

ORDINANCE NO.

AN ORDINANCE AMENDING CITY CODE SECTION 25-12-243 RELATING TO ACCESSIBILITY AND VISITABILITY REQUIREMENTS OF THE RESIDENTIAL CODE FOR SINGLE-FAMILY AND DUPLEX CONSTRUCTION.

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

PART 1. City Code Section 25-12-243 (*Local Amendments to the Residential Code*), as adopted by Ordinance No. _____, is amended to add new Section R320 as a local amendment to the Residential Code, to read as follows:

**SECTION R320
VISITABILITY**

R320.1 Application. An applicant for a permit to construct a new *dwelling unit* with *habitable space* on the first story shall designate at least one *bathroom group* or half bath on the first story that must be designed and constructed to meet the visitability requirements of Sections R320.2 through R320.3.

R320.2 Visitability Bathrooms within dwelling units. A *bathroom group* or half bath designated for visitability under Section R320.1 must have a minimum clear opening of 30 inches (762 mm).

R320.2.1 Wall reinforcement. A *bathroom group* or half bath designated for visitability under Section R320.1 must 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.

Exception:

Blocking is not required in the portion of the wall located directly behind the lavatory.

R320.2.2 Lighting and environmental controls. Light switches, receptacles and other environmental controls located in a *bathroom group* or a half bath designated for visitability under Section R320.1 must be no higher than 48 inches above the interior floor level. Receptacles shall be a minimum of 15 inches above the interior floor level.

1 **R320.3 Visitability routes within the *dwelling unit*.** A *bathroom group* or half bath
2 designated for visitability under Section R320.1 must be capable of being accessed by a
3 route through the living room, dining room, and kitchen that provides a minimum clear
4 width of 32 inches and any interior doors must have lever handles.
5

6 **R320.4 Visitability Building Entrance.**

- 7 1. To the extent practicable, compliance with this section is required for a new
8 *dwelling unit* with *habitable space* on the first floor if the unit is located within a
9 subdivision submitted for review after January 1, 2016. An applicant for
10 subdivision approval must identify those lots for which compliance with this
11 section shall be required.
- 12 2. For lots identified by a subdivision applicant under Subsection R320.4.1, above, a
13 new *dwelling unit* with *habitable space* on the first floor must include:
- 14 a. a building entrance located at the front, side, or back of the dwelling that is
15 served by an accessible route, including a walking surface from a garage,
16 ramp, sidewalk, or public right-of-way that is within 200 feet of the building
17 entrance and has a minimum net clear opening of 32 inches; and
- 18 b. a no-step entrance with a maximum distance between the interior floor level
19 of the building entrance and the adjacent walking surface level of no greater
20 than one-half inch.
21

22 **PART 2.** This ordinance takes effect on August 7, 2013.
23

24 **PASSED AND APPROVED**

25
26 §
27 §
28 _____, 2013 § _____
29 Lee Leffingwell
30 Mayor
31

32
33 **APPROVED:** _____ **ATTEST:** _____
34 Karen M. Kennard Jannette S. Goodall
35 City Attorney City Clerk
36
37