

STRIKE TEAM

Greater San Antonio Builders Association

January 18, 2023

Presented by:

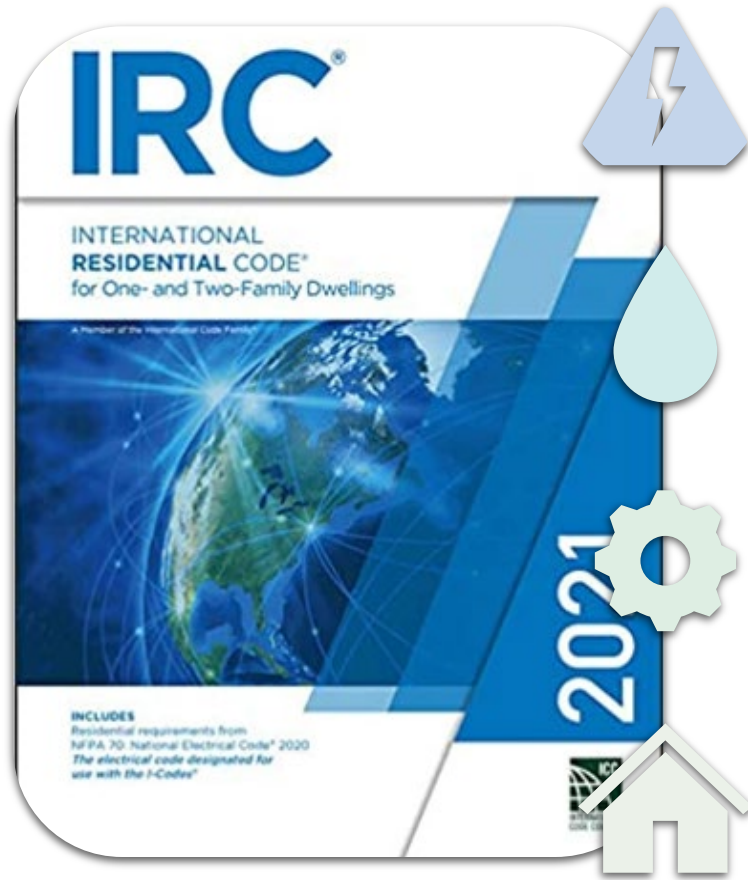
Joseph Bernal – Strike Team Building Chief



**DEVELOPMENT
SERVICES**

Ch. 10 (Building-related)

Life Safety Concerns



Electric

Plumbing

Mechanical

Building

What We Look For



Work without permits

Have building permit but NO permits for trades

Work outside scope of permit

Minor repair permit used for new addition or open floor plan

Doors & window permits used for full remodel

Licenses

Expired

NOT licensed

Training

CITY OF SAN ANTONIO

ENHANCED BY Google

GET CONNECTED RESIDENTS VISITORS BUSINESS YOUR GOVERNMENT ESPAÑOL

MENT SERVICES

> DSD > Contractor Connect

ACTOR CONNECT

- SERVICES HOME
- COMMISSIONS >
- ERS >
- G IN SAN ANTONIO >
- REGISTRATION & LICENSING >
- EMENT >
- ES >
- ATED SITES
- TORIC PRESERVATION
- KS
- ISAL (BCAD)
- Y LAND DATA

PROGRAM OVERVIEW



Today, customers are responsible for ensuring the contractors they hire for their home projects are registered with the Antonio prior to work being done at the property. To assist with this effort, Contractor Connect provides an enhanced, **TOOL** that allows residents to select from a list of registered contractors based on the type of work (roofing, fences, f etc.) needed for the project, along with the category-level of Registered, Registered Plus, or Premier.

Criteria for contractor registration categories are outlined in the tabs below. Contractors are expected to maintain all f permits, pull all applicable permits, have all inspections closed in a timely fashion, and conduct all business with integ note, it is up to the contractor to maintain their category requirements.

For questions about the program, please call our customer service call center at 210.207.1111.

- COMPLAINTS
- DOCUMENTS
- TRAINING

TRAINING

To help meet the criteria of Contractor Plus and Premier categories, DSD has scheduled several in-person training sessions. Each session runs from 8:30 to 10:30 a.m. Sign up in advance by calling 210.207.1111 or by signing up during on visits at our counter.

