

RULE NO.: R161-22.19

NOTICE OF PROPOSED RULE

POSTING DATE: 10/05/2022

The Director of the Development Services Department proposes to adopt the following rule after November 7, 2022.

Comments on the proposed rule are requested from the public. Comments should be submitted to Christopher Johnson at Christopher.Johnson@austintexas.gov or 512-974-2769. To be considered, comments must be submitted before November 7, 2022, the 32nd day after the date this notice is posted. A summary of the written comments received will be included in the notice of rule adoption that must be posted for the rule to become effective.

An affordability impact statement regarding the proposed rule is available.

EFFECTIVE DATE OF PROPOSED RULE

A rule proposed in this notice may not become effective before the effective date established by a separate notice of rule adoption. A notice of rule adoption may not be posted before November 7, 2022 (the 32nd day after the date of this notice) or after December 14, 2022 (the 70th day after the date of this notice).

If a proposed rule is not adopted on or before December 14, 2022, it is automatically withdrawn and cannot be adopted without first posting a new notice of a proposed rule.

BRIEF EXPLANATION OF PROPOSED RULE

Rule R161-22.19: Proposed revisions to the Building Criteria Manual.

1. 4.4.4 - STRUCTURAL PLANS

Minor change to clarify when engineer sealed foundation plans are required. Expand allowance for a Structural Verification Report in lieu of structural drawings for existing conditions. Allows an architect to also stamp framing plans instead of only engineers.

The text of the proposed rule, indicating changes from the current text, is also attached to this notice. Additionally, a copy of the complete text of the proposed rule is available for public inspection and copying at the following locations. Copies may be purchased at the locations at a cost of ten cents per page:

Office of the City Clerk, City Hall, located at 301 West 2nd Street, Austin, Texas.

AUTHORITY FOR ADOPTION OF PROPOSED RULE

The authority and procedure for adoption of a rule to assist in the implementation, administration, or enforcement of a provision of the City Code is provided in Chapter 1-2 of the City Code. The authority to regulate construction requirements is established in Chapter 25-12 of the City Code.

CERTIFICATION BY CITY ATTORNEY

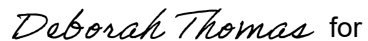
By signing this Notice of Proposed Rule (R161-22.19), the City Attorney certifies the City Attorney has reviewed the rule and finds that adoption of the rule is a valid exercise of the Director's administrative authority.

REVIEWED AND APPROVED



Denise Lucas, C.P.M., Director
Development Services

Date: 09/09/2022



Anne L. Morgan
City Attorney

Date: 9/28/2022

4.4.4 - Structural Plans

If any new foundation, framing, or framing reconfiguration is proposed for private dwelling and accessory structures, then structural plans are required unless the proposed work:

- 1) is exempted under BCM 4.4.4.8 - Work Exempt from Structural Drawing Requirements; or
- 2) qualifies under BCM 4.4.4.6- Substitution of Structural Verification Report for Structural Drawings -

4.4.4.2 - Wood Framing Requirements:

Wall and floor/ceiling/roof framing plans and framing sections and details, must show conformance to the provisions of the currently adopted IRC. Plans should include lumber size, grade, and species.

1) Wood framed wall plans and details must show at a minimum:

- a. Stud spacing
- b. Wall height
- c. Header sizes, spans, material type
- d. Typical wall details
- e. Connection details for wall-to-foundation, wall-to-floor, and wall-to-roof
- f. Anchorage to foundation

2) Wood framed floors (conventional framing) plans and details must show, at a minimum:

- a. Live loads supported
- b. Joist sizes
- c. Joist layout/spacing
- d. Intermediate girder size and location
- e. Floor sheathing information (type, thickness)

3) Wood framed roof (conventional framing) plans and details must show at a minimum:

- a. Live load supported
- b. Rafter sizes
- c. Rafter layout/spacing
- d. Roof sheathing information (type, thickness)

4) a) Pre-engineered systems (manufactured trusses and wooden i-joists such as TJI ® joists) need to include supporting structural members for pre-engineered systems. Support structure (including headers, beams, walls, and columns) shall be provided on a framing plan stamped by ~~the engineer of record~~ a Texas Registered Engineer or Texas Registered Architect as required by BCM 4.4.4.4 and BCM 4.4.4.5.

Option 1:

Plan Review: Provide framing plan showing truss/wooden i-joint layout (direction, ~~and~~ spacing ~~and~~ member depth) sealed by ~~a Texas Registered Engineer or Texas Registered Architect-engineer of record.~~

Field Inspections: Provide truss layout and ~~details~~ ~~truss calculations~~ from the manufacturer stamped by ~~an~~ Texas Registered eEngineer.

Option 2:

Plan Review: Provide framing plan showing general area of truss/wooden i-joint floor system stamped by ~~the architect or~~ engineer of record, and a coordinating truss layout (direction, ~~and~~ spacing ~~and~~ member depth) from the manufacturer stamped by ~~an~~ Texas Registered eEngineer.

Field Inspections: Provide truss ~~layout and details~~ ~~calculations~~ from the manufacturer stamped by ~~an~~ Texas Registered eEngineer.

4.4.4.6 - Substitution of Structural Verification Report for Structural Drawings:

A completed "Structural Verification Report"

(http://www.austintexas.gov/sites/default/files/files/Planning/Applications_Forms/Structural_Verification_Report_citologo.pdf) can be submitted in lieu of structural drawing ~~requirements required under 4.4.4-Structural Plans~~ for the following conditions:

- 1) Conversion of a carport with an existing foundation, open on no more than 2 sides, to a single-story habitable space
- 2) Projects eligible for a Remodel/Repair permit where no additions to the building are proposed
- 3) Change of use with remodel work only where no additions to the building are proposed
- 4) Verification of existing foundations less than 10 years in age
- 5) Verification of existing framing and wall bracing for structures ~~between 5 to~~ less than 10 years of age
- 6) A verification report may be required by the reviewer if necessary for completing a review for technical code compliance.

4.4.4.8 - Work Exempt from Structural Drawing Requirements:

The following work is exempt from the structural drawing requirements. Structural verification will be performed in the field by the Building Inspector who may require additional drawings and/or ~~a~~ Structural Verification Report (BCM 4.4.4.7) by a Texas Registered Engineer or Texas Registered Architect.

- 1) Work listed in section R105.2 "Work exempt from permit" of the currently adopted IRC when included with a permit application for other work.
- 2) Verification of existing structures 10 years in age or more
- 3) Uncovered decks (including associated deck stairs, ramps, landings) less than 200 square feet and not more than 30 inches above grade at any point within 36 inches horizontally.
- 4) Uncovered deck (including associated deck stairs, ramps, landings) serving a door to a manufactured home where the deck is less than 200 square feet and not more than 48 inches above grade at any point within 36 inches horizontally.
- 5) Conversion of a garage with an existing foundation to a single-story habitable space.

- 6) Foundation. Framing and wall bracing for detached single-story accessory structures used as garages, tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 500 square feet, does not create a habitable space and contains no plumbing. ~~A foundation plan and details must be submitted and shall meet the requirements of the Foundation Requirements section.~~