

ORDINANCE NO.

AN ORDINANCE REPEALING AND REPLACING ARTICLE 11 OF CITY CODE CHAPTER 25-12 (TECHNICAL CODES) TO ADOPT THE 2024 INTERNATIONAL RESIDENTIAL CODE AND LOCAL AMENDMENTS; AND CREATING OFFENSES.

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

PART 1. City Code Chapter 25-12 is amended to repeal Article 11 (*Residential Code*) and replace it with a new Article 11 to read as follows:

ARTICLE 11. RESIDENTIAL CODE

§ 25-12-241 INTERNATIONAL RESIDENTIAL CODE.

- (A) The International Residential Code for One- and Two-Family Dwellings, 2024 Edition, published by the International Code Council ("2024 International Residential Code") and Appendices BA, BB, BF, BI, BJ, BK, BM, and BO are adopted and incorporated by reference into this section with the deletions in Subsections (B), (C), and (D) and the amendments in Section 25-12-243 (*Local Amendments to the International Residential Code*).
- (B) The following definitions, parts, sections, and subsections of the 2024 International Residential Code are deleted:

R105.2	R105.5	R106.1.4
Definition of HEIGHT, BUILDING from R202 (<i>Definitions</i>)	Definition of SUBSTANTIAL DAMAGE from R202 (<i>Definitions</i>)	Definition of SUBSTANTIAL IMPROVEMENT from R202 (<i>Definitions</i>)
R301.2.4	R318.2	R322 (<i>Accessibility</i>), plus subsections
R905.7.4	R905.8.5	Part IV (<i>Energy Conservation</i>)
Part VII (<i>Plumbing</i>), except for P2904		

19 (C) The city clerk shall file a copy of the 2024 International Residential Code with the
20 official ordinances of the City.

21 **§ 25-12-242 CITATIONS TO THE RESIDENTIAL CODE.**

22 In the City Code, "Residential Code" means the 2024 International Residential Code
23 adopted in Section 25-12-241 (*International Residential Code*) as amended by Section 25-
24 12-243 (*Local Amendments to the International Residential Code*). In this article, "this
25 code" means the Residential Code.

26 **§ 25-12-243 LOCAL AMENDMENTS TO THE INTERNATIONAL**
27 **RESIDENTIAL CODE.**

28 Each provision in this section is a substitute for the identically numbered provision
29 deleted in Section 25-12-241 (B), (C), and (D) (*International Residential Code*) or is an
30 addition to the 2024 International Residential Code.

31 **R101.2.2 Plumbing.** The provisions of the International Plumbing Code and the Plumbing
32 Code apply when a person installs, alters, repairs, and replaces plumbing systems,
33 including equipment, appliances, fixtures, fittings, and appurtenances, and where
34 connected to a water or sewage system. The Plumbing Code supersedes the International
35 Plumbing Code to the extent of conflict.

36 **Exception:**

- 37 1. A residential fire sprinkler system shall be designed and installed as required by
38 Section P2904 and shall comply with the Fire Code. Backflow prevention shall be
39 provided as required by the Plumbing Code.
- 40 2. Chapter 30 (*Sanitary Drainage*), Chapter 31 (*Vents*), and Chapter 32 (*Traps*) in the
41 2024 International Residential Code may apply to tiny houses used as single-
42 family homes to the point of the building drain and the building sewer junction.
43 Water conservation and backflow prevention requirements shall comply with the
44 Plumbing Code.

45 **R101.2.3 Building Criteria Manual.** Additional information on procedures and rules
46 related to administering the Residential Code is available in the Building Criteria Manual.

47 **R101.2.4 Persons authorized to obtain permits for mechanical work.** Except as
48 otherwise provided in Section R105 (*Permits*), only an air conditioning and refrigeration

49 contractor licensed by the State of Texas to perform mechanical work and registered with
50 the City may obtain a permit required by the Residential Code to perform mechanical work.

51 **R104.10 Flood Hazard Areas.** A request for a variance to a flood hazard area requirement
52 is decided in accordance with Chapter 25-12, Article 3 (*Flood Hazard Areas*).

