

## Residential Review at the City of Austin



**Susan Barr**  
**Board of Adjustment Board Members** – August 17, 2021

*Building a Better Austin Together*



- Overview
- Zoning Review
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- Community Outreach
  - What Can be built
  - Red Flags
  - Permit History Search
  - Expired Permits
  - Exempt Work
  - Permit Requirements
  - Helpful Tips





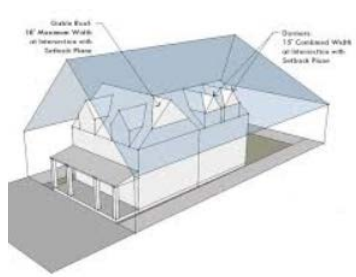
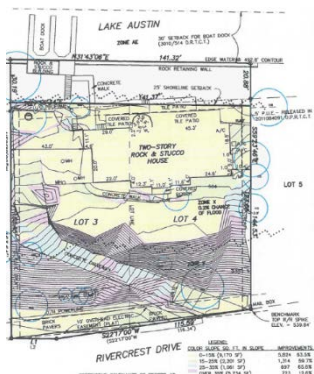


**We permit** residential building types that fall under the International Residential Code (IRC) and their accessory structures.

- a. One and two family dwelling units no more than (3) stories above grade
- b. Townhouses that are no more than (3) stories above grade and don't have overlapping units
- c. Pools
- d. Garages & carports







## 1. Zoning

### a. Common classifications

- i. LA
- ii. RR
- iii. DR
- iv. SF-1, SF-2, SF-3, SF-4A, SF-5, SF-6
- v. MF

### b. (+/- 60) neighborhood plans

### c. (6) NCCD's

### d. Conditional Overlays

### e. Subchapter F

### f. PUDs

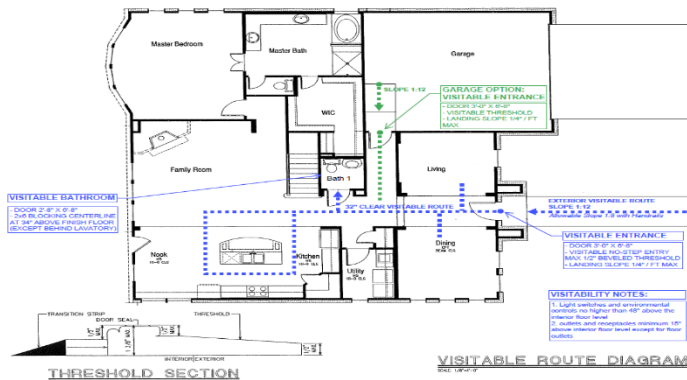
### g. Driveway & Sidewalk

### h. Parking

### i. Use

- i. Single family
- ii. Secondary apartments
- iii. Two family
- iv. Accessory Uses





1. International Residential Code - Chapters 1-3, 5, 6, 8
2. Fire Resistance Rated Construction
3. Visitability Ordinance

**VISITABILITY NOTES:**  
(Optional in lieu of graphic representation)

**EXTERIOR ROUTE**  
Point of origin: Front sidewalk  
Elevation 97'-10 1/4"  
Visible entrance: Front Entry Door  
Landing cl. 99'-11 1/4"  
Visible Route: Walk from front sidewalk  
to Entry Door  
25'-0" length

**VISITABLE ENTRANCE:** Front Entry Door  
1. Minimum clear width of 32"  
2. Beveled threshold 1/2" max

**INTERIOR COMPLIANCE**  
Bathroom Route: Front Entry Door, Bath 1,  
Kitchen, Dining, Living  
and connecting hallways.

1. Minimum clear width of 32"
2. Thresholds and transitions shall be ramped or beveled

**VISITABLE BATHROOM:** Bath 1  
1. Minimum clear opening of 30 inches at door  
2. Lateral 2 x 6 wood blocking shall be installed flush with stud edges of bathroom walls. Centerline of block at 34" s.f.f. except for portion of the wall located directly behind the lavatory.

**ELECTRICAL**

1. Light switches and environmental controls no higher than 48" above the interior floor level
2. Outlets and receptacles minimum 15" above interior floor level except for floor outlets.

REC-48



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**N · C · B · D · C**

● 中国书画函授大学肇庆分校 ●

Therapist's knowledge, skill and experience.

07.01.2015

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1. **Introduction**

## Justin Lodget

## Introduction



# Community Outreach – What can be built?

	LA	RR	SF-1 <sup>3</sup>	SF-2	SF-3	SF-4A	SF-4B
MINIMUM LOT SIZE (square feet):	43,560	43,560	10,000	5,750	5,750	4	5
MINIMUM CORNER LOT AREA (square feet):						4	5
MINIMUM LOT WIDTH:	100	100	60	50	50	4	5
MINIMUM CORNER LOT WIDTH:						4	5
MAXIMUM DWELLING UNITS PER LOT:	1	1	1	1	2	4	5
MAXIMUM HEIGHT:	35	35	35	35	35	4	5
MINIMUM SETBACKS:							
FRONT YARD:	40	40	25	25	25	4	5
STREET SIDE YARD:	25	25	15	15	15	4	5
INTERIOR SIDE YARD:	10	10	5	5	5	4	10
REAR YARD:	20	20	10	10	10	4	5
MAXIMUM BUILDING COVERAGE:	—	20%	35%	40%	40%	4	40%
MAXIMUM IMPERVIOUS COVER:	1	25%	40%	45%	45%	*	60%
MAXIMUM FLOOR AREA RATIO							

