



DEVELOPMENT SERVICES



TO: Development Services Customers

SUBJECT: **INFORMATION BULLETIN 244**
Construction Noise Ordinance

DATE: February 28, 2022

CREATED BY: Field Services Division – Inspections Section

Purpose:

As a customer service initiative, the Development Services Department (DSD) created this Information Bulletin 244 to provide information regarding the changes to Chapter 21 Section 21-52(a)(6) and Chapter 10 Section 10-6(o) relating to the Construction Noise Ordinance.

Noise Ordinance Rules:

Sound Level: The sound level at or across the real property line of the parcel containing the construction shall never exceed 80dBA during approved construction work hours.

Approved Construction Times: Construction is approved between the hours of 7:00 a.m. and 8:00 p.m. on Mondays through Fridays, 8:00 a.m. and 8:00 p.m. on Saturdays, and 9:00 a.m. and 5:00 p.m. on Sundays. Construction is not allowed during all other hours or on the following holidays:

- New Year's Day (January 1)
- Memorial Day (Observed Date)
- Fourth of July (July 4)
- Labor Day (Observed Date)
- Thanksgiving (Observed Date)
- Christmas Day (December 25)

Exceptions to the Days and Hours Approved for Construction: The following are exceptions to the approved construction times, but not to the sound level requirements.

1. Concrete pours: The act of pouring and finishing concrete is approved to be completed prior to the start or end of the approved construction times without approval from the *Building Official* provided the full Notification Process is completed as detailed below.
2. Equipment repairs: Limited heavy machinery and construction equipment repairs can be completed up to 30 min before the start of approved construction times or after the end of approved construction times, but no later than 10:00 p.m.
3. Waiver: Contractors can request a waiver from the *Building Official* to work outside of the approved construction times through the following process:
 - i. Submit the fully completed *Construction Noise Ordinance Waiver Request Form* "Exhibit A" to DSDConstructionNoise@sanantonio.gov for review. The form must be submitted a minimum of one (1) full business day prior to the hours

- requested to perform work outside of the approved construction times.
- ii. DSD will provide notice of approval or denial of the request via email to the contact address provided on the waiver form within one (1) business day of receipt of the form. If approved, the permit number provided on the waiver form will be updated in BuildSA and a condition will be added to the permit to document the days and hours approved to work outside of the construction times.
- iii. Prior to the start of work approved to be completed outside of the construction times, the full Notification Process as detailed below must be completed by the contractor.

- 4. Per Chapter 21 Section 21-55, Sound produced by a government body in the performance of a government function.

Notification Process: Any occupied residential structure within three hundred (300) ft of the real property line where work is being performed outside of the approved construction times must receive written notice via flyer and/or door hanger a minimum of seventy-two (72) hours before the scheduled work. To help find all documented structures within three hundred (300) ft, DSD One Stop Zoning GIS Map can be used. “Exhibit B” provides detailed instructions on how to use the One Stop Zoning GIS Map to locate structures that are within three hundred (300) ft of the property line. Please note that using this GIS Map is for finding structures only and not determining if a property is an occupied residence or not. Zoning does not specify current use of the property. For occupied residential structures located within apartment complexes and/or gated communities, notification to the Home Owner’s Association, Neighborhood Association, or Management Company will be considered notification to all occupied residential structures within the organization.

The written notice shall contain the name of the company performing the work, a point of contact’s name and phone number who will be onsite while all work is performed outside of the approved construction times, the date and hours of the work being performed, and a description of the scope of work that was approved. “Exhibit C” provides an example of the required notification.

Additionally, a sign will be posted at the main entrance to the construction site, measuring a minimum of twenty-four (24) by thirty-six (36) in. The sign will provide the name of the company performing the work, a point of contact’s name and phone number who will be onsite while all work is performed outside of the approved construction times, and the date and hours of the work being performed in lettering that is a minimum of three (3) in. in height.

Exception: Newly constructed residential subdivisions, with an operational sales office within the subdivision and not more than ninety-five (95) percent of new homes in the subdivision have been sold. This exception does not apply to areas adjacent to the subdivision and within adjacent areas of the subdivision that are within three hundred (300) ft of an occupied residential structure that is not part of the newly constructed residential subdivision.

Penalties for Violation of the Construction Noise Ordinance: Observed violations of the construction noise ordinance will result in criminal and/or civil citations per Section 21-58(b) and/or suspension or revocation of the permit(s) for the offending project as follows:

- 1. First violation will result in a citation
- 2. Second violation will result in a citation, and the *Building Official* may suspend the permit(s) for the offending project for 10 days. A compliance agreement shall be signed by the contractor(s) and property owner attesting that they will not violate the construction noise ordinance again for the project. The signed agreement shall be provided to the *Building Official* no later than three (3) business days after the second violation.
- 3. Third violation will result in a citation and the *Building Official* may revoke the permit.

