

**CITY OF SAN ANTONIO
INTERDEPARTMENTAL CORRESPONDENCE
DEVELOPMENT SERVICES DEPARTMENT**

TO: Mayor and City Council

FROM: Florencio Peña, Director Development Services

THROUGH: Terry M. Brechtel, City Manager

COPY: Christopher J. Brady, Assistant City Manager, File

SUBJECT: Chapter 6 Building City Code Amendments – Uniform Mechanical Code

DATE: July 22, 2004

SUMMARY & RECOMMENDATION

An ordinance adopting the “2003 Uniform Mechanical Code (UMC)” as published by the International Association of Mechanical and Plumbing Officials, Inc. The provisions of this document shall apply to the construction, alteration, movement, enlargement, replacement, and repair, of Mechanical Equipment. The Mechanical Board of Appeals has reviewed the “2003 Uniform Mechanical Code” and has proposed amendments. The International Building Code, International Fire Code, Uniform Plumbing Code, and Uniform Mechanical Code, make up the family of codes for commercial construction in San Antonio.

The Mechanical Board of Appeals and staff recommend approval of the UMC and amendments.

BACKGROUND INFORMATION

The purpose of the “2003 Uniform Mechanical Code (UMC)” is to provide minimum requirements to safeguard life or limb, health and public welfare for mechanical equipment.

There are two categories of amendments to the UMC. The first category is administrative. The administrative amendments to the UMC establish the Mechanical Appeals as the board having responsibility to hear appeals regarding this code. The second category is technical. The technical amendments are consistent with the amendments contained in the current Uniform Mechanical Code (UMC).

Some significant changes to the UMC technical requirements are:

- Provides specific language regarding protective barriers to mechanical systems.
- Buildings more than 15 ft. in height require permanent access to mechanical equipment.
- Smoke detectors that are factory installed in listed air moving equipment may be used in lieu of smoke detectors installed in the main supply air duct served by the equipment.

The Mechanical Board of Appeals, and staff conducted public meetings on this matter and recommend approval of UMC and the amendments.

POLICY ANALYSIS

The adoption of this code and amendments is consistent with the council policy to safeguard public health, safety and welfare.

FINANCIAL IMPACT

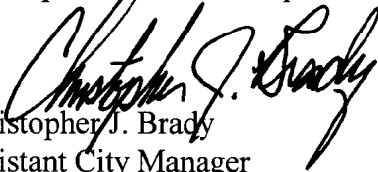
There is no anticipated financial impact. Enforcement of this ordinance will be accomplished with existing staffing.

COORDINATION

This ordinance has been coordinated with the Mechanical Board of Appeals, and the City Attorney's Office.



Florencio Peña, Director
Development Services Department



Christopher J. Brady
Assistant City Manager

APPROVED



Terry Brechtel
City Manager