



City of Austin

Recommendation for Action

File #: 24-4322, **Agenda Item #:** 44.

4/4/2024

Posting Language

Set a public hearing to consider an ordinance amending City Code Title 25 (*Land Development*) to require access to natural light for all sleeping rooms in new buildings (Suggested date: Thursday, April 18, 2024, at Austin City Hall, 301 West 2nd Street, Austin, Texas 78701).

Lead Department

Development Services.

Fiscal Note

This item has no fiscal impact.

Prior Council Action:

September 14, 2023 - Council approved Resolution No. 20230914-082 initiating amendments to City Code Title 25 (*Land Development*) to require access to natural light for all sleeping rooms in new buildings. The resolution was approved on consent on Council Member Qadri's motion, Council Member Fuentes' second on a 7-0 vote. Council Member Kelly abstained. Council Members Alison Alter, Harper-Madison, and Pool were absent.

For More Information:

Todd Wilcox, Building Official, (512) 974-1681, todd.wilcox@austintexas.gov.

Council Committee, Boards and Commission Action:

March 26, 2024 - To be reviewed by the Building and Fire Code Board of Appeals.

Additional Backup Information:

Council Resolution 20230914-082 directed staff to amend the Land Development Code to include requirements for access to natural light for all sleeping rooms in new buildings. Staff recommends creating a local amendment to the 2021 International Building Code which requires that every space intended for human occupancy be provided with natural light by means of exterior glazed openings.

The local amendments would include exceptions for spaces that are not within dwelling units or sleeping units, spaces that are 70 square feet or smaller, and sleeping rooms within an existing dwelling unit when alterations to the dwelling unit do not increase the total number of sleeping rooms.