Summary:

This IB covers the requirements and processes regarding Construction Noise. The goal is to provide detailed understanding of the construction noise ordinance and receiving approvals for working outside of approved construction time periods. We hope this process will assist our customers with their construction process. If you have any questions, please contact the Field Services Inspections Staff at DSDConstructionNoise@sanantonio.gov.

Prepared by: Jeremy McDonald, PE, Development Services Engineer

Reviewed by: Amin Tohmaz, PE, CBO, Deputy Director

Authorized by: Michael Shannon, PE, CBO, Director

“Exhibit A”



CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT
P.O. BOX 839966 | SAN ANTONIO TEXAS 78283-3966



**Construction Noise
Ordinance Waiver Request
Form**

Per Chapter 21 Section 21-52(a)(6) of the City Code and as detailed in Development Services Department (DSD) Information Bulletin (IB) 244, *Construction Noise Ordinance*, this form shall be submitted to DSD as a request for approval to perform work outside of the Approved Construction Times for the City of San Antonio.

Provide the following information: All fields are required to be completed prior to Development Services Department (DSD) staff reviewing this request. Submit the completed form to DSDConstructionNoise@sanantonio.gov

Name of Company requesting waiver to perform work outside of the Approved Construction Times:

Name of Onsite Company Point of Contact (POC): _____

Phone Number for the POC: _____

Email Address for the POC: _____

Project Address: _____

Project Permit Number: _____

Detailed reason of why requested work cannot be performed during Approved Construction Times:

Date(s) and times for the requested work to be completed outside the Approved Construction Times:

Detailed scope of work requested to be performed outside the Approved Construction Times:

COMPLIANCE STATEMENT:

By checking this box, I am confirming that if approved to perform work outside the Approved Construction Times, prior to the start of this work, the Notification Process as required per Chapter 21 Section 21-52(a)(6) and detailed in DSD IB 244 will be completed.

Date: _____

Name (Print) _____

Title/Designation: _____

Signature _____

“Exhibit B”


Instructions for Using the One Stop Zoning Map

- 1) Go to www.sanantonio.gov/DSD and click the One Stop Zoning Map icon under the “Online Services – Quick Links”

DEVELOPMENT SERVICES HOME

[sa.Gov Home](#) > Development Services Home

- DEVELOPMENT SERVICES HOME
- ABOUT >
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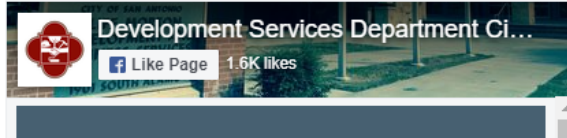


MICHAEL SHANNON, PE, CBO
DIRECTOR
Michael Shannon was appointed Director of the Development Services Dept. in May 2017... >

SA.GOV RELATED SITES




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Streaming coverage of Zoning & Planning Commissions, Building Standards Board, and Historic Design & Review Commission now available.



Development Services Department Ci...
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ONLINE SERVICES - QUICK LINKS

