

ORDINANCE NO. \_\_\_\_\_

1 AN ORDINANCE AMENDING CITY CODE CHAPTER 5-1 TO REPEAL  
2 ARTICLE 3 (ACCESSIBILITY IN HOUSING CONSTRUCTED WITH PUBLIC  
3 FUNDS); AMENDING CITY CODE CHAPTER 25-12, ARTICLE 11  
4 (RESIDENTIAL CODE) RELATING TO ACCESSIBILITY REQUIREMENTS  
5 FOR SINGLE-FAMILY AND DUPLEX CONSTRUCTION; AND WAIVING THE  
6 REQUIREMENT OF CITY CODE SECTION 25-1-502(D).  
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8 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:  
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10 PART 1. Chapter 5-1 (*Housing Discrimination*) of the City Code is amended to repeal  
11 Article 3 (*Accessibility in Housing Constructed with Public Funds*).  
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13 PART 2. City Code Section 25-12-241 (*Residential Code*) is amended to repeal and  
14 replace Subsection (B) to read:  
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16 (B) The following provisions of the 2006 International Residential Code are  
17 deleted:

- |                       |                  |                     |
|-----------------------|------------------|---------------------|
| 18 Section R103       | Section R301.2.4 | Section R602.8.1    |
| 19 Section 105.2      | Table R301.2(1)  | Section R602.8.1.1  |
| 20 Section R105.3.1.1 | Section R302     | Section R702.6      |
| 21 Section R105.3.2   | Section R302.1   | Section M1305.1.3   |
| 22 Section 105.5      | Table R302.1     | Section M1305.1.3.1 |
| 23 Section R106.1.3   | Section R309.5   | Section M2201.6     |
| 24 Section R109.1.3   | Section R322     | Section E3901       |
| 25 Section R110.3     | Section R324     | Section E3902       |
| 26 Section R112       | Section R602.8   | Part IV             |
| 27 Part VI            | Part VII         | Part VIII           |

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29 PART 3. City Code Section 25-1-243 (*Local Amendments to the Residential Code*) is  
30 amended to add the following new sections:  
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32 SECTION R322  
33 ACCESSIBILITY

34 R322.1 Scope. The requirements of this section apply to new construction of a single-  
35 family dwelling or duplex for which a building permit application is submitted after  
36 January 1, 2009. Where there are four or more dwelling units or sleeping units in a single

1 structure, the provisions of Chapter 11 of the *International Building Code* for Group R-3  
2 shall apply.

3 **R322.2 Definitions.** The following definitions apply in this section:

4 ACCESSIBLE ROUTE has the meaning prescribed by City Code Chapter 25-12, Article  
5 1 (*Building Code*).

6 FIRST STORY has the meaning prescribed by City Code Chapter 25-12, Article 1  
7 (*Building Code*).

8 HABITABLE SPACE has the meaning prescribed by City Code Chapter 25-12, Article 1  
9 (*Building Code*).

10 RAMP has the meaning prescribed by City Code Chapter 25-12, Article 11 (*Residential*  
11 *Code*).

12 SITE TEST has the meaning prescribed by the Individual Building Test or Site Analysis  
13 Test established in Chapter 1 of the United States Department of Housing and Urban  
14 Development Fair Housing Act Design Manual.

15 **R322.3 Waiver of Exterior Accessibility Requirements.**

16 **R322.3.1 Waiver by building official.** The building official may waive the  
17 requirements of Section R322.4 for a site or lot, as applicable, if an applicant files a  
18 written waiver application demonstrating that:

- 19 1. the topography of the site meets the site test; or
- 20 2. the lot:
  - 21 a. is located in a National Register Historic District;
  - 22 b. has an area of 3,600 square feet or less; and
  - 23 c. has a 10 percent or greater slope from the public right-of-way to the  
24 entrance.