53 **R105.2 Work Exempt from Permit.** A permit is not required for the work described in
54 this provision. Work exempt from a permit must still comply with this code and all other
55 applicable laws and City Code requirements.

56 **Building:**

- 57 1. A one-story detached accessory structure that is no more than 200 square feet (18.58
58 m²) of floor area, no more than 15 feet (4,572 mm) in height, does not create a
59 dwelling, contains no plumbing, and is not located within a flood hazard area.
- 60 2. Unless located within a flood hazard area, a fence that is not over 7 feet (2,133.6
61 mm) high.
- 62 3. Unless supporting a surcharge or located within a flood hazard, a retaining wall that
63 is not over 4 feet (1,219 mm) in height measured from the bottom of the footing to
64 the top of the wall.
- 65 4. A water tank that is supported directly upon grade if the tank's capacity does not
66 exceed 5,000 gallon and the ratio of height to diameter or width does not exceed 2 to
67 1, and the tank is not located within a flood hazard area.
- 68 5. A sidewalk, driveway or concrete flatwork that is not located in the public right-of-
69 way.
- 70 6. Painting, papering, tiling, carpeting, cabinets, counter tops, and similar finish work.
- 71 7. A swimming pool that is prefabricated and less than 24 inches (610 mm) deep.
72 Anything not covered under Section 801.1 (*General*) of the 2024 International
73 Swimming Pool and Spa Code will be exempt.
- 74 8. Playground equipment, including a swing.
- 75 9. A window awning that does not project more than 54 inches (1,372 mm) from the
76 exterior wall and the only required support is the exterior wall.
- 77 10. Decks that meet the following criteria:
 - 78 a. Do not exceed an area of 200 square feet (18.58 m²);

- 80 b. Do not exceed a height of 30 inches (762 mm) above grade at any point;
- 81 c. Are not attached to a dwelling or townhouse;
- 82 d. Do not provide egress from the dwelling; and
- 83 e. Are not located within a flood hazard area.
- 84 11. A gypsum board repair that does not exceed 128 square feet, is not part of a fire
85 resistance rated construction assembly, a shear-wall assembly, or a tub and shower
86 surround.
- 87 12. Asphalt shingles that replace existing asphalt shingles, unless the property is located
88 in the Wildland-Urban Interface area and 50 percent or more of the roofing is being
89 replaced.
- 90 13. Replacement of any roof covering that does not adversely affect the roof structure,
91 unless the property is located in the Wildland-Urban Interface area and 50 percent or
92 more of the roofing is being replaced.
- 93 14. A foundation repair that does not exceed 128 square feet.
- 94 15. A floor decking repair that does not exceed 128 square feet.
- 95 16. A non-structural exterior deck repair that is limited to the existing deck boards and
96 does not include guardrails or handrails.
- 97 17. Repairing or replacing exterior trim components including wood fascia, trim, and
98 soffits.
- 99 18. Siding that does not exceed 128 square feet and is not part of a fire-resistance rated
100 assembly.
- 101 19. Roof decking that does not exceed 128 square feet.
- 102 20. Replacing or installing an overhead garage door on a garage.
- 103 21. Replacing doors of same size and operation.
- 104 22. Other work as determined by the building official.

105 **Mechanical:**

- 106 1. A portable heating appliance.
- 107 2. A portable ventilation appliance.
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- 109 3. A portable cooling unit.
- 110 4. A steam, hot- or chilled-water pipe within heating or cooling equipment regulated by
111 the Residential Code.
- 112 5. Replacing a minor part of equipment that does not alter its approval or make it
113 unsafe.
- 114 6. A portable evaporative cooler.
- 115 7. A self-contained refrigeration system that contains 10 pounds (4.54 kg) or less of
116 refrigerant or that is actuated by motors of 1 horsepower (746 W) or less.
- 117 8. A portable-fuel-cell appliance that is not connected to a fixed pipe system and is not
118 interconnected to a power grid.
- 119 9. Replacing supply and return duct runs.
- 120 10. Replacing an exhaust or dryer duct run measuring less than 15 feet (4,572 mm) in
121 length.
- 122 11. Increase the number of supply registers within existing duct run.
- 123 12. Other work as determined by the building official.

