

ORDINANCE NO.

AN ORDINANCE AMENDING CITY CODE SECTION 25-12-243 RELATING TO ACCESSIBILITY AND VISITABILITY REQUIREMENTS OF THE RESIDENTIAL CODE FOR 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 to the Residential Code*), as adopted by Ordinance No. _____, is amended to add new Section R320 as a local amendment to the Residential Code, to read as follows:

**SECTION R320
VISITABILITY**

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

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

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

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

Exception:

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

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

R320.3 Visitability routes within the dwelling unit. A bathroom group or half bath designated for visitability under Section R320.1 must be capable of being accessed by a route through the living room, dining room, and kitchen that provides a minimum clear width of 32 inches and any interior doors must have lever handles.

R320.4 Visitability Building Entrance.

1. To the extent practicable, compliance with this section is required for a new *dwelling unit with habitable space* on the first floor if the unit is located within a subdivision submitted for review after January 1, 2016. An applicant for subdivision approval must identify those lots for which compliance with this section shall be required.
2. For lots identified by a subdivision applicant under Subsection R320.4.1, above, a new *dwelling unit with habitable space* on the first floor must include:
 - a. a building entrance located at the front, side, or back of the dwelling that is served by an accessible route, including a walking surface from a garage, ramp, sidewalk, or public right-of-way that is within 200 feet of the building entrance and has a minimum net clear opening of 32 inches; and
 - b. a no-step entrance with a maximum distance between the interior floor level of the building entrance and the adjacent walking surface level of no greater than one-half inch.

PART 2. This ordinance takes effect on September 2, 2013.

PASSED AND APPROVED

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Lee Leffingwell
Mayor

APPROVED: _____
Karen M. Kennard
City Attorney

ATTEST: _____
Jannette S. Goodall
City Clerk