For questions or more information on the **Contractor Connect** program, please call 210.207.1111

- SA.GOV RELATED SITES
- FIRE MARSHAL
- OFFICE OF HISTORIC PRESERVATION
- STORM WATER
- MORE LINKS...
- HELPFUL LINKS
- BEXAR APPRAISAL (BCAD)
- BEXAR COUNTY LAND DATA
- CPS ENERGY
- MORE LINKS...
- OFFICE & LOCATION

Cliff Morton Development and Business Services Center
1901 S. Alamo St.
San Antonio, TX 78204

Visit our Office
Includes visitor check in information and safety measures at DSD.

Phone:
210-207-1111

Hours:
7:45 a.m. - 4:30 p.m. (Mon - Fri)
Closed on City Holidays



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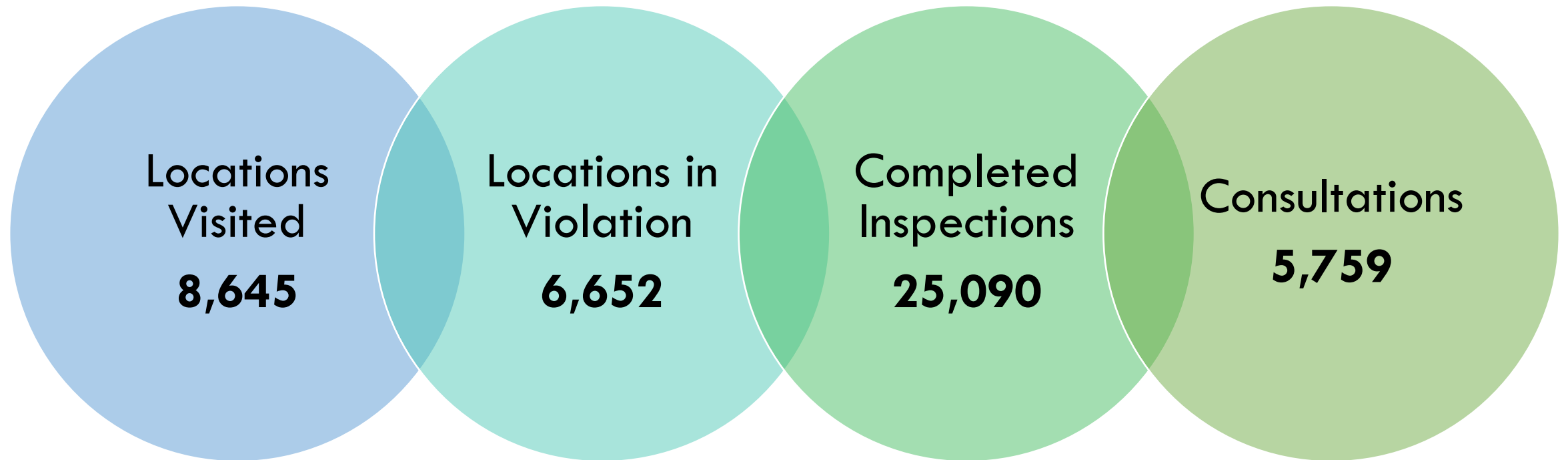
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TRAINING DATES FOR 2023	
DATE	TOPIC
Jan. 12	Mechanical
Jan. 26	New Residential
Feb. 9	BuildSA (Accela)
Feb. 23	Strike Team
Mar. 9	Plumbing
Mar. 23	Electrical
Apr. 13	New Residential (In Spanish)
Apr. 27	Existing Residential
May 11	Mechanical
May 25	New Residential
Jun. 8	BuildSA (Accela)
Jun. 22	Strike Team
July 13	Plumbing
July 27	Electrical
Aug. 10	New Residential (In Spanish)
Aug. 24	Existing Residential
Sep. 14	Mechanical
Sep. 28	New Residential
Oct. 12	BuildSA (Accela)
Oct. 26	Strike Team

