

ORDINANCE NO.

AN ORDINANCE AMENDING CITY CODE SECTION 25-12-243 RELATING TO ACCESSIBILITY AND VISITABILITY REQUIREMENTS OF THE RESIDENTIAL CODE FOR NEW 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*) is amended to add a new Section R320, as a local amendment to the Residential Code, to read as follows:

SECTION R320

VISITABILITY

R320.1 Applicability. A permit for construction of a new single-family or duplex dwelling with habitable space on the first floor must be designed and constructed as a visitable dwelling in compliance with the requirements of Section R320 (*Visitability*). The requirements of this section are limited to new construction and do not apply to remodels or additions.

R320.2 Compliance required at plan review. A permit application that is subject to this section must include detailed plans prepared by a registered design professional or other certified professional demonstrating compliance with all applicable requirements of this section.

R320.3 Visitable bathrooms. A visitable dwelling must be designed and constructed with at least one bathroom group or a half bath on the first floor that meets the following requirements:

1. a minimum clear opening of 30 inches is required;
2. lateral two-inch by six-inch or larger nominal wood blocking must be installed flush with stud edges of bathroom walls;
3. the centerline of the blocking must be 34 inches from and parallel to the interior floor level, except for the portion of the wall located directly behind the lavatory;
4. light switches, receptacles, and other environmental controls must be no higher than 48 inches above the interior floor level; and

1 5. receptacles shall be a minimum of 15 inches above the interior floor level.

2
3 **R320.4 Visitability bathroom route.** A bathroom group or half bath designated for
4 visitability under Section R320.3 must be accessible by a route with a minimum clear
5 opening of 32 inches beginning at the visitable entrance designated under Section 320.5
6 and continuing through the living room, dining room, and kitchen, and be level with
7 ramped or beveled changes at door thresholds.

8 **Exception:**

9 A visitable route is not required through an area located on a split-level or sunken
10 floor, provided an alternative route is available.

11
12 **R320.5 Visitable dwelling entrance.** A dwelling must be accessible by at least one no-
13 step entrance with a beveled threshold of one-half inch or less and a door with a clear
14 width of at least 32 inches. The entrance may be located at the front, rear, or side, or in
15 the garage or carport, of the dwelling.

16
17 **R320.6 Exterior visitable route.** A visitable entrance approved under Section R320.5
18 must have at least one visitable route with a cross slope of no greater than two percent
19 (1:50) that originates from a garage, driveway, public street, or public sidewalk. A ramp
20 included in an exterior visitable route must comply with the Residential Code.

21
22 **R320.6.1 Waiver of exterior visitable route provision for certain properties.** The
23 requirements of Section R320.6 do not apply to:

- 24 1. single-family lots of 3,600 square feet or less;
- 25 2. lots with 10% or greater slope prior to development; or
- 26 3. properties for which compliance cannot be achieved without the use of
27 switchbacks.

28
29 **PART 2.** Section R320.6 and Subsection R320.6.1, as adopted in Part 1 of this
30 ordinance, are effective on January 1, 2016 for new permits applied for on or after that
31 date.
32
33

PART 3. This ordinance takes effect on _____, 2013.

PASSED AND APPROVED

_____, 2013 §
 §
 § _____
 Lee Leffingwell
 Mayor

APPROVED: _____
 Karen M. Kennard
 City Attorney

ATTEST: _____
 Jannette S. Goodall
 City Clerk