



City of Austin

Recommendation for Action

File #: 24-4380, **Agenda Item #:** 62.

4/18/2024

Posting Language

Conduct a public hearing and consider an ordinance amending the local amendments to the International Building Code in City Code Section 25-12-3 (*Land Development*) relating to the provision of natural light for sleeping rooms in new commercial buildings with residential occupancy.

Lead Department

Development Services Department.

Fiscal Note

This item has no fiscal impact.

Prior Council Action:

September 14, 2023 - Council approved Resolution No. 20230914-082 initiating amendments to City Code Title 25 (*Land Development*) to require access to natural light for all sleeping rooms in new buildings. The resolution was approved on consent on Council Member Qadri's motion, Council Member Fuentes' second on a 7-0 vote. Council Member Kelly abstained. Council Members Alison Alter, Harper-Madison, and Pool were absent.

For More Information:

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Council Committee, Boards and Commission Action:

March 27, 2024 - Recommended by the Building and Fire Code Board of Appeals on a vote of 7-0 with Board members Juraska and Wilks absent.

Additional Backup Information:

Council Resolution 20230914-082 directed staff to amend the Land Development Code to include requirements for access to natural light for all sleeping rooms in new commercial buildings with residential occupancy. Staff recommends creating a local amendment to the 2021 International Building Code which allows spaces intended for human occupancy to supply light via artificial means only. The amendments would require these spaces to supply natural light by means of exterior glazed openings as well as artificial light.

The local amendments would include exceptions for spaces that are not within dwelling units or sleeping units, spaces that are 70 square feet or smaller, and sleeping rooms within an existing dwelling unit when alterations to the dwelling unit do not increase the total number of sleeping rooms.