

ORDINANCE NO. 20080618-094

AN ORDINANCE AMENDING CITY CODE CHAPTER 25-12, ARTICLE 11 (RESIDENTIAL CODE) RELATING TO ACCESSIBILITY REQUIREMENTS FOR SINGLE-FAMILY AND DUPLEX CONSTRUCTION; AND WAIVING THE REQUIREMENT OF CITY CODE SECTION 25-1-502(D).

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

PART 1. City Code Section 25-12-241 (*Residential Code*) is amended to repeal and replace Subsection (B) to read

(B) The following provisions of the 2006 International Residential Code are deleted

Section R103	Section R301.2 4	Section R602 8 1
Section 105 2	Table R301 2(1)	Section R602 8 1 1
Section R105.3.1.1	Section R302	Section R702 6
Section R105 3 2	Section R302.1	Section M1305.1.3
Section 105 5	Table R302 1	Section M1305 1 3 1
Section R106 1 3	Section R309 5	Section M2201 6
Section R109 1 3	Section R322	Section E3901
Section R110.3	Section R324	Section E3902
Section R112	Section R602 8	Part IV
Part VI	Part VII	Part VIII

PART 2. City Code Section 25-12-243 (*Local Amendments to the Residential Code*) is amended to add the following new sections

SECTION R322

ACCESSIBILITY

R322.1 Scope. The requirements of this section apply to new construction of a single-family dwelling or duplex for which a building permit application is submitted after January 1, 2009 Where there are four or more dwelling units or sleeping units in a single structure, the provisions of Chapter 11 of the *International Building Code* for Group R-3 shall apply.

R322.2 Accessible bathrooms within dwelling units. If a water closet room or bathroom is provided on the first story of a dwelling unit, the water closet room or bathroom must have a minimum clear opening of at least 30 inches (762 mm)

R322.3 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; and
- 2 the centerline of the blocking must be 34 inches (836 mm) from and parallel to the interior floor level

Exceptions:

- 1 Blocking is not required in the portion of the water closet room or bathroom wall located directly behind the lavatory
- 2 If more than one water closet room or bathroom is provided on the first floor of a dwelling unit, only one water closet room or bathroom is required to meet the blocking standards in this section

PART 3. The city manager is directed to monitor the administration of the accessibility requirements adopted by this ordinance, as codified in Section R322 of the Residential Code.

PART 4. The city council waives the requirement for review by the appropriate technical board under City Code Section 25-1-502(D)

PART 5. This ordinance takes effect on June 29, 2008

PASSED AND APPROVED

_____, June 18, 2008

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Will Wynn
Mayor

APPROVED: _____
David Allan Smith
City Attorney

ATTEST: _____
Shirley A Gentry
City Clerk