INTERPRETATION NUMBER: 20180904

TITLE: Maximum Allowed Openings in Walls
CODE EDITION: 2015 International Residential Code (IRC)
SECTIONS: R302.1 Exterior Walls; Table R302.1(1)
PURPOSE: Clarification to the 25% Maximum of Wall Area allowance for non-sprinklered buildings

CODE INTERPRETATION:

If an exterior wall is 3' to less than 5' from the Fire Separation Line (FSL), a maximum of 25% of its wall area can be open for windows, doors, vent openings, etc. For example, a 30' long wall by 20' high can have 150 Sq Ft of openings. The code does not limit the location or size of the opening(s). As such (1) 7'-6" x 20' window can be placed in the wall.

Where an exterior wall located 5'-0" or more from the fire separation line has a bay window that is located at a distance of less than 5'-0" to 3'-0" from the FSL, the following is allowed:

- The aggregate opening area of the entire wall including the bay window wall shall be limited to 25% of the area of the wall. The size of the bay window openings shall not be further limited.

All portions of the wall located at less than 5'-0" from the FSL shall comply with the fire rating requirements of Table R302.1(1). See page 2 for examples.

Carl D. Wren, P.E.,
Interim Building Official, Development Services Department
1-HR RATED; 75 SF IS MAX ALLOWED OPENING(S)
Scale: 1/8" = 1'-0"
ORDINANCE NO. 20170615-100

AN ORDINANCE AMENDING ARTICLE 12 OF CITY CODE CHAPTER 25-12 TO ADOPT A SOLAR-READY PROVISION TO THE 2015 INTERNATIONAL ENERGY CONSERVATION CODE.

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

PART 1. City Code Section 25-12-263(A) (Local Amendments to the Energy Code), is amended to add the following provisions as additional local amendments to the commercial provisions of the 2015 International Energy Conservation Code:

C402.6 Commercial Solar Ready (Mandatory). A designated zone must be identified on the construction documents as “Reserved for Future Solar Installation”. This identified “Solar-Ready Zone” must be located within the Potential Solar Area (defined below), free from obstructions such as, but not limited to, vents, pipes, ducts, and other equipment and must comply with access, pathway, smoke ventilation, spacing, and other requirements of the City of Austin Land Development Code.

Exceptions:
1. Potential Solar Area of less than 2,000 square feet (185.8 square meters)
2. High hazard buildings (Group H)
3. Buildings located within the downtown network, as identified by Austin Energy
4. Buildings equipped with on-site renewable energy in accordance with section C406.5

C402.6.1 Solar-Ready Zone area.

The size of the Solar-Ready Zone must be at least half the Potential Solar Area. Potential Solar Area is calculated as the gross rooftop area minus the Affected Area. Affected Area means the following areas:
1. Areas of the roof that are shaded for at least 50% of annual daylight hours.
2. Areas of that are not Low-Sloped Roof that are oriented from 300° northwest, north to 90° east
3. Gross area of all skylights.
4. Area of rooftop equipment and required access paths.
5. Areas of roofs used for helicopter landing or for rooftop parking.
6. Green roofs and occupied rooftop areas.
7. Areas required by City Code to not contain solar equipment.

No part of the Solar Ready Zone can be in an Affected Area. The designated Solar-Ready Zone and the Potential Solar Area can be made up of multiple non-contiguous areas.
Each sub-area must be at least 80 square feet (7.432 square meters) and must be a rectangle the short side of which measures at least 6 feet (1.83 meters).

C402.6.2 **Structural loads.** Areas of the roof that are part of the Solar-Ready Zone must have structural design loads for roof dead load and roof live load clearly indicated on the construction documents.

C402.6.3 **Equipment location and interconnection pathway.** The construction documents must indicate a location for inverters and metering equipment and a pathway for routing of conduit from the Solar-Ready Zone to the point of interconnection with the electrical service.

C402.6.4 **Electrical distribution system.** The Building’s electrical service distribution system must have reserved space to allow for the future installation of solar electric and must be permanently marked as “For Future Solar Electric”.

