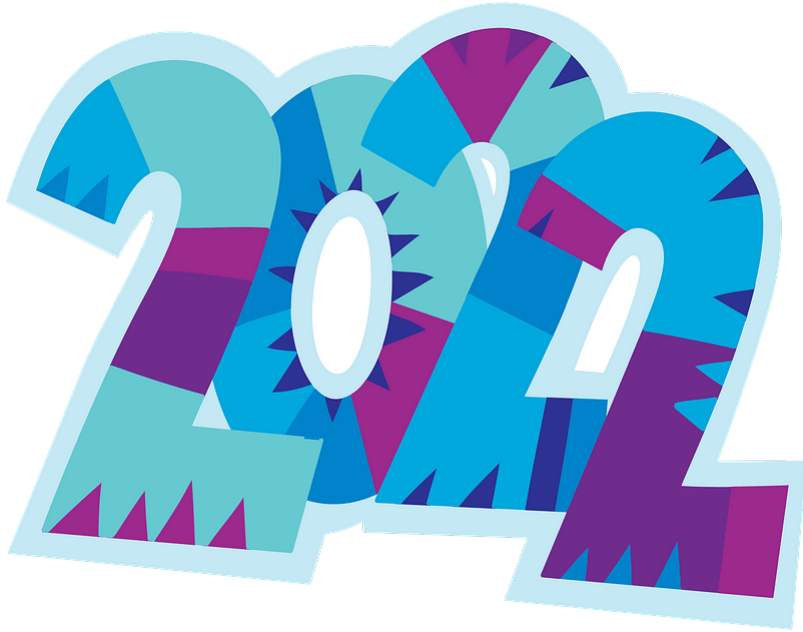
**¡DSD Academy
ha vuelto!**

A partir del 18 de septiembre a las 9:00 a.m.
Cliff Morton Development and Business Services Center
1901 South Alamo Street – sala de juntas (primer piso)
San Antonio, TX 78204



- DSD Academy starts on Sept. 18
 - Held on Saturday mornings
 - Classes also in Spanish
 - Topics include:
 - Code Enforcement 101
 - UDC process
 - How & when to get permits for work in your home
 - Tree preservation & Oak Wilt prevention
 - Zoning 101

| Coming In



- Update of:
 - All building-related and maintenance codes – 2021 ICC Codes
 - The Unified Development Code
 - The Sign Code
- Noise Ordinance Pilot Program



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