- Build SA ONLINE PORTAL
- Build SA TRAINING
- CHECK-IN
- HANSEN LEGACY DATA
- ONE-STOP ZONING MAP**
- PERMIT REPORTS

- 2) Search for the construction site using the address search feature



Report an Issue 

1901 S Alamo | 

1901 S ALAMO ST

Basemaps 

GARDEN RIDGE

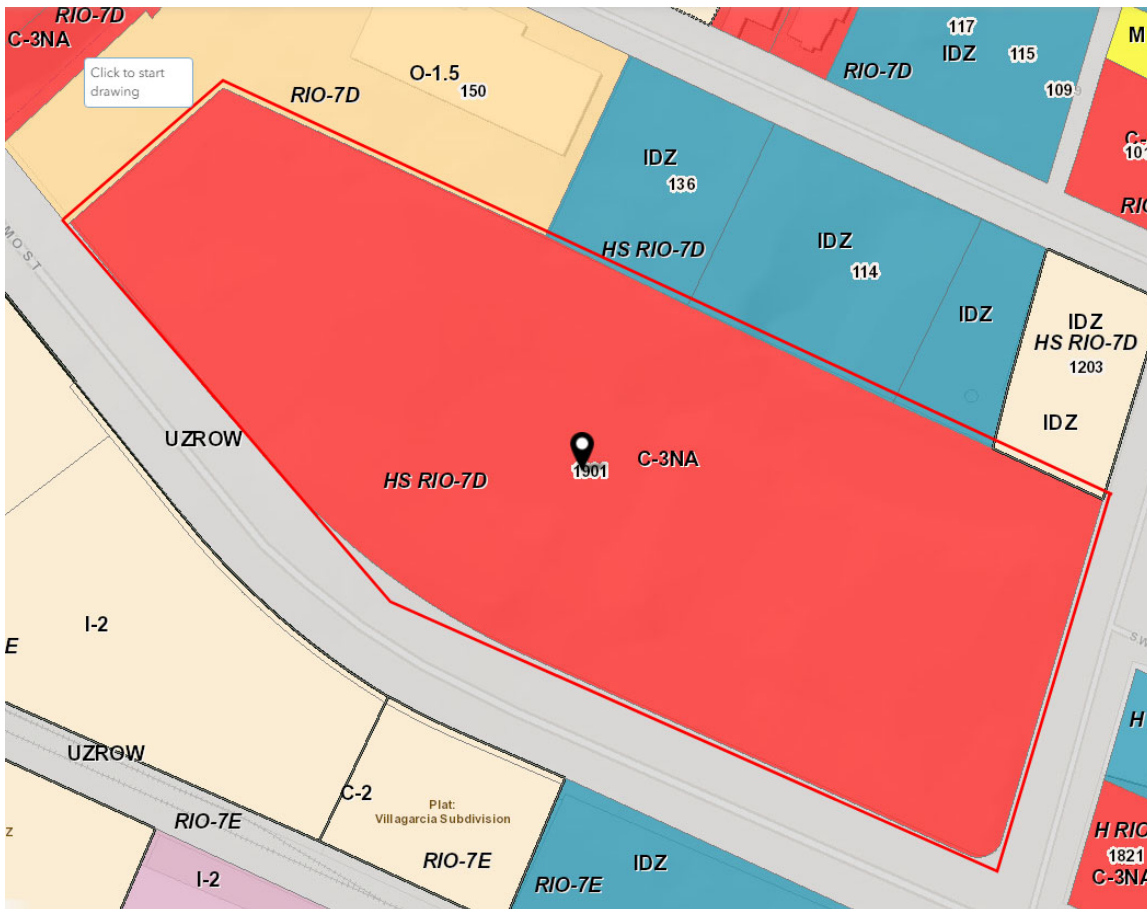
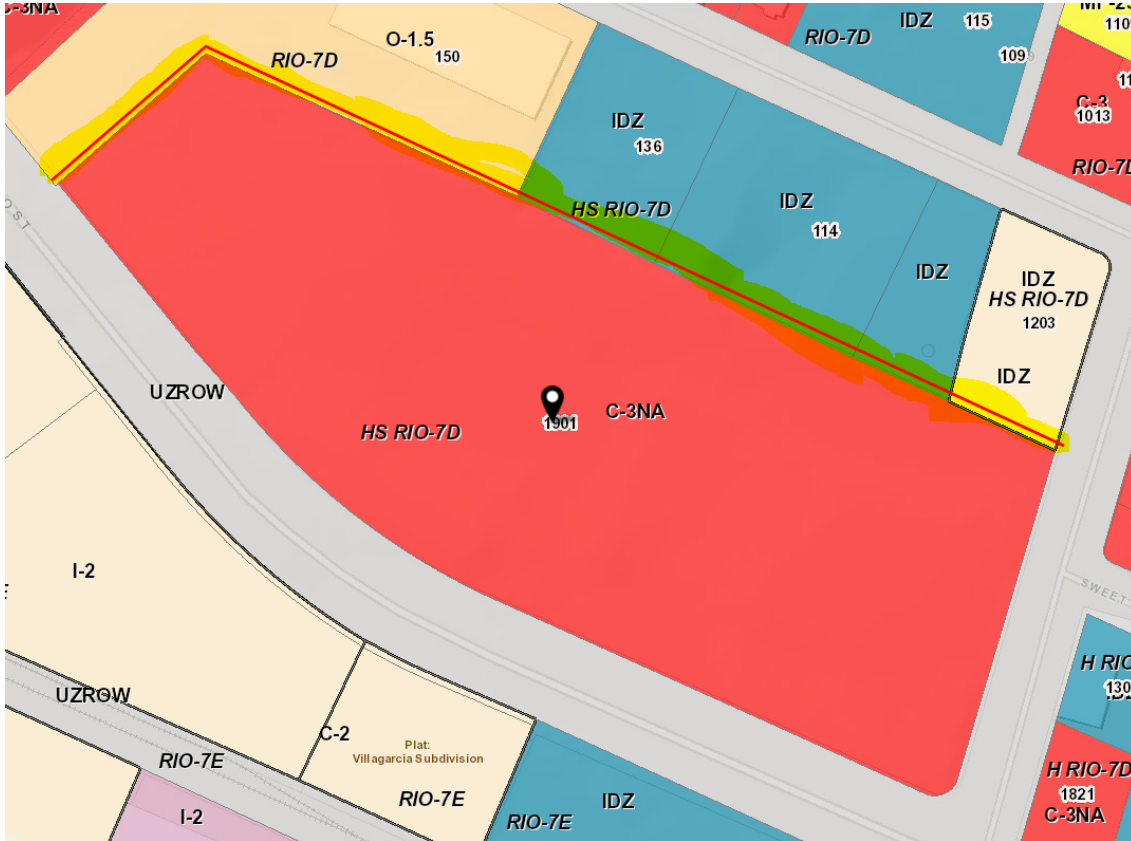
3) Use the “Advanced Search” Feature in the column to the left of the screen