**PART 2.** City Code Section 25-12-263(B) *(Local Amendments to the Energy Code)*, is amended to add the following provisions as additional local amendments to ASHRAE 90.1-2013:

5.4.6 **Commercial Solar Ready (Mandatory).** A designated zone must be identified on the construction documents as “Reserved for Future Solar Installation”. This identified “Solar-Ready Zone” must be located within the Potential Solar Area (defined below), free from obstructions such as, but not limited to, vents, pipes, ducts, and other equipment and must comply with access, pathway, smoke ventilation, spacing, and other requirements of the City of Austin Land Development Code.

**Exceptions:**

1. Potential Solar Area of less than 2,000 square feet (185.8 square meters)
2. High hazard buildings (Group H)
3. Buildings located within the downtown network, as identified by Austin Energy
4. Buildings equipped with on-site renewable energy in accordance with section C406.5

5.4.6.1 **Solar-Ready Zone area.**

The size of the Solar-Ready Zone must be at least half the Potential Solar Area. Potential Solar Area is calculated as the gross rooftop area minus the Affected Area. Affected Area means the following areas:

1. Areas of the roof that are shaded for at least 50% of annual daylight hours.
2. Areas of that are not Low-Sloped Roof that are oriented from 300° northwest, north to 90° east
3. Gross area of all skylights.
4. Area of rooftop equipment and required access paths.
5. Areas of roofs used for helicopter landing or for rooftop parking.
6. Green roofs and occupied rooftop areas.
7. Areas required by City Code to not contain solar equipment.

No part of the Solar Ready Zone can be in an Affected Area. The designated Solar-Ready Zone and the Potential Solar Area can be made up of multiple non-contiguous areas. Each sub-area must be at least 80 square feet (7.432 square meters) and must be a rectangle the short side of which measures at least 6 feet (1.83 meters).

5.4.6.2 Structural loads. Areas of the roof that are part of the Solar-Ready Zone must have structural design loads for roof dead load and roof live load clearly indicated on the construction documents.

5.4.6.3 Equipment location and interconnection pathway. The construction documents must indicate a location for inverters and metering equipment and a pathway for routing of conduit from the Solar-Ready Zone to the point of interconnection with the electrical service.

5.4.6.4 Electrical distribution system. The Building’s electrical service distribution system must have reserved space to allow for the future installation of solar electric and must be permanently marked as “For Future Solar Electric”.

PART 3. City Code Section 25-12-263(C) (Local Amendments to the Energy Code), is amended to add the following provisions as additional local amendments to the residential provisions of the 2015 International Energy Conservation Code:

CHAPTER 7 [RE]
Residential Solar Ready

R701.1 Residential Solar Ready. New Residential Buildings must have a Solar-Ready Zone. A Solar-Ready Zone is a section or sections of the roof or building structure designated and reserved for future installation of a solar photovoltaic or solar thermal system. The Solar-Ready Zone must not include areas shaded by parts of the building or other obstructions.

R701.2 Construction document requirements for Solar-Ready Zone. Construction documents must indicate the Solar-Ready Zone on a roof plan.

R701.3 Obstructions. Solar-Ready Zones must be free from and not shaded by obstructions, including but not limited to vents, chimneys, parapets and roof-mounted equipment.

R701.4 Electrical service reserved space. The main electrical service panel must have a reserved space to allow installation of a dual pole circuit breaker for future solar electric installation and must be labeled “For Solar Electric.” The reserved space must be positioned at the opposite (load) end from the input feed location or main circuit location.
R701.5 One-family and two-family dwellings. New detached one-family or two-family dwellings must have a total Solar-Ready Zone area of not less than 240 square feet (22.3 m²) per dwelling, exclusive of required access or setback areas. The Solar-Ready Zone must be oriented between 90 and 300 degrees of true North. The Solar-Ready Zone must comprise areas not less than six feet (1.83 m) on one side and at least one area of not less than 100 square feet (9.29 m²) exclusive of any required access or set back areas.

