

AGENDA



Recommendation for Council Action

Austin City Council	Item ID	24657	Agenda Number	109.
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Meeting Date:	5/23/2013	Department:	Planning and Development Review
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Subject

Conduct a public hearing and consider an ordinance repealing and replacing Article 11 of City Code Chapter 25-12 to adopt the 2012 International Residential Code and local amendments. Related to Item # 108.

Amount and Source of Funding

Fiscal Note

Purchasing Language:	
Prior Council Action:	October 18, 2007 – Council adopted the 2006 International Residential Code with local amendments.
For More Information:	Dan McNabb, 974-2752; Leon Barba, 974-7254.
Boards and Commission Action:	February 7, 2013: Approved by the Building and Fire Code Board of Appeals on a 4-1 vote with Commissioner Michael Thorn-Leeson abstaining from the vote.
MBE / WBE:	
Related Items:	

Additional Backup Information

The International Residential Code (IRC) provides a statewide standard for the home construction industry. The proposed ordinance establishes local amendments to address particular installations and establishes minimum construction standards for residential structures.

Key Changes to the published code:

- Exterior wall clearances to lot lines.
- Wireless smoke alarms.
- Prescriptive roof connections to resist wind uplift forces.
- Required clearance between townhouse separation walls and roof penetrations.
- Prescriptive requirements for isolated masonry pier foundations.
- Gypsum board under non fire-resistance rated floor assemblies.

- Wall bracing provisions including a new simplified method.
- Prescriptive design of whole-house ventilation systems.

Highlights of the local amendments:

- The IRC published code requires an automatic fire sprinkler system installed in all new Townhouses.
- Section R302.1 The IRC published code requires exterior wall clearances to lot lines - Exterior walls located less than the prescribed distance from lot line (generally 5 feet, may be 3 feet for dwellings protected with fire sprinkler systems). A one hour fire-resistance rating will be required. Openings, such as windows, roof projections are also regulated with respect to the lot line proximity.
- Section R105.2 Work exempt from permit. – A 200 square foot exemption for one-story detached *accessory structures* used as tool and storage sheds, playhouses and similar uses.
- Section R320 Visitability addressed by separate ordinance.