



FREQUENTLY ASKED QUESTIONS

Military Sound Attenuation Overlay

What is the Military Sound Attenuation Overlay?

The Military Sound Attenuation Overlay or “MSAO” is a special zoning overlay district which is designed to minimize the noise impacts to surrounding homes and businesses that may stem from military training exercises and aircraft operations. The City of San Antonio has developed building standards intended to lessen the external noise audible within the interior of single-family residences and other noise sensitive structures to a level which greatly mitigates the impact on the general public. The “MSAO” helps to protect the Military Mission in San Antonio and to protect San Antonio’s Military Bases from future rounds of base closure by reducing adverse impact from noise generated by Military operations.

Who will be subject to the new standards?

The following types of new structures are considered noise sensitive and would be subject to the regulations: residential structures, assisted living facilities, facilities for religious worship or study, in-patient medical facilities, funeral homes, child care facilities, senior/community facilities, libraries, and schools, with some exceptions.

What do the “MSAO” standards require?

The “MSAO” standards require utilizing construction materials with a minimum tested or listed sound transmission class (STC) rating of forty (40), in accordance with the ASTM E 90, for walls and ceilings, and with a minimum tested or listed STC rating for doors and windows, as specified in the Unified Development Code, Section 35-339.05 (c)(1)B.

What if my home or business was constructed prior to my property being zoned “MSAO”?

All existing buildings will become legally non-conforming, also called “grandfathered.” Minor repairs and maintenance are allowed on existing structures. These regulations are not retro-active unless the existing structure is altered to an extent over 50 % of the replacement cost; altering over this threshold will require compliance with the requirements of the “MSAO”.

Who do I contact if I have any questions?

For questions, please contact:

Tony Felts, AICP, Interim Policy Administrator, tony.felts@sanantonio.gov, 210-207-0153. Or you can call the Development Services Department at 210-207-1111.