Exceptions:

1. A Building with less than 800 square feet (74.32 m²) of roof area per dwelling unit.
2. A Building with a Solar-Ready Zone that is shaded by trees or adjacent structures for more than 50 percent of annual daylight hours.
3. A Building Site on which the applicant has demonstrated, through documentation, existence of a unique hardship preventing compliance.
4. New residential buildings with a permanently installed on-site renewable energy system with an output of not less than one watt per square foot (.092 m²) of conditioned floor area, or an on-site renewable energy system with a total output of at least two kilowatts.

R701.6 Townhomes. Townhomes must have a total Solar-Ready Zone area of not less than 160 square feet (14.86 m²) per dwelling unit, exclusive of required access or setback areas. The Solar-Ready Zone must be oriented between 90 and 300 degrees of true North. The Solar-Ready Zone must comprise areas not less than six feet (1.83 m) on a side and at least one area of not less than 100 square feet (9.29 m²) exclusive of required access or set back areas.

Exceptions:

1. Dwellings with less than 600 square feet (55.74 m²) of roof area per dwelling unit.
2. A building with a Solar-Ready Zone that is shaded by trees or adjacent structures for more than 50 percent of annual daylight hours.
3. A Building Site on which the applicant has demonstrated, through documentation, existence of a unique hardship preventing compliance.

R701.7 Multifamily buildings. New multifamily buildings of four stories or fewer must have a Solar-Ready Zone that is not less than 35% of the total roof area of the building.

Exceptions:

1. A building with a Solar-Ready Zone that is shaded by trees or adjacent structures for more than 50 percent of annual daylight hours.
2. A Building Site on which the applicant has demonstrated, through documentation, existence of a unique hardship preventing compliance.
PART 4. This ordinance takes effect on October 1, 2017.

PASSED AND APPROVED

June 15, 2017

Steve Adler
Mayor

APPROVED: 

Anne L. Morgan
City Attorney

ATTEST:

Jannette S. Goodall
City Clerk
MEMORANDUM

TO: Residential Review Stakeholders

FROM: Daniel Word, Acting Development Services Manager, Development Services Department

DATE: August 22, 2017

SUBJECT: Calculation of Gross Floor Area for a Two-family Residential Use

Title 25-2-774(C)(5) limits the size of the second dwelling in a two-family residential use to 1100 square feet or a floor-to-area ratio of 0.15, whichever is smaller. There is also a limitation of 550 square feet on the second story. When calculating this square footage, Residential Review will refer to the definition of gross floor area located in Title 25-1-21.

(45) GROSS FLOOR AREA means the total enclosed area of all floors in a building with a clear height of more than six feet, measured to the outside surface of the exterior walls. The term includes loading docks and excludes atria airspace, parking facilities, driveways, and enclosed loading berths and off-street maneuvering areas.

The City of Austin released a code interpretation January 11, 2011 clarifying dwelling units as having a full bath and an additional sink and any other structure as being an accessory structure.

Interpretation number: C12010-0004


“When plumbing fixtures are provided, a structure is an “accessory structure” if the structure includes only one of the following:
A water closet and a lavatory located in the immediate area of the water closet used for the purposes of hand washing, and/or a kitchen sink, or a service sink used for the purpose of food preparation and/or sanitation of dishware;
Or a Bathroom that includes a shower and/or tub, lavatory, and water closet.”

Questions have arisen regarding how gross floor area should be calculated when there are accessory uses on the same site proposing a two-family residential use. Going forward, Residential Review will consider the gross floor area of a second dwelling unit to be the gross floor area of the entire structure containing the second dwelling unit, including any accessory buildings that are attached to the dwelling and under one roof. Accessory structures connected by a covered breezeway are considered attached as defined in Title 25-1-21.

