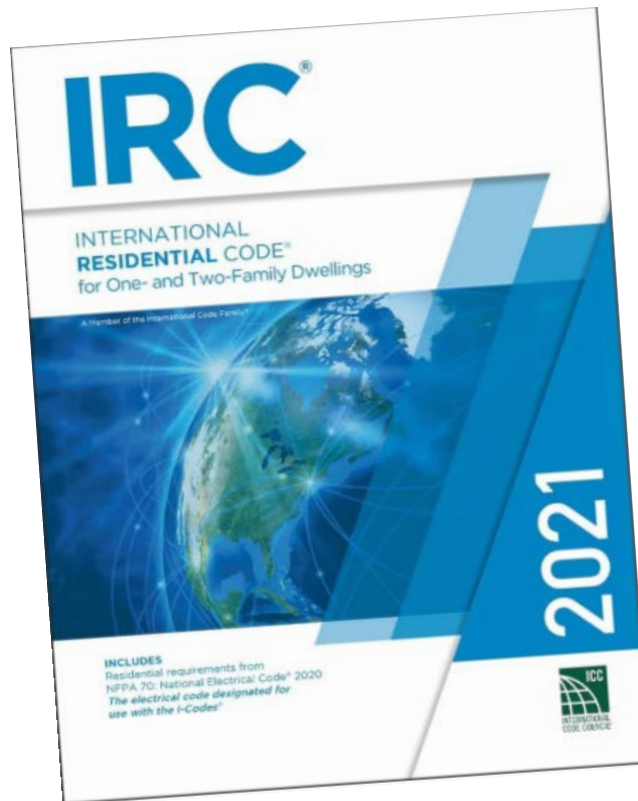




Development
CITY OF AUSTIN
SERVICES DEPARTMENT

Building a Better and Safer Austin Together

2021 International Residential Code



Meeting Purpose

**To present proposed changes to the 2021
International Residential Code.**

Reduce Local Amendments

GOAL: To minimize the number of amendments and return to published code.

Amendments were reduced by more than 50% compared to the 2015 adoption process. The following slides detail some of the major changes proposed in the ordinance.

Reasons for amendments:

1. Council mandated
2. Business needs (chapter 1)
3. Additional options for the public with exempts from permitting
4. Clarification purposes
5. ISO rating

Chapter 25-12: Local Amendments to International Residential Code

R101.2 Scope. The provisions of this code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal and demolition of detached one- and two-family dwellings and townhouses not more than three stories above grade plane in height with a separate means of egress and their accessory structures not more than three stories above grade plane in height.

Exception: The following shall be permitted to be constructed in accordance with this code where provided with an automatic sprinkler system complying with Section P2904.

1. Live/work units located in townhouses and complying with the requirements of Section 508.5 of the *International Building Code*.
2. Owner-occupied lodging houses with five or fewer guestrooms.
3. A care facility with six or fewer persons receiving custodial care within a dwelling unit.
4. A care facility with six or fewer persons receiving medical care within a dwelling unit.
5. A care facility for six or fewer persons receiving care that are within a single-family dwelling.

Note: Modified by using the language from published code, although matching the provisions of the IBC with exceptions 3-5.

Chapter 25-12: Local Amendments to International Residential Code

R104.4 Inspections. ~~The building official is authorized to make inspections and may accept written inspection reports prepared and certified by approved agencies, registered design professionals, or individuals. The building official is authorized to engage such expert opinions as deemed necessary to report upon unusual technical issues that arise. When special conditions exist, the building official is authorized to require additional construction documents be prepared by a registered design professional including but not limited to: building envelope survey, impervious coverage survey when within 5% of the maximum allowable or when maximum is exceeded, building height survey, finish floor elevations, foundation report, and flood elevation certificate. If the building official requires a survey, the survey must be performed by a Texas registered professional surveyor.~~

Note: Back to published code.

Chapter 25-12: Local Amendments to International Residential Code

~~R105.1. Separate Permit.~~ ~~A separate permit must be obtained for each building or structure.~~

Note: Relocating procedure to Building Criteria Manual (BCM).

Chapter 25-12: Local Amendments to International Residential Code

R105.2 Work Exempt from Permit. A permit is not required for the work described in this provision. Work exempt from a permit must still comply with the Residential Code and all other applicable laws and City Code requirements.

