



DEVELOPMENT SERVICES

TO: DSD Associates

FROM: Michael Shannon, PE, CBO, Director and Building Official

DATE: June 2025

INTERPRETATION NUMBER: CI-2025-005

Title: Clarification of Home Improvement Contractor Scope of Work Allowed

Code Edition: 2024 International Building-Related Codes as adopted and by the City of San Antonio Chapter 10 Amendments

Section: Article II - Section 10-25

Purpose: To clarify the type of work that can be done by a Home Improvement Contractor

Question 1: What is the definition of structural?

Answer: Structural refers to the elements and systems that are essential for the vertical and lateral stability of a building, ensuring it can safely support loads and resist external forces to include bearing walls.

Question 2: Can a Home Improvement Contractor engage in 'structural' work associated with the alteration of a door, window or wall?

Answer: No. Structural alterations are only allowed by Residential Building Contractors.

Question 3: What is the definition of work and building area as it relates to the 50% rule?

Answer: The work area is defined in the scope of work submitted with the permit application. The building area is defined as the sum of all floor areas within the exterior walls. Home Improvement Contractors cannot make renovations or alterations that exceed 50% of the 'building area'.

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