

# AGENDA



## Recommendation for Council Action

Austin City Council	Item ID	24657	Agenda Number	109.
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Meeting Date:	5/23/2013	Department:	Planning and Development Review
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## Subject

Conduct a public hearing and consider an ordinance repealing and replacing Article 11 of City Code Chapter 25-12 to adopt the 2012 International Residential Code and local amendments. Related to Item # 108.

## Amount and Source of Funding

## Fiscal Note

### Purchasing Language:

**Prior Council Action:** October 18, 2007 – Council adopted the 2006 International Residential Code with local amendments.

**For More Information:** Dan McNabb, 974-2752; Leon Barba, 974-7254.

**Boards and Commission Action:** February 7, 2013: Approved by the Building and Fire Code Board of Appeals on a 4-1 vote with Commissioner Michael Thorn-Leeson abstaining from the vote.

### MBE / WBE:

### Related Items:

## Additional Backup Information

The International Residential Code (IRC) provides a statewide standard for the home construction industry. The proposed ordinance establishes local amendments to address particular installations and establishes minimum construction standards for residential structures.

### Key Changes to the published code:

- Exterior wall clearances to lot lines.
- Wireless smoke alarms.
- Prescriptive roof connections to resist wind uplift forces.
- Required clearance between townhouse separation walls and roof penetrations.
- Prescriptive requirements for isolated masonry pier foundations.
- Gypsum board under non fire-resistance rated floor assemblies.

- Wall bracing provisions including a new simplified method.
- Prescriptive design of whole-house ventilation systems.

Highlights of the local amendments:

- The IRC published code requires an automatic fire sprinkler system installed in all new Townhouses.
- Section R302.1 The IRC published code requires exterior wall clearances to lot lines - Exterior walls located less than the prescribed distance from lot line (generally 5 feet, may be 3 feet for dwellings protected with fire sprinkler systems). A one hour fire-resistance rating will be required. Openings, such as windows, roof projections are also regulated with respect to the lot line proximity.
- Section R105.2 Work exempt from permit. – A 200 square foot exemption for one-story detached *accessory structures* used as tool and storage sheds, playhouses and similar uses.
- Section R320 Visitability addressed by separate ordinance.