25 **R322.3.2 Waiver by building official or city council.** The building official or city  
26 council, as applicable, may waive the requirements of Section R322.4 if an applicant files  
27 a written waiver application demonstrating that the lot:

- 28 1. has an area of 3,960 square feet or less;

2. is a corner lot or adjacent to a corner lot; and
3. has access to required off-street parking from a rear alley that has a slope of 10 percent or more at the portion of the alley adjacent to the lot.

**Exception:** The building official may not grant waivers under Section 322.3.1 or Section 322.3.2 for more than five percent of the lots in a subdivision.

**R322.4 Building entrances.** Habitable space in a dwelling unit located on the first story must include at least one building entrance on the first story served by a ramp or no-step entrance. A building entrance door must have a minimum net clear opening of 32 inches. The building entrance may be at the front, side, or back of a dwelling provided it is served by an accessible route, including a walking surface from a garage, ramp, sidewalk, or public right-of-way that is within 200 feet of the building entrance. If a building entrance includes a no-step entrance, the maximum distance between the interior floor level of the building entrance and the adjacent walking surface level may not be greater than one-half inch.

**R322.5 Interior doors.** Except for a door that provides access to a closet of fewer than 15 square feet in area, interior doors located on the first story of a dwelling unit must have a minimum clear opening of at least 30 inches (762 mm). A two foot eight inch door opening (813 mm) or standard six foot (1829 mm) sliding patio door assembly complies with this requirement. Lever door handle hardware is required on the affected doors.

**R322.6 Accessible routes within dwelling units.** A dwelling unit must provide an accessible route through the hallways and passageways of the first story of the dwelling unit. The route must provide a minimum width of 36 inches (914 mm) and be level with ramped or beveled changes at door thresholds.

**R322.7 Wall reinforcement in bathrooms.** If a water closet room or bathroom is provided on the first story of a dwelling unit, the water closet room or bathroom must contain a toilet and a lavatory and have reinforced walls that meet the following standards:

1. lateral two-inch (51 mm) by six-inch (152 mm) or larger nominal wood blocking must be installed flush with stud edges of bathroom walls.
2. the centerline of the blocking must be 34 inches (836 mm) from and parallel to the interior floor level.

1           **Exceptions:**  
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- 3           1.     Blocking is not required in the portion of the water closet room or bathroom  
4           wall located directly behind the lavatory.
- 5           2.     If more than one water closet room or bathroom is provided on the first floor  
6           of a dwelling unit, only one water closet room or bathroom is required to  
7           meet the blocking standards in this section.  
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9                           **SECTION E3301**  
10                          **SWITCHES**

11           **E3301.1 Accessible light switches and thermostats.** A light switch or thermostat  
12           located on the first story of a dwelling unit must not be higher than 48 inches (1219 mm)  
13           above the interior floor level.

14           **E3301.2 Accessible disconnecting switches.** The main electrical disconnecting switch  
15           or breakers for a dwelling unit must not be higher than 48 inches (1219 mm) above the  
16           interior floor level, walking surface, or adjacent grade and at least 30 inches (762 mm)  
17           above the interior floor level, walking surface or adjacent grade.  
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19                           **SECTION E3302**  
20                          **RECEPTACLES**

21           **E3302.1 Accessible receptacles.** Receptacles must be at least 15 inches (381 mm)  
22           above the interior floor level.

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24           **PART 4.** The city manager is directed to monitor the administration of the accessibility  
25           requirements adopted by this ordinance, as codified in Sections R322, E3901, and E3902  
26           of the Residential Code.

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28           **PART 5.** The city council waives the requirement for review by the appropriate  
29           technical board under City Code Section 25-1-502(D).

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31           **PART 6.** This ordinance takes effect on \_\_\_\_\_, 2008.

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**PASSED AND APPROVED**

\_\_\_\_\_, 2008      §  
   §  
   §

Will Wynn  
Mayor

**APPROVED:** \_\_\_\_\_  
David Allan Smith  
City Attorney

**ATTEST:** \_\_\_\_\_  
Shirley A. Gentry  
City Clerk

DRAFT