By the Numbers



Enforcement and Fines

FINES

- Administrative Hearing Officer Citations:
 - First = \$300
 - Second = \$500
 - Third = \$1,000
- Per Building Official with Ch. 10:
 - Suspensions:
 - 30 to 180 days
 - Cancellations:
 - Unable to do business in City of San Antonio

ENFORCEMENT

- Removal of all:
 - Fixtures:
 - Checking mechanical, electrical, plumbing
 - Sheetrock:
 - Expose beams, trade work, and frame
 - Concrete
 - Expose work in slab



Work Without Permits

Actual Cases – Inside Remodeled Home



Exposing Work Without Permits

Actual Cases – Inside Remodeled Home



Exposing Work Without Permits

Actual Cases – Outside Remodeled Home



Exposing Work Without Permits

Actual Cases – Occupied Home



BEFORE

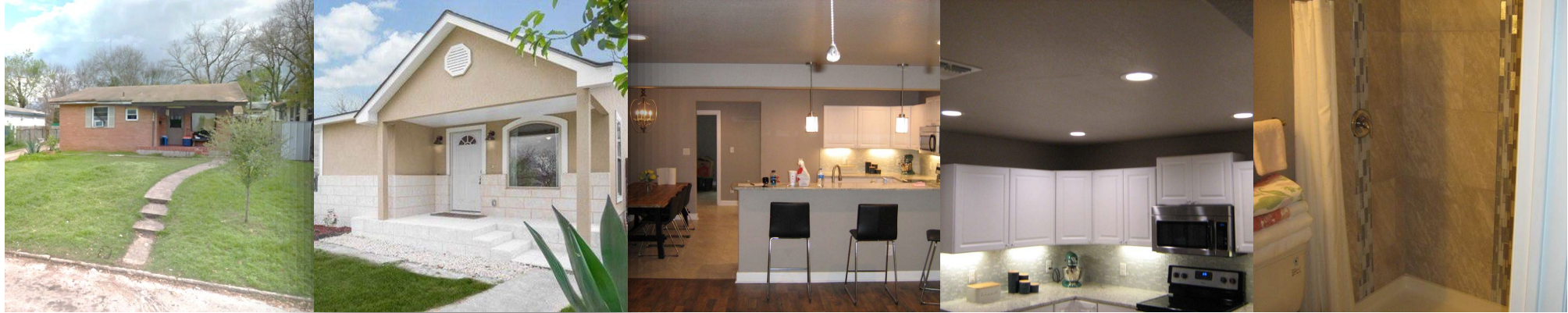


AFTER



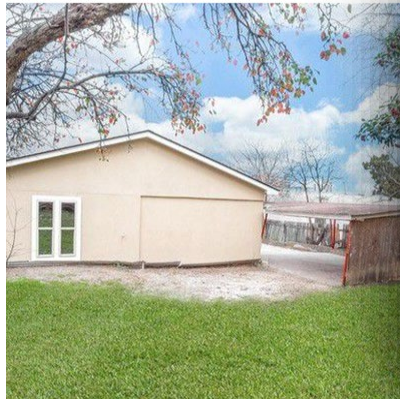
Work Without Permits

Actual Cases – Occupied Home



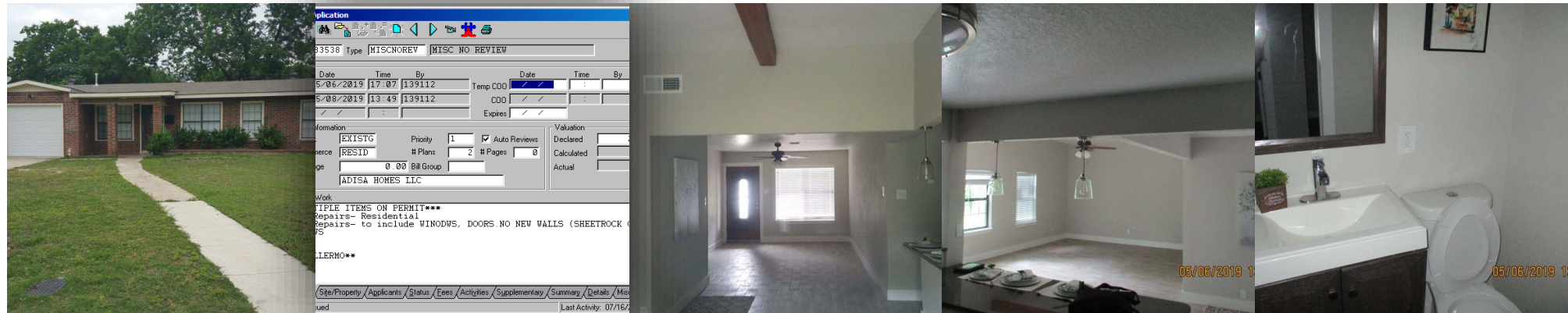
Bringing Up To Code

Actual Cases – Occupied Home



Working Beyond the Scope of Permits

Actual Cases – Home for Sale





Violations Found



Work Without Permits in Home for Sale

Working Without Permits

Actual Cases – Accessory Structure in Home for Sale



It's Online!

Working Without Permits

Contractor	Registration Number	Reason For Sanction	Sanction	Date Imposed	Appealed?	Status
JESUS C BERRONES, FIVE STAR AIR COND & HEATING	HBE29102	Failure to obtain proper permits and complete required inspections	30-DAY SUSPENSION	3/4/2019	N	SERVED AND REINSTATED
VICTOR J MORENO, HI-TECH A/C HEAT & CONTRACTING	HM916041	Corrupt solicitation to City employee	60-DAY SUSPENSION	3/8/2019	N	SERVED AND REINSTATED
SANTIAGO MUNGUIA, MUNGUIA ELECTRIC	SEC22645	Failure to obtain proper permits and complete required inspections	90-DAY SUSPENSION	3/25/2019	N	SERVED AND REINSTATED
