

**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 24 Plumbing City Code Amendments – 2003 Uniform Plumbing Code

DATE: July 22, 2004

SUMMARY AND RECOMMENDATIONS

An ordinance adopting the Amendments to the 2003 Uniform Plumbing Code (UPC). The provisions of this document shall apply to the installation, construction, replacement, equipment and repair of plumbing. The Plumbing Appeals and Advisory Board has reviewed the amendments to the 2003 Uniform Plumbing Code and recommends approval. 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.

BACKGROUND INFORMATION

The purpose of the Plumbing Code is to provide minimum requirements to safeguard life or limb, health and public welfare. To this end, the State of Texas adopted the International Plumbing Code and the Uniform Plumbing Code as the two approved plumbing codes in this state, which became effective September 1, 2001. A municipality shall adopt one of these two codes. The City of San Antonio has adopted the Uniform Plumbing Code per Ordinance 92620. Municipalities may adopt local amendments to the plumbing code, as they determine appropriate.

Amendments to the UPC can be categorized into two; administrative and technical. The administrative amendments to the UPC establish the Plumbing Appeals and Advisory Board as the board having responsibility to hear appeals regarding this code. The technical amendments are consistent with the amendments contained in the current UPC.

Some significant changes to the UPC local amendments are:

- Changes to Table 4-1 regarding minimum fixture requirements better defines the fixture requirements for occupancy types such as “retail spaces, dance studios and other similar occupancies”.
- The minimum material for a sewer line has been upgraded from SDR 35 to SCH 40, which is a more durable material. SCH 40 is more resistant to crushing and the negative effects of the expansive soil common in San Antonio.
- A directional clean out at the property line to facilitate repairs and service by SAWS on the portion of the sewer lateral that SAWS is responsible for maintaining.

The Plumbing Appeals and Advisory Board has conducted numerous committee meetings and a public hearing on this matter and recommend approval of these amendments.

POLICY ANALYSIS

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


FICAL IMPACT

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

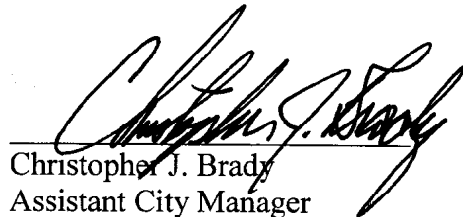
COORDINATION

This Ordinance has been coordinated with the Plumbing Appeals and Advisory Board and the City Attorney's Office.

SIGNATURES

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Florencio Peña, Director
Development Services Department

A handwritten signature in dark ink, appearing to read 'Christopher J. Brady', written over a horizontal line.

Christopher J. Brady
Assistant City Manager

Approved:

A handwritten signature in dark ink, appearing to read 'Terry M. Brechtel', written over a horizontal line.

Terry M. Brechtel
City Manager