(8) ATTACHED, when used with reference to two or more buildings, means having one or more common walls or being joined by a covered porch, loggia, or passageway.
Study/Guest will be counted as portion of secondary dwelling because the structure is attached

Secondary dwelling square footage

Study/Guest will not be counted as portion of secondary dwelling because the structures are not attached

Secondary dwelling square footage
City of Austin
RESIDENTIAL ZONING UPDATE
AIA AUSTIN – 2019

Presented by
Carina Coel, AIA
Travis Young, AIA
AIA Austin Residential Advocacy Liaisons to the City of Austin
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SEMINAR OUTLINE

RECENT ZONING CHANGES

STAYING INFORMED / Q & A
ZONING AND BUILDING CODE REVIEW & UPDATES
2015 IRC
EFFECTIVE JULY 5, 2017

- 2015 IRC IS THE CURRENT CODE

- AT THIS TIME, AUSTIN IS NOT PLANNING ON ADOPTING THE NEWLY RELEASED 2018 IRC
### 2015 ENERGY CODE

**EFFECTIVE SEPTEMBER 1, 2016**

**PRESCRIPTIVE SECTION R302.2**

#### TABLE R402.1.2(1)

**INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT* FOR EXISTING BUILDINGS**

<table>
<thead>
<tr>
<th>CLIMATE ZONE</th>
<th>FENESTRATION U-FACTOR*</th>
<th>SKYLIGHT U-FACTOR*</th>
<th>GLAZED FENESTRATION SHGC</th>
<th>CEILING R-VALUE</th>
<th>WOOD FRAME WALL R-VALUE</th>
<th>MASS WALL R-VALUE</th>
<th>FLOOR R-VALUE</th>
<th>BASEMENT WALL R-VALUE</th>
<th>SLAB R-VALUE &amp; DEPTH*</th>
<th>CRAWL SPACE WALL R-VALUE</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>.40</td>
<td>.60</td>
<td>0.25</td>
<td>38*</td>
<td>15 or 13+2*3</td>
<td>4/6</td>
<td>13</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

* R values are minimums. U-factors and SHGC are maximums. When insulation is installed in a cavity which is less than the label or design thickness of the insulation, the installed R-value of the insulation shall not be less than the R-value specified in the table.

The fenestration U-factor column excludes skylights. The SHGC column applies to all glazed fenestration. Exception: Skylights may be excluded from glazed fenestration SHGC requirements in Climate Zones 1 through 3 where the SHGC for such skylights does not exceed 0.30.

R-5 shall be added to the required slab edge R-values for heated slabs. Insulation depth shall be the depth of the footing or 2 feet, whichever is less, in Climate Zones 1 – 3 for heated slabs.

Air-impermeable insulation of R-25 or greater may be used if mechanical equipment and air distribution system are located entirely within the building thermal envelope. “Air-impermeable” shall be defined as having an air permeance not exceeding 0.02 L/s·m² at 75 Pa pressure differential tested according to ASTM E 2178 or ASTM E 283.

First value is cavity insulation, second is continuous insulation or insulated siding, so “13+2” means R-13 cavity insulation plus R-2 continuous insulation or insulated siding. Where R-13+R-2 is used, non-insulated structural sheathing shall cover no more than 25% of the exterior.

Total-fill cavity insulation will be deemed as meeting the R15 requirement.

*This R-value applies to repairs, renovations, existing construction, or additions that increase the conditioned floor area by no more than 40%. All other construction shall use the R values for above-grade walls in Table R402.1.2(2).

R20 continuous insulation can be used where the insulation is completely above the roof framing and sub roofing.

#### TABLE R402.1.2(2)

**INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT* FOR NEW CONSTRUCTION**

<table>
<thead>
<tr>
<th>CLIMATE ZONE</th>
<th>FENESTRATION U-FACTOR*</th>
<th>SKYLIGHT U-FACTOR*</th>
<th>GLAZED FENESTRATION SHGC</th>
<th>CEILING R-VALUE</th>
<th>WOOD FRAME WALL R-VALUE</th>
<th>MASS WALL R-VALUE</th>
<th>FLOOR R-VALUE</th>
<th>BASEMENT WALL R-VALUE</th>
<th>SLAB R-VALUE &amp; DEPTH*</th>
<th>CRAWL SPACE WALL R-VALUE</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>.35</td>
<td>.60</td>
<td>0.25</td>
<td>38*</td>
<td>19, 15+2* or 13+3*3</td>
<td>4/6</td>
<td>13</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

