

**ORDINANCE NO.**

1     **AN ORDINANCE AMENDING CITY CODE SECTION 25-12-243 RELATING**  
2     **TO ACCESSIBILITY AND VISITABILITY REQUIREMENTS OF THE**  
3     **RESIDENTIAL CODE FOR SINGLE-FAMILY AND DUPLEX**  
4     **CONSTRUCTION.**

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6     **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

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8     **PART 1.** City Code Section 25-12-243 (*Local Amendments to the Residential Code*), as  
9     adopted by Ordinance No. \_\_\_\_\_, is amended to add new Section R320 as a  
10    local amendment to the Residential Code, to read as follows:

11                     **SECTION R320**  
12                     **VISITABILITY**

13    **R320.1 Application.** An applicant for a permit to construct a new *dwelling unit* with  
14    *habitable space* on the first story shall designate at least one *bathroom group* or half bath  
15    on the first story that must be designed and constructed to meet the visitability  
16    requirements of Sections R320.2 through R320.3.

17  
18    **R320.2 Visitability Bathrooms within dwelling units.** A *bathroom group* or half bath  
19    designated for visitability under Section R320.1 must have a minimum clear opening of  
20    30 inches (762 mm).

21  
22    **R320.2.1 Wall reinforcement.** A *bathroom group* or half bath designated for visitability  
23    under Section R320.1 must have reinforced walls that meet the following standards:

- 24    1. lateral two-inch (51 mm) by six-inch (152 mm) or larger nominal wood blocking  
25    must be installed flush with stud edges of bathroom walls; and  
26    2. the centerline of the blocking must be 34 inches (836 mm) from and parallel to the  
27    interior floor level.

28                     **Exception:**

29                     Blocking is not required in the portion of the wall located directly behind the  
30                     lavatory.

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32    **R320.2.2 Lighting and environmental controls.** Light switches, receptacles and other  
33    environmental controls located in a *bathroom group* or a half bath designated for  
34    visitability under Section R320.1 must be no higher than 48 inches above the interior  
35    floor level. Receptacles shall be a minimum of 15 inches above the interior floor level.

