



Recommendation for Action

File #: 21-2034, **Agenda Item #:** 54.

6/3/2021

Posting Language

Conduct a public hearing and consider an ordinance repealing and replacing Article 11 of City Code Chapter 25-12 (Technical Codes) to adopt the 2021 International Residential Code and local amendments; and creating offenses.

Lead Department

Development Services Department

Fiscal Note

This item has no fiscal impact.

Prior Council Action:

April 6, 2017 - Council adopted the 2015 International Residential Code and local amendments on Council Member Casar's motion, Council Member Flannigan's second on a 9-2 vote. Council Members Alter and Pool voted against.

For More Information:

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Beth Culver, Building Official and Assistant Director (DSD), Beth.Culver@austintexas.gov, (512) 974-3111

Council Committee, Boards and Commission Action:

March 24, 2021 - Adoption of the 2021 International Residential Code and related local amendments recommended by the Building & Fire Board on a 6-0-1 vote. Commissioner Sybesma abstained.

Additional Backup Information:

The International Residential Code (IRC) provides minimum requirements to address the design and construction of one- and two-family dwellings and townhouses. The proposed ordinance reduces local amendments, clarifies existing amendments, and increases exemptions from permitting. Appendix J in the 2021 IRC covers repair, alteration, and additions to existing buildings while achieving appropriate levels of safety without requiring full compliance with the new construction requirements. The Development Services Department obtained stakeholder feedback through the Public Input platform.

Significant changes for the Adoption of the 2021 International Residential Code include:

- Allow live/work townhouses to be built under this code.
- Allow medical care and custodial care dwelling units to be built under this code.

Highlights of the local amendments include:

- Added remodel requirements to the visitability requirements.
- Deleted the inspection process that already existed in the building criteria manual.
- Added additional exemptions from permitting.

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- Corrected the building height definition and pointed to its origin in 25-1-21.
 - Revised the climatic design criteria due to wind speed changes for our zone and manual J requirements.
 - Went back to published code with exterior wall fire protection requirements.
 - Added a pointer to the energy code to eliminate confusion.