



MEMORANDUM

To: Residential Stakeholders
From: José G. Roig, Building Official
Development Services Department
Date: June 22, 2018
Subject: Components of a Dwelling Unit & Utility Meter Count

INTERPRETATION NUMBER: 2018-0622

TITLE: **Components of a Dwelling Unit & Utility Meter Count**

CODE EDITION: International Residential Code (IRC)
Austin City Land Development Code (LDC) Title 25

SECTIONS: R202 Definitions; Dwelling Unit
25-1-21 Definitions; Dwelling Unit

PURPOSE: Clarification on what constitutes a dwelling unit and the number of allowed utility meters.

DEFINITIONS:

R202 Definitions; Dwelling Unit. A single unit providing independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.

25-1-21 Definitions; Dwelling Unit. Means a residential unit other than a mobile home providing complete, independent living facilities including permanent provisions for living, sleeping, eating and cooking.

CODE INTERPRETATION:

Permanent provisions for living, sleeping, eating, cooking and sanitation are as follows:

1. The structure contains at least one habitable space.
2. The structure contains at least one full bathroom (water closet, lavatory or sink and a shower or bathtub or shower/bathtub).
3. The structure contains a sink outside of the full bathroom.

If a structure has more than one sink outside of a full bathroom, continuous internal access through an opening with a clear width of not less than 32 inches must be provided through all habitable spaces. Access through an enclosed garage, storage space, or other enclosed space that is not habitable is not allowed. Fire separation is not required.

A dwelling unit meeting the above criteria or meeting LDC Section 25-2-901 Accessory Apartment, must adhere to the following conditions:

1. Only a single electric meter, natural gas and/or water meter shall be provided to the structure.
2. The habitable spaces, in aggregate, must adhere to the occupancy limits of Title 25-2-511 and IPMC R404.
3. Only a single address may be provided to the dwelling unit.



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