

**ORDINANCE NO. 20240418-062**

**AN ORDINANCE AMENDING THE LOCAL AMENDMENTS TO THE INTERNATIONAL BUILDING CODE IN CITY CODE SECTION 25-12-3 RELATING TO THE PROVISION OF NATURAL LIGHT FOR SLEEPING ROOMS IN NEW COMMERCIAL BUILDINGS WITH RESIDENTIAL OCCUPANCY.**

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

**PART 1.** City Code Section 25-12-3 (*Local Amendments to the International Building Code*) is amended to adopt the following new local amendments to Section 1204 of the 2021 International Building Code:

**1204.1 General.** Every space intended for human occupancy shall provide natural light by means of exterior glazed openings in accordance with Section 1204.2 (*Natural Light*) and provide artificial light in accordance with Section 1204.3 (*Artificial Light*). Exterior glazed openings shall open directly onto a *public way* or onto a *yard* or *court* in accordance with Section 1205 (*Emergency Egress Lighting*).

**Exceptions:** The following rooms or spaces are not required to provide natural light in accordance with Section 1204.2 (*Natural Light*):

- (1) Any room or space that is not within a dwelling unit or sleeping unit.
- (2) Any room or space that is not a sleeping unit and that has an area of 70 square feet or less.
- (3) Sleeping units within an existing dwelling unit if alterations to the dwelling unit do not increase the total number of sleeping units within the dwelling unit.

**1204.2 Natural Light.** The minimum net exterior glazed opening area shall be not less than eight percent of the floor area of the room(s) served.

**1204.2.1 Adjoining Spaces.** For the purpose of natural lighting, any room is permitted to be considered as a portion of an adjoining room where the common wall provides an opening of not less than one-tenth of the floor area of the interior room or 24 square feet (2.23 m<sup>2</sup>), whichever is greater. If a common wall provides an opening required for natural light, the opening may be in the form of windows or glazed doors.

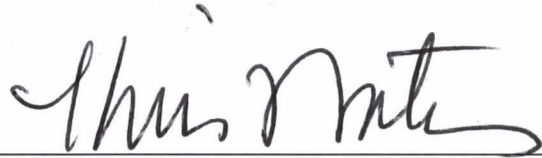
**Exception:** Openings required for natural light shall be permitted to open into a *sunroom* with *thermal isolation* or a patio cover where the common wall provides a glazed area of not less than one-tenth of the floor area of the interior room.

**PART 2.** This ordinance takes effect on May 20, 2024.

**PASSED AND APPROVED**

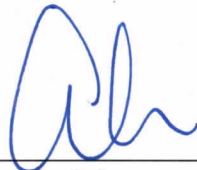
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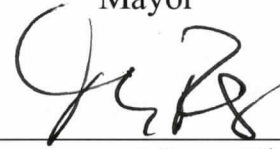
Kirk Watson  
Mayor

**APPROVED:**



Anne L. Morgan  
City Attorney

**ATTEST:**



Myrna Rios  
City Clerk