124 **R105.3.1.1 In flood hazard areas, determination of substantially improved or**
125 **substantially damaged existing buildings.** For an application to reconstruct,
126 rehabilitate, add or otherwise improve an existing building or structure located in a flood
127 hazard area, the building official shall examine or require another to examine the
128 construction documents and shall prepare a finding with regard to the value of the
129 proposed work. If the work is a substantial improvement as defined in Section R202
130 (*Definitions*), the proposed work shall comply with Chapter 25-12, Article 3 (*Flood*
131 *Hazard Areas*).

132 **R105.5 Time Limits.** Article 13 (*Administration of Technical Codes*) of Chapter 25-12
133 establishes permit application time limits and requirements applicable to permit
134 expiration and reactivation, including a review fee for expired permits.

135 **R105.10 Registration.** An air conditioning and refrigeration contractor shall register with
136 the City before performing any work regulated by this code.

137 **R106.1.4 Information for Construction in Flood Hazard Areas.** For a building or
138 structure located in whole or in part in flood hazard areas as established by Table
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140 R301.2(1) (*Climatic and Geographic Design Criteria*), the construction documents shall
141 comply with Chapter 25-12, Article 3 (*Flood Hazard Areas*).

142 **R109.5 Residential change-out program.** The building official may establish, by rule,
143 an inspection program for repair or replacement of certain components in individual
144 owned and occupied dwellings within the zoning jurisdiction of the City.

145 **R112.5 Modifications from flood plain management regulations.** A request for a
146 variance to a flood hazard area requirement is decided in accordance with Chapter 25-12,
147 Article 3 (*Flood Hazard Areas*).

148 **R202 Definitions**

149 **HEIGHT, BUILDING** has the same meaning as "height" as defined in City Code
150 Section 25-1-21 (*Definitions*).

151 **START OF CONSTRUCTION** means the date a permit is issued for new construction
152 or substantial improvements to existing structures if construction, repair, reconstruction,
153 rehabilitation, addition, placement or other improvement starts within 180 days from the
154 date the permit is issued. Construction starts when permanent construction of a building
155 (including a manufactured home) is first placed and includes pouring a slab or footing,
156 installing pilings, or constructing columns. Permanent construction does not include
157 preparing land (clearing, excavating, grading, or filing); installing streets or walkways;
158 excavating for a basement, footing, pier, or foundation, erecting temporary forms or
159 installing accessory buildings not occupied as dwelling units or not part of the main
160 building. For a substantial improvement, construction starts when a wall, ceiling, floor, or
161 other structural part of a building is altered even if the alteration does not affect the
162 external dimensions of the building.

163 **SUBSTANTIAL DAMAGE** means an amount of damage that results in restoration costs
164 that equal or exceed 50 percent of the market value of the structure before the damage
165 occurred.

166 **SUBSTANTIAL IMPROVEMENT** means any combination of repairs, alterations,
167 reconstructions, rehabilitations, additions, or improvements to a building or structure
168 during the immediate 10-year period with cumulative costs that equal or exceed 50
169 percent of the market value of the structure before the improvement or repair is started or,
170 if the structure was damaged and is being restored, before the damage occurred. If the
171 structure has sustained substantial damage, any repairs are considered substantial
172 improvement regardless of the actual repair work performed. Substantial improvement
173 does not include:

1. an improvement required to correct existing health, sanitary, safety code violations identified by the building official and that are the minimum necessary to assure safe living conditions; or
2. an alteration to a historic structure if the alteration will not disqualify the structure from continuing its designation as a historic structure, which means a structure that is listed or preliminarily determined eligible for listing in the National Register of Historic Places, determined by the Secretary of the United States Department of Interior as contributing to the historical significance of a registered historic district, or a district preliminarily determined to qualify as a historic district, or designated as historic under a State of Texas or local historic preservation program that is approved by the United States Department of the Interior.

SURCHARGE means the vertical load imposed on retained soil that may impose a lateral force in addition to the lateral earth pressure of retained soil.

VISITABLE DWELLING means a dwelling subject to Visitability requirements in section R322 (*Accessibility and Visitability*).

