

RESOLUTION NO.

WHEREAS, the technical codes, including the International Residential Code (“IRC”) and International Building Code (“IBC”), are updated on a three-year cycle; and

WHEREAS, this year, the 2024 editions of the technical codes are scheduled for adoption by City Council on September 12, 2024, and implementation on January 1, 2025; and

WHEREAS, Development Services Department staff is currently conducting public engagement on adoption of the 2024 editions of the technical codes, including proposed local amendments; and

WHEREAS, City Council is in the process of adopting multiple initiatives to facilitate medium-scale density and missing middle typologies, including Site-Plan Lite Phase 2, easier residential subdivisions, Home Options for Middle-Income Empowerment (“HOME”), Equitable Transit Oriented Development (“ETOD”), and city-wide compatibility reform; and

WHEREAS, the Planning Commission reviews and makes recommendations to City Council on proposals to adopt or amend land development regulations; and

WHEREAS, the technical codes have a significant impact on how amendments to zoning and land use regulations are implemented; and

WHEREAS, splitting up blocks into multiple mid-rise buildings, rather than one mid-rise building on the entire block, encourages walkability by facilitating

24 blocks that have a diversity of building types and uses, and creates a more vibrant
25 urban environment that is visually engaging for pedestrians; and

26 **WHEREAS**, five and six story multifamily projects with a single staircase
27 exist all over the world, and Seattle and New York City have adopted regulations
28 allowing single stair residential projects up to five stories; **NOW, THEREFORE**,

29 **BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

30 The City Manager is directed to prioritize updates to the technical codes that
31 simplify regulations for and facilitate the economical construction of medium scale
32 density, missing middle housing typologies, and multiple mid-rise buildings on a
33 city block.

34 **BE IT FURTHER RESOLVED:**

35 The City Manager is directed to evaluate and provide options for Council to
36 adopt building code updates that would allow a single stairway for multifamily
37 developments up to at least five stories, in line with regulations in Seattle, New York
38 City, Europe, and Asia.

39 **BE IT FURTHER RESOLVED:**

40 The Planning Commission is directed to hold a public hearing related to the
41 proposed 2024 technical codes and to make recommendations on the proposed
42 technical codes.

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44 **ADOPTED:** _____, 2024 **ATTEST:** _____

45 Myrna Rios
46 City Clerk
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