The screenshot displays a GIS application interface. On the left, a legend lists various zoning categories with corresponding color swatches: Downtown, Form Based Zoning (light blue), Farm/Ranch, Golf, Resource Preservation (tan), Special Districts (blue), Military (green), Outside City Limits (grey), and Un-Zoned (white). Below the legend, a section titled "Political and Other Boundary Data" includes "COSA City Limit Boundary" with a white square icon. A toolbar on the left contains icons for Bookmarks, Identify, Advanced Search (highlighted in yellow), Draw, Measurement, and Print. The main map area shows a yellow background with several zoning labels: "1974 I-2" in the top right, "RIO-7E" in the middle left and middle right, and "IDZ" in the bottom left. Two storage plats are labeled: "Plat: Extra Space Storage" and "Plat: South Alamo Storage". A "Plat: West Cevallos Apartments - IDZ" is also shown. A scale bar indicates 30m and 100ft. At the bottom of the map, the scale is 1:1,000 and the coordinates are X: 2126984 and Y: 13697672.

- 4) Select the “By Shape” tab, choose “BCAD Parcels” for the “Select A Layer:” option, insert “300” in the “Buffer” field, select “Feet” for the “Buffer” field, and choose the image of a line under the “Select Features By:” option.

The screenshot shows the 'Advanced Search' interface. At the top, there is a search bar with a magnifying glass icon and the text 'Advanced Search'. Below this, there are two tabs: 'By Attribute' and 'By Shape', with 'By Shape' being the active tab. Under the 'By Shape' tab, there are several sections: 'Select A Layer:' with a dropdown menu showing 'BCAD Parcels'; 'Buffer:' with a text input field containing '300' and a dropdown menu showing 'Feet'; 'Display Buffer Only:' with an unchecked checkbox; 'Select Features By:' with a grid of icons including a square, circle, dot, and a line (the line icon is highlighted); a 'Stop Drawing' button; and 'Add To Existing Results:' with an unchecked checkbox.

