ORDINANCE NO. _____

AN ORDINANCE AMENDING THE LOCAL AMENDMENTS TO THE INTERNATIONAL BUILDING CODE IN CITY CODE SECTION 25-12-3 RELATING TO THE PROVISION OF NATURAL LIGHT FOR SLEEPING ROOMS IN NEW COMMERCIAL BUILDINGS WITH RESIDENTIAL OCCUPANCY.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. City Code Section 25-12-3 (*Local Amendments to the International Building Code*) is amended to adopt the following new local amendments to Section 1204 of the 2021 International Building Code:

1204.1 General. Every space intended for human occupancy shall provide natural light by means of exterior glazed openings in accordance with Section 1204.2 (*Natural Light*) and provide artificial light in accordance with Section 1204.3 (*Artificial Light*). Exterior glazed openings shall open directly onto a *public way* or onto a *yard* or *court* in accordance with Section 1205 (*Emergency Egress Lighting*).

Exceptions: The following rooms or spaces are not required to provide natural light in accordance with Section 1204.2 (*Natural Light*):

(1) Any room or space that is not within a dwelling unit or sleeping unit.

(2) Any room or space that is not a sleeping unit and that has an area of 70 square feet or less.

(3) Sleeping units within an existing dwelling unit if alterations to the dwelling unit do not increase the total number of sleeping units within the dwelling unit.

1204.2 Natural Light. The minimum net exterior glazed opening area shall be not less than 8 percent of the floor area of the room(s) served.

1204.2.1 Adjoining Spaces. For the purpose of natural lighting, any room is permitted to be considered as a portion of an adjoining room where the common wall provides an opening of not less than one-tenth of the floor area of the interior room or 24 square feet (2.23 m^2), whichever is greater. If a common wall provides an opening required for natural light, the opening may be in the form of windows or glazed doors.

Exception: Openings required for natural light shall be permitted to open into a *sunroom* with *thermal isolation* or a patio cover where the common wall provides a glazed area of not less than one-tenth of the floor area of the interior room.

PART 2. This ordinance takes effect on _____, 2024.

PASSED AND APPROVED

§
§
_____, 2024 § _____
Kirk Watson
Mayor

APPROVED: _____ **ATTEST:** _____
Anne L. Morgan
City Attorney

Myrna Rios
City Clerk

DRAFT