

RESOLUTION NO.

**WHEREAS**, the technical codes, including the International Residential Code (“IRC”) and International Building Code (“IBC”), are updated on a three-year cycle; and

**WHEREAS**, this year, the 2024 editions of the technical codes are scheduled for adoption by City Council on September 12, 2024, and implementation on January 1, 2025; and

**WHEREAS**, Development Services Department staff is currently conducting public engagement on adoption of the 2024 editions of the technical codes, including proposed local amendments; and

**WHEREAS**, City Council is in the process of adopting multiple initiatives to facilitate medium-scale density and missing middle typologies, including Site-Plan Lite Phase 2, easier residential subdivisions, Home Options for Middle-Income Empowerment (“HOME”), Equitable Transit Oriented Development (“ETOD”), and city-wide compatibility reform; and

**WHEREAS**, the Planning Commission reviews and makes recommendations to City Council on proposals to adopt or amend land development regulations; and

**WHEREAS**, the technical codes have a significant impact on how amendments to zoning and land use regulations are implemented; and

**WHEREAS**, splitting up blocks into multiple mid-rise buildings, rather than one mid-rise building on the entire block, encourages walkability by facilitating

blocks that have a diversity of building types and uses, and creates a more vibrant urban environment that is visually engaging for pedestrians; and

**WHEREAS**, five and six story multifamily projects with a single staircase exist all over the world, and Seattle and New York City have adopted regulations allowing single stair residential projects up to five stories; **NOW, THEREFORE**,

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

The City Manager is directed to prioritize updates to the technical codes that simplify regulations for and facilitate the economical construction of medium scale density, missing middle housing typologies, and multiple mid-rise buildings on a city block.

**BE IT FURTHER RESOLVED:**

The City Manager is directed to evaluate and provide options for Council to adopt building code updates that would allow a single stairway for multifamily developments up to at least five stories, in line with regulations in Seattle, New York City, Europe, and Asia.

**BE IT FURTHER RESOLVED:**

The Planning Commission, or a subgroup of the planning commission, is directed to take feedback on the proposed 2024 technical codes in a public setting and to make recommendations on the proposed technical codes at a meeting of the Planning Commission~~hold a public hearing related to the proposed 2024 technical codes and to make recommendations on the proposed technical codes.~~

**ADOPTED:** \_\_\_\_\_, 2024 **ATTEST:** \_\_\_\_\_

Myrna Rios  
City Clerk