TABLE R301.2 CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

Ground Snow Load ^o	Wind Design				Seismic Design Category	Subject to Damage From			Ice Barrier Underlayment Required ^h	Flood Hazard ^g	Air Freezing Index ⁱ	Mean Annual Temp ^j
	Speed ^d (mph)	Topographic effects ^k	Special Wind Region ^l	Wind-borne Debris zone ^m		Weathering ^a	Frost Line Depth ^b	Termites ^c				
5	105	NO	NO	NO	A	Negligible	12 in (305 mm)	YES	NO	Construction Commenced After 9/2/1981	30	68.1

MANUAL J DESIGN CRITERIA

Elevation	Altitude correction factor	Coincident wet-bulb	Indoor winter design dry-bulb temperature	Indoor winter design dry-bulb temperature	Indoor winter design dry-bulb temperature	Outdoor winter design dry-bulb temperature	Heating temperature difference
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597	M	74		72	30	42
Latitude	Daily range	Indoor summer design relative humidity	Indoor summer design relative humidity	Indoor summer design dry-bulb temperature	Outdoor summer design dry-bulb temperature	Cooling temperature difference
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R301.2.4 Floodplain Construction. A building or structure constructed in whole or in part in a flood hazard area (including A Zones) as established in Table R301.2(1) and substantial improvement and repair of substantial damage of a building or structure in a flood hazard area shall be designed and constructed according to Chapter 25-12, Article 3 (*Flood Loads and Hazard Areas*).

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R318.2 Egress Door. Not less than one egress shall be provided for each dwelling unit. The egress door shall be a side-hinged, pivoted, or balanced door type and shall provide a clear width not less than 32 inches (813 mm) where measured between the face of the door and the stop, with the door open 90 degrees (1.57 rad). The clear height of the door opening shall not be less than 78 inches (1981 mm) in height measured from the top of the threshold to the bottom of the stop. Other doors shall not be required to comply with these minimum dimensions. Egress doors shall be readily openable from inside the dwelling unit without the use of a key or special knowledge or effort.

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R322 Accessibility and Visitability

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R322.1 Scope. Where there are three or more dwelling units or sleeping units in a single structure, the provisions of Chapter 11 (*Accessibility*) of the Building Code for Group R-3 shall apply. Visitability Section R322 shall apply to the new construction of dwelling units that are subject to this code and include habitable space on the first floor.

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Exceptions:

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1. Owner-occupied lodging houses with five or fewer guestrooms are not required to be accessible.
2. Existing buildings subject to the Building Code shall comply with the Existing Building Code Section 306 (*Accessibility for Existing Buildings*).
3. Tiny homes as defined by the Residential Code.

215 4. Remodels and additions to existing visitable dwellings shall not eliminate previously
216 approved Visitability features without replacing them with equally compliant features
217 required for new dwellings with permit application dates as shown below:

- 218 a. Existing dwellings with a building permit application filing date between
219 February 10, 2014 and June 30, 2015, shall remain compliant with Visitability
220 requirements with the exception of Section R322.9 (*Exterior Visitable Route*).
- 221 b. Existing dwellings with a building permit application filing date of July 1, 2015
222 and later shall remain compliant with all Visitability requirements including an
223 Exterior Visitable Route. Dwellings that were exempted from the provision of
224 an Exterior Visitable Route per Section R322.9.1 (*Waiver of Exterior Visitable*
225 *Route*) shall not be retroactively required to provide an Exterior Visitable Route
226 or reapply for a waiver.

227 **R322.2 Live/Work Units.** In live/work units, the nonresidential portion shall be
228 accessible in accordance with Sections 508.5.9 and 508.5.11 of the Building Code. In a
229 structure where there are four or more live/work units, the dwelling portion of the
230 live/work unit shall comply with Section 1108.6.2.1 of the Building Code.

231 **R322.3 Care Facilities.** Where care facilities are permitted to be constructed in
232 accordance with Section R101.2, the portions of the dwelling used to operate a business
233 providing care shall be accessible in accordance with Chapter 11 (*Accessibility*) of the
234 Building Code.

235 **R322.4 Compliance Required at Plan Review.** A permit application for a visitable
236 dwelling must include detailed plans that demonstrate compliance with Section R322
237 (*Visitability*).

