

**RULE NO.: R161-22.19**

**NOTICE OF RULE ADOPTION**

**ADOPTION DATE: 12/01/2022**

By: Denise Lucas, Director  
Development Services Department

The Director of the Development Services Department has adopted the following rule. Notice of the proposed rule was posted on 10/05/2022. Public comment on the proposed rule was solicited in the 10/05/2022 notice. This notice is issued under Chapter 1-2 of the City Code. The adoption of a rule may be appealed to the City Manager in accordance with Section 1-2-10 of the City Code as explained below.

A copy of the complete text of the adopted 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.

**EFFECTIVE DATE OF ADOPTED RULE**

A rule adopted by this notice is effective on 12/01/2022.

**TEXT OF ADOPTED RULE**

R161-22.19: Notice of Adoption to Sections of the Building Criteria Manual contains no changes from the proposed rule.

**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.

## **SUMMARY OF COMMENTS**

The Development Services Department did not receive comments regarding Rule R161-22.19.

## **AUTHORITY FOR ADOPTION OF 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 is established in Chapter 25-12 of the City Code

## **APPEAL OF ADOPTED RULE TO CITY MANAGER**

A person may appeal the adoption of a rule to the City Manager. **AN APPEAL MUST BE FILED WITH THE CITY CLERK NOT LATER THAN THE 30TH DAY AFTER THE DATE THIS NOTICE OF RULE ADOPTION IS POSTED. THE POSTING DATE IS NOTED ON THE FIRST PAGE OF THIS NOTICE.** If the 30th day is a Saturday, Sunday, or official city holiday, an appeal may be filed on the next day which is not a Saturday, Sunday, or official city holiday.

An adopted rule may be appealed by filing a written statement with the City Clerk. A person who appeals a rule must (1) provide the person's name, mailing address, and telephone number; (2) identify the rule being appealed; and (3) include a statement of specific reasons why the rule should be modified or withdrawn.

Notice that an appeal was filed and will be posted by the city clerk. A copy of the appeal will be provided to the City Council. An adopted rule will not be enforced pending the City Manager's decision. The City Manager may affirm, modify, or withdraw an adopted rule. If the City Manager does not act on an appeal on or before the 60th day after the date the notice of rule adoption is posted, the rule is withdrawn. Notice of the City Manager's decision on an appeal will be posted by the city clerk and provided to the City Council.

On or before the 16th day after the city clerk posts notice of the City Manager's decision, the City Manager may reconsider the decision on an appeal. Not later than the 31st day after giving written notice of an intent to reconsider, the City manager shall make a decision.

## **CERTIFICATION BY CITY ATTORNEY**

By signing this Notice of Rule Adoption R161-22.19, the City Attorney certifies that 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: 11/04/2022

**Anne**

**Morgan**

Anne L. Morgan  
City Attorney

Digitally signed by Anne Morgan  
DN: cn=Anne Morgan, o=City of  
Austin, ou=Law Department,  
email=anne.morgan@austintexas.  
gov, c=US  
Date: 2022.11.30 11:23:51 -06'00'

Date: 11/30/22

#### 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](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.~~