Building:

- 5. A ~~sidewalk or driveway~~ sidewalk, driveway or concrete flatwork that is not located in the public right-of-way.
- 11. A gypsum board repair that does not exceed 12864 square feet, is not part of a fire resistance rated construction assembly, a shear-wall assembly, or a tub and shower surround.
- 12. Replacement of any roof covering that does not adversely affect the roof structure.
- 13. A foundation repair that does not exceed 12864 square feet.
- 14. A floor decking repair that does not exceed 12864 square feet.
- 17. Siding that does not exceed 12864 square feet and is not part of a fire-resistance rated assembly.
- 18. Roof decking that does not exceed 12864 square feet.
- 20. Replacing doors of same size and operation.

Mechanical:

- 9. Replacing of three or fewer supply and return duct runs.
- 11. Increase the number of supply registers within existing duct run.
- 12. Other work as determined by the building official.

Chapter 25-12: Local Amendments to International Residential Code

~~**R105.5 Time Limitation on Application; Permit Expiration and Reactivation.**~~

~~Time limits on permit applications and requirements for permit expiration and reactivation, including an enhanced fee for expired permits, are set forth in Chapter 25-12, Article 13 (*Administration of Technical Codes*).~~

R105.5 Time Limits. City Code Chapter 25-12, Article 13 (Administration of Technical Codes) establishes permit application time limits and requirements applicable to permit expiration and reactivation, including a review fee for expired permits.

Note: Modified to match all other codes.

Chapter 25-12: Local Amendments to International Residential Code

~~R105.10 Homestead Permit.~~ A person who is not licensed to perform electrical, mechanical, and plumbing work may perform electrical, mechanical, or plumbing work if the requirements of this provision are met:

- ~~1. The work is performed in the homestead and principal residence of the person; and the work does not include:
 - a. the main electric service;
 - b. the reclaiming and charging of a system containing refrigerant; or
 - c. the natural gas plumbing systems.~~
- ~~2. A person with a homestead permit may not allow or cause another person to work under the homestead permit. If the work done under the homestead permit is performed by anyone other than the person who obtained the permit, the building official may suspend or revoke a homestead permit.~~
- ~~3. A homestead permit may not be transferred to another person.~~
- ~~4. If requested by the building official or his designee, a person with a homestead permit must provide proof of residence and ownership.~~

Note: Relocating procedure to BCM.

Chapter 25-12: Local Amendments to International Residential Code

~~R109.1.1 Foundation and footing inspection~~

~~R109.1.7 Layout Inspection~~

~~R109.1.8 Framing pre-inspection~~

~~R109.1.9 Wallboard inspection~~

~~R109.1.10 Required documentation~~

~~R109.5 Residential change-out program~~

Note: Relocating procedures to BCM.

Chapter 25-12: Local Amendments to International Residential Code

R202 Definitions.

~~**HEIGHT, BUILDING** means the vertical distance from the average of the highest and lowest grades adjacent to the building to:~~

- ~~1. for a flat roof, the highest point of the coping;~~
- ~~2. for a mansard roof, the deck line;~~
- ~~3. for a pitched or hip roof, the average height of the highest gable; or~~
- ~~4. for other roof styles, the highest point of the building.~~

HEIGHT, BUILDING. Building height has the meaning established in Section 25-1-21 (Definitions) of the City Code.

Note: Back to Land Development Code.

Chapter 25-12: Local Amendments to International Residential Code

TABLE R301.2(1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD ^a	WIND DESIGN				SEISMIC DESIGN CATEGORY ^f	SUBJECT TO DAMAGE FROM			ICE BARRIER UNDERLAYMENT REQUIRED ^h	FLOOD HAZARDS ^e	AIR FREEZING INDEX ⁱ	MEAN ANNUAL TEMP ^j
	Speed ^a (mph)	Topographic effects ^k	Special wind region ^l	Windborne debris zone ^m		Weathering ^a	Frost line depth ^b	Termite ^c				
5	105	NO	NO	NO	A	Negligible	12 in (305 mm)	YES	NO	Construction Commenced After 9/2/1981	30	68.1
MANUAL J DESIGN CRITERIA												
Elevation			Altitude correcti on factor	Coincident wet-bulb	Indoor winter design dry- bulb temperature	Indoor winter design dry-bulb temperature		Outdoor winter design dry- bulb temperature		Heating temperature difference		
597			M	74		72		30		42		
Latitude			Daily range	Indoor summer design relative humidity	Indoor summer design relative humidity	Indoor summer design dry-bulb temperature		Outdoor summer design dry- bulb temperature		Cooling temperature difference		
30			M		50	74		100		26		

