



Development CITY OF AUSTIN
SERVICES DEPARTMENT

Code Amendments for Bedroom Window Requirements

Engagement Format

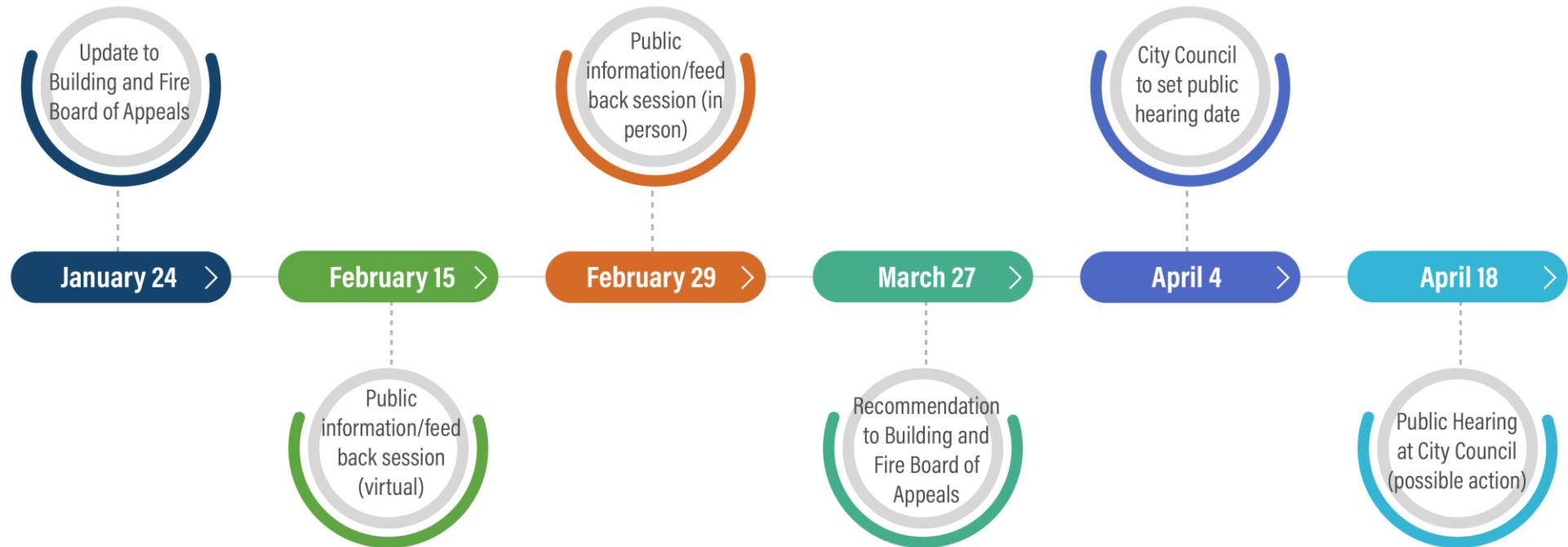


- Presentation followed by question and answer session
- Two ways to participate:
 - Speak by raising your hand on the control panel. You will be asked to unmute. Please mute yourself when finished.
 - Written questions using the Q&A function at the bottom of your screen.

Austin City Council Resolution – Sept. 2023

- Initiated Code amendments to require access to natural light for all sleeping rooms in **new buildings**
- Included proposed language for the Code amendments
- Directed the City Manager to bring a proposed ordinance to Council before August 2024

Timeline for Code Amendment Process*



* Dates subject to change

2021 International Bldg Code (IBC)

Chapter 2 Definitions

Dwelling Unit – A single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.

Sleeping Unit - A single unit that provides rooms or spaces for one or more persons, includes permanent provisions for sleeping and can include provisions for living, eating and either sanitation or kitchen facilities but not both. Such rooms and spaces that are also part of a dwelling unit are not sleeping units.



2021 International Bldg Code (IBC) Section 1204 Lighting

1204.1 General

Every space intended for human occupancy shall be provided with natural light by means of exterior glazed openings in accordance with Section 1204.2 **and** shall be provided with artificial light in accordance with Section 1204.3. Exterior glazed openings shall open directly onto a public way or onto a yard or court in accordance with Section 1205.



2021 International Bldg Code (IBC) Section 1204.1 General

Exceptions:

1. Any room or space that is not within a dwelling unit or sleeping unit shall not be required to provide natural light in accordance with Section 1204.2.
2. Any room or space with an area of 70 square feet, or less and is not a sleeping room shall not be required to provide natural light in accordance with Section 1204.2.



2021 International Bldg Code (IBC) Section 1204.1 General


Exceptions (continued):

3. Sleeping rooms within an existing dwelling unit shall not be required to provide natural light in accordance with Section 1204.2 when alterations do not increase the total number of sleeping rooms within the dwelling unit.



2021 International Bldg Code (IBC) Section 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.



2021 International Bldg Code (IBC) Section 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 ~~one half of the area~~ the common wall ~~is open and obstructed and~~ provides an opening of not less than one-tenth of the floor area of the interior room or ~~25~~ 24 square feet, whichever is greater. **Openings required for natural light in common walls can be windows and glazed doors.**



2021 International Bldg Code (IBC) Section 1204.2.1 Adjoining Spaces

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. ~~or 20 square feet (1.86 m²), whichever is greater.~~



2021 International Bldg Code (IBC)

Section 1204.2.2 Exterior Openings

Exterior openings required by Section 1204.2 for natural light shall open directly onto *a public way, yard, or court*, as set forth in Section 1205.

Exceptions:

1. Required exterior openings are permitted to open into a roofed porch where the porch meets all of the following criteria:
 - 1.1 Abuts a *public way, yard, or court*
 - 1.2 Has a ceiling height of not less than 7 feet
 - 1.3 Has a longer side at least 65 % open and unobstructed



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Questions?