DANIEL VALDEZ, FLASH CONSTRUCTION, LLC	H919717	Failure to obtain proper permits and complete required inspections; multiple properties	FULL CANCELLATION OF REG	4/3/2019	N	CANCELLED
GASPAR RIVERA, POMA PROPERTIES, LLC	H929158	Failure to obtain proper permits and complete required inspections; multiple properties	FULL CANCELLATION OF REG	4/3/2019	N	CANCELLED
JUAN F TELLES, FT BUILDER SERVICES LLC	H922528	Corrupt solicitation to City employee	FULL CANCELLATION OF REG	4/4/2019	Y	REINSTATED REGISTRATION
MARIO CARDENAS JR., CARDENAS CONSTRUCTION SERVICES	H928933	Failure to perform contractual obligations with customer	FULL CANCELLATION OF REG	4/29/2019	Y	SERVED AND REINSTATED
EDUARDO CAMPOS, EC & SONS PLUMB INC.	PM23209	Work without permits	30-DAY SUSPENSION	5/23/2019	N	SERVED AND REINSTATED
OTTO T HARRISON, THOMPSON-HARRISON PLUMBING	PM5313	Work without permits	30-DAY SUSPENSION	5/24/2019	Y	REINSTATED REGISTRATION
TIMOTHY P GUINEE, E&S ELECTRICAL	SEC18932	Work without permits;expired license	30-DAY SUSPENSION	6/10/2019	N	SERVED AND REINSTATED
JORDAN T ODIORNE, STORM THE CASTLE, LLC	H930152	Work without permits; failure to obtain required inspections	30-DAY SUSPENSION	6/11/2019	N	SERVED AND REINSTATED
REFUGIO HERNANDEZ JR, MAINTENANCE ENGINEERS HEATING	HBE81430	Work without permits;failure to obtain required inspections	30-DAY SUSPENSION	6/11/2019	N	SERVED AND REINSTATED

1 2 3

Chapter 10 Building-Related Codes of the City of San Antonio

Article II. Definitions

Section 10-25. - Non-referenced definitions.

Record of issuance. The Building Official shall maintain a record that is available to the general public of all registrations issued pursuant to this chapter.

Keys to Success

- Pull Permits
- Verify Permits are Pulled
 - Owner
 - General Contractor
 - Trades
- Be Detailed on scope of work
 - List all of it
- Call for inspections



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