238 **R322.5 Visitable Bathrooms.** A visitable dwelling must be designed and constructed
239 with at least one bathroom group or a half bath on the first floor that meets the following
240 requirements:

- 241 1. a clear opening of at least 30 inches;
- 242 2. lateral two-inch by six-inch or larger nominal wood blocking is installed flush with
243 stud edges of bathroom walls; and
- 244 3. except for the portion of the wall located directly behind the lavatory, the centerline
245 of the blocking is 34 inches from and parallel to the interior floor level.

246 **R322.6 Visitable Light Switches, Receptacles, and Environmental Controls.** The first
247 floor of a visitable dwelling must meet the following requirements:

- 248 1. light switches and environmental controls are less than 48 inches above the interior
249 floor level; and
- 250 2. except for floor outlets and receptacles, outlets and receptacles are at least 15 inches
251 above the interior floor level.

252 **R322.7 Visitability Bathroom Route.** A bathroom group or half bathroom designated
253 for visitability under R322.5 (*Visitable Bathrooms*) must be accessible by a route with a
254 clear opening of at least 32 inches that begins at the visitable entrance designated under
255 R322.8 (*Visitable Dwelling Entrance*) and continues through the living room, dining
256 room, and kitchen, and is level with ramped or beveled changes at door thresholds.

257 **Exception:** Provided an alternate route is available, a visitable route is not required
258 through an area located on a split-level or sunken floor.

259 **R322.8 Visitable Dwelling Entrance.** A visitable dwelling must include at least one no-
260 step entrance with a beveled threshold of one-half inch or less and a door with a clear
261 width of at least 32 inches. This entrance may be located at the front, rear, side, or in the
262 garage or carport of the dwelling.

263 **R322.9 Exterior Visitable Route.** An entrance that complies with R322.8 (*Visitable*
264 *Dwelling Entrance*) must be accessible using a route with a cross slope of no greater than
265 two percent (1:50) that originates from a garage, driveway, public street, or public
266 sidewalk. An exterior route that includes a ramp must comply with the Residential Code.

267 **R322.9.1 Waiver of Exterior Visitable Route Provision for Certain Properties.** The
268 requirements of R322.9 do not apply to a lot with 10 percent or greater slope that existed
269 prior to development; or to a property that requires the use of switchbacks to comply with
270 R322.9. The Building Official may also waive the requirements for an Exterior Visitable
271 Route if the applicant provides documentation as required by the Building Official.

272 **R325.9 Required Air Conditioning.**

- 273 1. An owner shall:
- 274 a. provide, and maintain, in operating condition, refrigerated air equipment
275 capable of maintaining a room temperature that is at least 15 degrees cooler
276 than the outside temperature, but in no event higher than 85°F in each
277 habitable room; and
- 278 b. maintain all fixed air conditioning systems, including air conditioning unit
279 covers, panels, conduits, and disconnects, in operating condition, property
280 attached; and

281 2. The required room temperatures shall be measured three feet (914 mm) above the
282 floor near the center of the room and two feet (610 mm) inward from the center of
283 each exterior wall.

284 **R905.7.4 Material Standards for Wood Shingles.** Wood shingles shall be of naturally
285 durable wood and shall comply with the requirements of Section R902.2 and Table
286 R905.7.4.

287 **R905.8.5 Material Standards for Wood Shakes.** Wood shakes shall comply with the
288 requirements of Section R902.2 and Table R905.8.5.

289 **Part IV (*Energy Conservation*)**

290 **Chapter 11 Energy Efficiency**

291 **N1101.1 Scope.** The residential provisions of City Code Chapter 25-12, Article 12 (*Energy*
292 *Code*) apply to the design and construction of buildings regulated by the Residential Code.

293 **PART 2.** This ordinance takes effect on _____, 2025.

294 **PASSED AND APPROVED**

295 _____, 2025 §
296 §
297 §
298 _____

Kirk Watson
Mayor

303 **APPROVED:** _____
304 Deborah Thomas
305 Interim City Attorney

ATTEST: _____
Myrna Rios
City Clerk

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