



Development CITY OF AUSTIN
SERVICES DEPARTMENT

City of Austin 2024 Technical Code Changes

A background image of the Austin skyline, featuring various skyscrapers and buildings under a clear blue sky. The image is partially obscured by a white semi-transparent banner at the top.

City of Austin 2024 Technical Code Updates

International Residential Code and International Existing Code



Background

The City of Austin updates the technical codes in accordance with the International Code Council (ICC), International Association of Plumbing & mechanical Officials (IAPMO) code cycle schedules. The International Codes are the most trusted source of model codes and standards.

Reduce Local Amendments

GOAL: To minimize the number of amendments and return to model code.

Reasons for amendments:

1. Council mandated
2. Business needs (chapter 1)
3. Clarification purposes
4. ISO rating

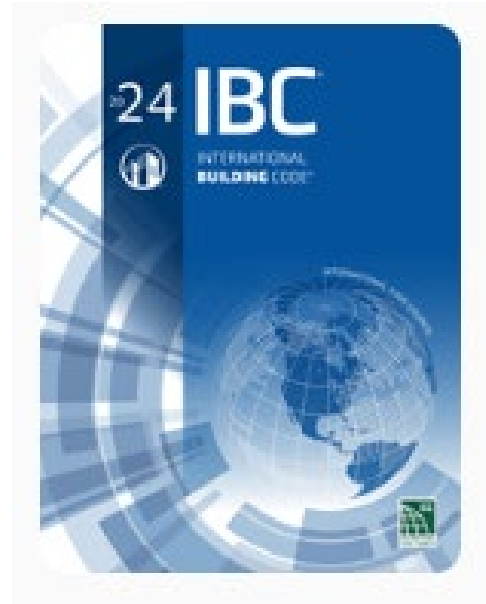
~~Strikethroughs in this presentation means removed from amendments and returned to model code~~



Development
SERVICES DEPARTMENT

Building a Better and Safer Austin Together

2024 International Residential Code



Chapter 25-12: Local Amendments to International Residential Code

~~**R101.2 Scope.** The provisions of this code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal and demolition of detached one- and two-family dwellings and townhouses not more than three stories above grade plane in height with a separate means of egress and their accessory structures not more than three stories above grade plane in height.~~

~~**Exception:** The following shall be permitted to be constructed in accordance with this code where provided with~~

~~an automatic sprinkler system complying with Section P2904:~~

- ~~1. Live/work units located in townhouses and complying with the requirements of Section 508.5 of the International Building Code~~
- ~~2. Owner-occupied lodging houses with five or fewer guestrooms.~~
- ~~3. A care facility with six or fewer persons receiving custodial care within a dwelling unit.~~
- ~~4. A care facility with six or fewer persons receiving medical care within a dwelling unit.~~
- ~~5. A care facility for six or fewer persons receiving care that are within a single-family dwelling.~~

Note: This was revised in the adoption of the 2021 IRC to match the 2021 IBC, now the 2024 IBC has gone back to model code.

Chapter 25-12: Local Amendments to International Residential Code

R101.2.24 Plumbing. The provisions of the International Plumbing Code and the Plumbing Code apply when a person installs, alters, repairs, and replaces plumbing systems, including equipment, appliances, fixtures, fittings, and appurtenances, and where connected to a water or sewage system. The Plumbing Code supersedes the International Plumbing Code to the extent of conflict.

Exception:

1. A residential fire sprinkler system shall be designed and installed as required by Section P2904 and shall comply with the Fire Code. Backflow prevention shall be provided as required by the Plumbing Code.
2. Chapter 30 sanitary drainage, chapter 31 vents, and chapter 32 traps in the 2024 International Residential Code may apply to tiny houses used as single-family homes, to the point of the building drain and the building sewer junction. Water conservation and backflow prevention requirements shall comply with the plumbing code.

Note: added chapter 30 sanitary drainage

Chapter 25-12: Local Amendments to International Residential Code

R105.2 Work Exempt from Permit. A permit is not required for the work described in this provision. Work exempt from a permit must still comply with this code and all other applicable laws and City Code requirements.

Building:

1. A one-story detached accessory structure that is no more than 200 square feet (18.58 m²) of floor area, no more than 15 feet (4,572 mm) in height, does not create a dwelling, contains no plumbing, and is not located within a flood hazard area.
2. Unless located within a flood hazard area, a fence that is not over 8-7 feet (2,438 mm) high.
3. Unless supporting a surcharge or located within a flood hazard, a retaining wall that is not over 4 feet (1,219 mm) in height measured from the bottom of the footing to the top of the wall.
4. A water tank that is supported directly upon grade if the tank's capacity does not exceed 5,000 gallon and the ratio of height to diameter or width does not exceed 2 to 1, and the tank is not located within a flood hazard area.
5. A sidewalk, driveway or concrete flatwork that is not located in the public right-of-way.
6. Painting, papering, tiling, carpeting, cabinets, ~~counter tops~~counter tops, and similar finish work.