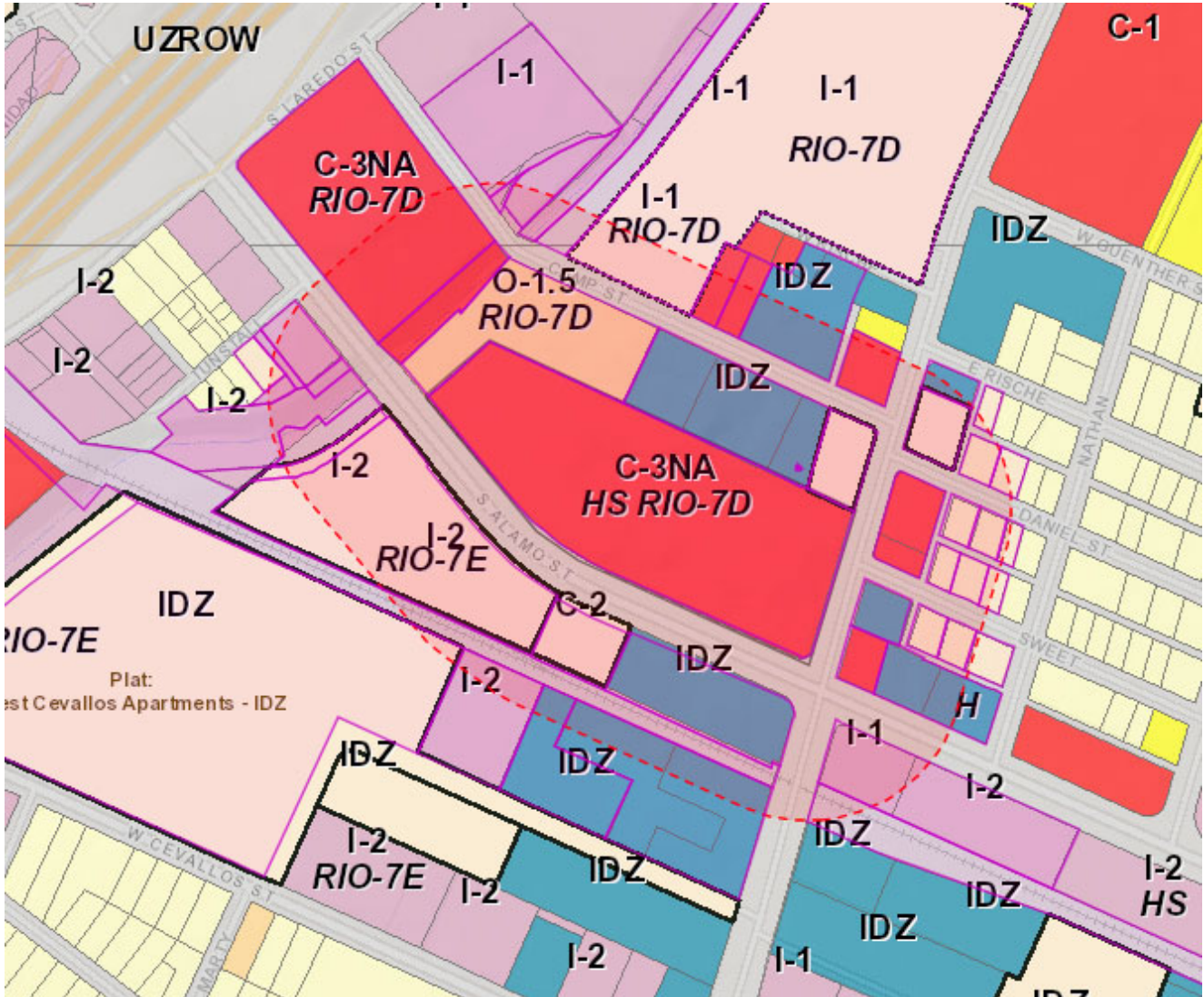
5) Draw a line around the entire property, just outside of the property line.



- 6) After completing the line around the property, select the “Search” button under the “Advanced Search” menu along the left of the screen

The screenshot displays the 'Advanced Search' panel. At the top, there is a dark header with an upward arrow, a magnifying glass icon, and the text 'Advanced Search'. Below this, two tabs are visible: 'By Attribute' and 'By Shape', with 'By Shape' being the active tab. The main content area includes a 'Select A Layer:' dropdown menu currently set to 'BCAD Parcels'. Below the dropdown is a 'Buffer:' field with the value '300' and a unit dropdown set to 'Feet'. There is an unchecked checkbox for 'Display Buffer Only:'. A section titled 'Select Features By:' contains a grid of icons: a square, a circle, a dot, a line, a wavy line, a diamond, a triangle, and an information icon. Below these icons is a 'Stop Drawing' button with a square icon. At the bottom of the panel, there is an unchecked checkbox for 'Add To Existing Results:' and a prominent yellow 'Search' button with a magnifying glass icon.

- 7) The map will provide a 300 ft buffer around the property to indicate all structures that are within 300 ft



- 8) The map can be zoomed into and moved to see all structures that falls within the 300 ft buffer



- 9) All occupied residential structures that fall within the 300 ft buffer are required to receive notification as part of the Notification Process.

Note: The use of the zoning map is only for locating structures within this buffer. Properties may be zoned other than residential and still contain occupied residential structures.

“Exhibit C”

Construction Noise Notification

Date: _____

The City of San Antonio Construction Noise Ordinance, Chapter 21 Section 21-52(a)(6) of the City Code, requires notification by the constructor to all occupied residential structures within 300 ft of a construction site performing work outside of the approved construction times.

Company, _____, will be performing the work outside the approved construction times

A Point of Contact, _____, will be onsite during all hours work is completed outside the approved construction times

Contact's Email Address _____

Contract's Phone Number _____

Date(s) and Times of work to be performed outside the approved construction hours

Scope of work to be performed outside the approved construction hours