Note: Table modified with lower wind design speed and Manual J criteria added

Chapter 25-12: Local Amendments to International Residential Code

~~**R302.1 Exterior walls.** An exterior wall of a dwelling must be constructed and its projections, openings, and penetrations must comply with Table R302.1(I). A dwelling equipped throughout with an automatic sprinkler system that is installed consistent with Section P2904 must comply with Table 302.1(2).~~

~~**Exceptions:**~~

- ~~1. 1. A wall, projection, opening, or penetration of a wall that is perpendicular to the line used to determine fire separation distance.~~
- ~~2. 2. A wall of a dwelling and an accessory structure located on the same lot.~~
- ~~3. 3. The wall of a detached tool or storage shed, playhouse, or similar structures that is exempt from the permit requirement is not required to provide wall protection based on location of the lot. A projection beyond an exterior wall shall not extend over the lot line.~~
- ~~4. 4. A detached garage that is accessory to a dwelling and located within 2 feet (610 mm) of a lot line may have roof eave projections that do not exceed 4 inches (102 mm).~~
- ~~5. 5. A foundation vent installed consistent with the Residential Code is permitted.~~

Note: Back to published code because the language has been clarified.

Chapter 25-12: Local Amendments to International Residential Code

R320 Accessibility and Visitability

R320.1 Scope. Where there are three or more dwelling units or sleeping units in a single structure, the provisions of Chapter 11 of the Building Code for Group R-3 shall apply. ~~Visitability sections R320.3 through R320.8.1 apply to the construction of new dwelling units that are subject to the Residential Code and include habitable space on the first floor.~~

Exception:

1. Owner-occupied lodging houses with five or fewer guestrooms are not required to be accessible.
2. Existing buildings subject to the Building Code shall comply with the Existing Building Code 306 (*Accessibility for Existing Buildings*).
3. Remodels and additions to existing dwellings subject to the Residential Code and permitted on or after February 10, 2014 are required to comply with sections R320.3 through R320.7.
4. Remodels and additions to existing dwellings subject to the Residential Code and permitted on or after July 1, 2015 are required to comply with sections R320.8 and subsection R320.8.1.

R320.1 Applicability. ~~Section R320 (*Visitability*) applies to the construction of new dwelling units that are subject to the Residential Code and include habitable space on the first floor. Section R320 (*Visitability*) does not apply to remodels or additions to dwellings.~~

R320.2 Live/Work Units. In live/work units, the nonresidential portion shall be accessible in accordance with Sections 508.5.9 and 508.5.11 of the *International Building Code*. In a structure where there are four or more live/work units, the dwelling portion of the live/work unit shall comply with Section 1108.6.2.1 of the *International Building Code*.

Note: Back to published code with accessibility, although changing to "3 or more " to match IBC. Visitability will also apply to remodels built after February 10, 2014 for the interior requirements and July 1, 2015 for the exterior.

Chapter 25-12: Local Amendments to International Residential Code

R326 POOLS AND SPAS

R326.1 General. This section applies to barriers for pools and spas. The design controls included in this section are intended to provide protection against potential drowning and near drowning by restricting access to pools and spas. The requirements are intended to result in an integrated level of protection against potential drowning through the use of physical barriers and warning devices.

Exception:

1. A spa or hot tub with a lockable safety cover that complies with ASTM F 1346.
2. A swimming pool with a powered safety cover that complies with ASTM F 1346.

R326.2 Outdoor swimming pools and spas. An outdoor swimming pool, spa, or indoor swimming pool must be surrounded by a barrier that complies with R326.2.1 through R326.2.7.

R326.2.1 Barrier height and clearances. The height of a barrier and vertical clearance must comply with the following:

Note: Now part of the 2018 ISPSC since its implementation September 1, 2020.

Chapter 25-12: Local Amendments to International Residential Code

~~**AJ102.4.3 Emergency escape and rescue openings.** A replacement window is exempt from the maximum sill height requirements in R310.1, R310.2.1, and R310.2.2 if the window must provide emergency escape or be a rescue opening and the following conditions are met:~~

- ~~1. the replacement window is the manufacturer's largest standard size that will fill within the existing frame or existing rough opening and the replacement window is the same operating style as the existing window or a style that provides for an equal or greater window opening than the existing window;~~
- ~~2. the replacement window is not part of a change of occupancy;~~
- ~~3. the window opening control device complies with ASTM F 2090; and~~
- ~~4. the smoke alarm and carbon monoxide alarm is installed consistent with the requirements for new construction.~~

Note: Back to published code since it now addresses concerns with allowing a non-complying emergency window.

Questions/Comments