Chapter 25-12: Local Amendments to International Residential Code

Cont.. R105.2

7. A swimming pool that is prefabricated and less than 24 inches (610 mm) deep. *Anything not covered under 801.1 ISPSC will be exempt.*
8. Playground equipment, including a swing.
9. A window awning that does not project more than 54 inches (1,372 mm) from the exterior wall and the only required support is the exterior wall.
10. ~~A deck that is no more than 200 square feet (18.58 m²) in area, is no more than 30 inches (762 mm) above grade at any point, is not attached to a dwelling, does not provide egress from the dwelling, and is not located within a flood hazard area.~~

Decks not exceeding 200 square feet (18.58 m²) in area, that are not more than 30 inches (762 mm) above grade at any point, are not attached to a dwelling or *townhouse*, does not provide egress from the dwelling , and is not located within a flood hazard area.

Note: Model Code

Chapter 25-12: Local Amendments to International Residential Code

R105.5 Time Limits. City Code 25-12 Article 13 (Administration of Technical Code) of this chapter establishes permit application time limits and requirements applicable to permit expiration and reactivation, including a review fee for expired permits. See Building Criteria Manual for additional rules.

R105.3.2 Time Limitation of Application

City code 25-12-266 (Application and Approval) establishes the time limits for applications filed under this code. Approval of the building plans submitted with a building permit application does not constitute final approval of the application. An applicant is still required to activate building permits prior to the application expiration date.

Unless a permit is issued, an application for any proposed work expires one year after the date the application is filed. See Building Criteria Manual 1.2.11 for additional rules.

R105.3.2.1 Extension of Update Deadline

he building official is authorized to grant an application extension for additional time. City Code 25-1-90 (Extension of Update Deadline) establishes the criteria under which the expiration date of a building permit application may be extended and requirements for application extension requests.

Note: Model code

Chapter 25-12: Local Amendments to International Residential Code

SURCHARGE means the vertical load imposed on retained soil that may impose a lateral force in addition to the lateral earth pressure of retained soil.

Note: R202 Definitions

Chapter 25-12: Local Amendments to International Residential Code

R318.2 Egress door.

Not less than one egress door shall be provided for each *dwelling unit*. The egress door shall be a side-hinged, pivoted or balanced door type and shall provide a clear width of not less than 32 inches (813 mm) where measured between the face of the door and the stop, with the door open 90 degrees (1.57 rad). The clear height of the door opening shall be not less than 78 inches (1981 mm) in height measured from the top of the threshold to the bottom of the stop. Other doors shall not be required to comply with these minimum dimensions. Egress doors shall be readily openable from inside the *dwelling unit* without the use of a key or special knowledge or effort.

Note: Model Code

Chapter 25-12: Local Amendments to International Residential Code

R3220.1 Scope. Where there are three or more dwelling units or sleeping units in a single structure, the provisions of Chapter 11 of the Building Code for Group R-3 shall apply. Visitability Section R322 shall Sections R320.3 through R320.8.4 apply to the new construction of dwelling units that are subject to this code and include habitable space on the first floor.

Exception:

1. Owner-occupied lodging houses with five or fewer guestrooms are not required to be accessible.
2. Existing buildings subject to the Building Code shall comply with the Existing Building Code 306 (*Accessibility for Existing Buildings*).
3. Tiny Homes as defined by the Residential Code.
- ~~3. Remodels and additions to existing dwellings subject to this code and permitted on or after February 10, 2014 are required to comply with Sections R320.3 through R320.7.~~

Chapter 25-12: Local Amendments to International Residential Code

R3220.1 Scope. ..

4. Remodels and additions to existing visitable dwellings shall not eliminate previously approved ~~visitability~~ Visitability features without replacing them with equally compliant features required for new dwellings with permit application dates as shown below

~~4. Remodels and additions to existing dwellings subject to this code and permitted on or after July 1, 2015, are required to comply with Sections R320.8 and subsection R320.8.1.:~~

a. Existing dwellings with a building permit application filing date between February 10, 2014, and June 30, 2015, shall remain compliant with Visitability requirements with the exception of R322.9: Exterior Visitable Route.

b. Existing dwellings with a building permit application filing date of July 1, 2015, and later shall remain compliant with all Visitability requirements including the Exterior Visitable Route. Dwellings that were exempted from the provision of an Exterior Visitable Route per R322.9.1 (Waiver of Exterior Visitable Route) shall not be retroactively required to provide an Exterior Visitable Route or reapply for a waiver.