- Depends on the zoning classification and the existing conditions
  - a. Impervious cover
  - b. Building cover
  - c. Floor to Area Ratio (FAR)
- How to find a property's zoning:
 

<http://www.austintexas.gov/gis/propertyprofile/>



## Community Outreach – Red Flags



1. Converted garage
2. Windows &/or the interior does not match the age of the house
3. No permit found for date on equipment

Unpermitted work needs to be permitted and is to be included with the proposed scope of work.



<https://abc.austintexas.gov/web/permit/public-search-other>

**austintexas.gov**  
The Official Website of the City of Austin

Pay Online Services Calendar Media Center Departments 311

Department > Planning > Interactive Development Permit Permitting and Inspection

Public Search  
Issued Construction Permits  
View Map  
DevelopmentATX.com Home

**Austin Build + Connect**

**SEARCH BY PERMIT NUMBER**

Permit Number:

Permit numbers should be in '2014-00123 50P' format (starting with the year). Searches with fewer than 5 digits after the hyphen will not find any cases.

**SEARCH BY FOLDER IN / ROWID**

Folder/IN / RowID:

**SEARCH BY CASE NUMBER**

Case Number:

Case numbers should be in 'CB-2014-0001' format (starting with the case type code), unless the case pre-dates March 5, 2007. Click for [help on Case Number formats](#).

**SEARCH BY PROPERTY / PROJECT NAME / TYPES / DATE RANGE**

Number  Prefix  Street (?)  Street Type  Dir

Unit Type  Unit #  Zip

Project Name

Permit/Case Type

Sub Type

Work Type

Start Date

End Date

Note: Dates should be in form '2012-11-27' (year-month-day) format. By default, the database search is limited to the past 365 days. Due to the size of the database, the date range should be no longer than one year unless at least one additional search criterion is set: Street, Zip Code, Project Name, or Permit/Case Type. The date range does not apply to searches by Permit Number or Case Number.

**SEARCH BY PROPERTY / PROJECT NAME / TYPES / DATE RANGE**

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**BACK DATE TO 1980**

Note: Dates should be in form '2012-11-27' (year-month-day) format. By default, the database search is limited to the past 365 days. Due to the size of the database, the date range should be no longer than one year unless at least one additional search criterion is set: Street, Zip Code, Project Name, or Permit/Case Type. The date range does not apply to searches by Permit Number or Case Number.



# Community Outreach – Expired Permits



- If solely a remodel or stand alone trade permit before March 2007, the permits can be voided
- Can be reactivated if they have not been reactivated in the past
- If previously received a reactivation, a review of the project will need to be conducted before reactivation
- Age of permit might qualify for a life safety inspection once reactivated



## City Code Exempts certain work from City Review & Permitting

- 200 SF or < 1-story detached accessory structures used as tool and storage sheds, playhouses and similar uses...
- Fences not over 8 feet (1829 mm)...
- Retaining walls that are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall...
- Water tanks supported directly upon grade...
- Sidewalks and driveways that are not located in a right-of-way.
- Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
- Prefabricated swimming pools that are less than 24 inches (610 mm) deep.
- Swings and other playground equipment.
- Window awnings supported by an exterior wall...
- Decks not exceeding 200 square feet (18.58 m<sup>2</sup>) in area, that are not more than 30 inches (762 mm) above grade at any point, are not attached to a dwelling...
- Repairs to gypsum board, foundation, floor decking, siding, roof decking limited to a maximum of 64 sq. ft....
- Replacement of asphalt roof shingles with asphalt roof shingles
- Non-structural exterior deck board repair
- Repairing or replacing exterior trim components (wd fascia, trim and soffits)
- Replacing or installing an overhead garage door on a garage





# Community Outreach – Permit Requirements



## Expired Permits

Work done w/o permit

## Forms

- Application
- Austin Energy & Austin Water intake forms
- Partial Demo Permit application
- Certified tax certificate

## Drawings

- Site Plan
- Floor Plans
- Exterior Elevations



# Community Outreach - HELPFUL TIPS



1. Community Outreach
  - a. Frost Bank
  - b. ABoR
  - c. HBA
  - d. AIA
  - e. NARI
  - f. Austin Infill Builders
  - g. Tiny Home & Simple Living Jamboree
  - h. Home & Garden Show
  - i. Atlas 14
  - j. Build Expo
2. Quarterly Stakeholder meetings
3. Residential Questions answered
  - M-F: 8 am – 4 pm
  - Schedule online at <http://www.austintexas.gov/page/schedule-appointment-development-services>
4. Online Resources  
<http://www.austintexas.gov/page/residential-plan-review>
5. Permttingatx.com