Chapter 25-12: Local Amendments to International Residential Code

R322.3 Care Facilities. Where care facilities are permitted to be constructed in accordance with Section R101.2, the portions of the dwelling used to operate a business providing care shall be accessible in accordance with Chapter 11 of the Building Code.

Note: now section 322.3 in model code

Chapter 25-12: Local Amendments to International Residential Code

R322.9.1 Waiver of Exterior Visitable Route Provision for Certain Properties. The Building Official may waive the requirements for an exterior visitable route if the applicant provides a written request demonstrating undue design burden.

~~R322.8.1 Waiver of Exterior Visitable Route Provision for Certain Properties. The Building Official may waive the requirements for an exterior visitable route if the applicant provides a written request demonstrating undue design burden.~~

Note: Section 322 in the model code

Chapter 25-12: Local Amendments to International Residential Code

R325.9 Required Air Conditioning.

(1) Air conditioning.

(A) An owner shall:

(i) provide, and maintain, in operating condition, refrigerated air equipment capable of maintaining a room temperature of at least 15 degrees cooler than the outside temperature, but in no event higher than 85° F. in each habitable room;

(ii) maintain all fixed air conditioning systems, including air conditioning unit covers, panels, conduits, and disconnects, in operating condition, properly attached; and

(B) It is a defense to prosecution under this paragraph that at least one habitable room is 85° F, if the outside temperature is over 110° F.”

(C) The required room temperatures shall be measured 3 feet (914 mm) above the floor near the center of the room and 2 feet (610 mm) inward from the center of each exterior wall

Note: Added section 325.9

Chapter 25-12: Local Amendments to International Residential Code

R905.7.4 Material Standards for Wood Shingles

Wood shingles shall be of *naturally durable wood* and comply with the requirements of R902.2 and Table R905.7.4.

R905.8.5 Material Standards for Wood Shakes

Wood shakes shall comply with the requirements of R902.2 and Table R905.8.5.

Note: Added additional requirements R902.2

Chapter 25-12: Local Amendments to International Existing Building Code

SECTION 103 BUILDING OFFICIAL.

[A] 103.1 Authority. The building official administers, enforces, and interprets this code. The building official may designate one or more deputy building officials.

105.1.1 Annual permit. Instead of an individual permit for each alteration to an already approved electrical, gas, mechanical or plumbing installation, and minor building alterations and repairs, the building official is authorized to issue an annual permit upon application therefor to any person, firm or corporation regularly employing one or more qualified trade persons in the building, structure or on the premises owned or operated by the applicant for the permit. The facility shall maintain records on all work performed under the annual permit in accordance with Section 105.1.2 (*Annual Permit Records*).

105.1.1.1 Authorized Scope of Work. See Building Criteria Manual, Section 1.1.2 (*Building Inspection Processes*) for authorized work under the annual permit.

Chapter 25-12: Local Amendments to International Existing Building Code

105.5 Time Limits. Article 13 (*Administration of Technical Codes*) of this chapter establishes permit application time limits and requirements applicable to permit expiration and reactivation, including a review fee for expired permits.

106.2.6 Site plan. The construction documents submitted with the application for permit shall be accompanied by a site plan showing to scale the size and location of new construction and existing structures on the site, distances from lot lines, the established street grades and the proposed finished grades and, as applicable, flood hazard areas, floodways, and design flood elevations; and it shall be drawn in accordance with an accurate boundary line survey. In the case of demolition, the site plan shall show construction to be demolished and the location and size of existing structures and construction that are to remain on the site or plot. For a building or structure involving below-grade construction, the site plan shall show the location of proposed earth retention system components allowed under Section 3202.1.4 (*Earth Retention System Components*) of the Building Code. The building official is authorized to waive or modify the requirement of the site plan when the application for permit is for alteration, repair or change of occupancy when otherwise warranted.

Chapter 25-12: Local Amendments to International Existing Building Code

111.3 Authority to Disconnect Service Utilities. The building official shall have the authority to authorize disconnection of utility service to the building, structure or system regulated by this code and the referenced codes and standards in case of emergency where necessary to eliminate an immediate hazard to life or property, where one or more circumstances listed in Section 15-9-101(A)(2) (*Basis for Termination of Service*) exist, or where such utility connection has been made without the approval required by Section 112.1 or 112.2. The building official shall provide notice in accordance with Section 15-9-106 (*Notice of Service Disconnection*) of the decision to disconnect prior to taking such action. If not notified prior to disconnecting, the owner or the owner's authorized agent or occupant of the building, structure or service system shall be notified in writing, as soon as practical thereafter in accordance with Section 15-9-106 (*Notice of Service Disconnection*).

SECTION 112 BUILDING AND FIRE CODE BOARD OF APPEALS. The Building and Fire Code Board of Appeals shall comply with Chapter 2-1 (*Boards and Commissions*).

Questions / Comments