* R values are minimums. U-factors and SHGC are maximums. When insulation is installed in a cavity which is less than the label or design thickness of the insulation, the installed R-value of the insulation shall not be less than the R-value specified in the table.
R405.3 PERFORMANCE-BASED COMPLIANCE

Compliance based on simulated energy performance requires that a proposed residence (proposed design) be shown to have an annual energy use that is less than or equal to the annual energy use of the the standard reference design.
EROSION HAZARD ZONES

Erosion Hazard Zone: an area where stream channel erosion is likely to result in damage to or loss of property, buildings, infrastructure, utilities or other valued resources. An Erosion Hazard Zone provides a boundary outside of which resources are not expected to be threatened as a result of future stream erosion.

DRAINAGE CRITERIA MANUAL – APPENDIX E

This document provides criteria to planners, designers and regulators in evaluating the potential impact from erosion for proposed development near defined waterways. The following criteria provides a 'Level 1', analysis that was developed based on observed erosion rates in Austin to predict an Erosion Hazard Zone that is considered sufficient without a high level of site-specific hydrologic, soil, and geomorphic information. An applicant may opt to perform a 'Level 2' analysis using more robust technical procedures and detailed site-specific information, as approved by the Watershed Protection Department.
ACCESSORY DWELLING UNITS (ADU)

ADOPTED NOV 19, 2015

REDUCED MINIMUM SITE AREA ON SF-3 LOTS TO 5750 SF
REDUCED THE BUILDING SEPARATION FROM PRIMARY STRUCTURE FROM 15FT TO 10FT
ALLOWS ADU TO BE TO THE SIDE OF THE PRIMARY (OR ABOVE DETACHED GARAGE)
ELIMINATED THE ENTRANCE DISTANCE FOR A LOT LINE
INCREASED THE GFA TO 1100 OR 0.15 FAR WHICHEVER IS SMALLER
MAINTAINED THE 550SF MAX FOR 2ND FLOOR
LIMITS SHORT TERM RENTALS TO 30 DAYS PER YEAR
PROHIBITS TYPE 2 SHORT TERM RENTAL
ELIMINATED THE DRIVEWAY REQUIREMENT
REDUCED THE OFF-STREET PARKING REQUIREMENTS TO 1
PARKING REQUIREMENT CAN BE WAIVED IF WITHIN ¼ MILE OF IMAGINE AUSTIN ACTIVITY CORE

ADDITIONAL INFO & PARKING MAP: www.austintexas.gov/page/adu

SIDEWALK CONSTRUCTION – NEW BUILDINGS REQUIRE SIDEWALK CONSTRUCTION OR FEE-IN-LIEU
ACCESSORY DWELLING METERS
EFFECTIVE AUGUST 24, 2015

WATER METER UPGRADES
DUAL METERS NOT REQUIRED FOR ADUS
5/8” METER WILL SERVE UP TO 3.5 BATHS
3/4” METER WILL SERVE UP TO 4.5 BATHS (48 FIXTURE UNITS)
UPGRADE OF SERVICE LINE NOT REQUIRED
CUSTOMER WILL ONLY PAY METER COST + CAPITAL RECOVERY FEES
MUST BE A LEGAL LOT
SAME APPLIES TO REMODEL/ ADDITIONS

WASTEWATER UPGRADES
CODE REQUIRES THAT 6” SERVICE LINES BE INSTALLED FOR NEW CONSTRUCTION.
MEMO EXEMPTS PROPERTIES FOR REMODEL/ ADDITIONS/ ADUS.

UPGRADES TO THE WATER AND/OR WASTEWATER SERVICE LINE REQUIRE A FULL TAP
PLAN APPROVED BY AWU AND A PRIVATE CONTRACTOR TO INSTALL.
The City of Austin began to formally review for the fire-flow requirement for houses larger than 3600 SF. Fire-flow for residential construction varies based upon size and construction type. *(Table B105.1, 2012 International Fire Code)*

If a property does not have the required fire-flow, the code allows for alternate methods of compliance including the installation of sprinklers or an increase in the fire rating of the construction.

For a preliminary review or additional information, please contact the Engineering Services Section of the Austin Fire Department for houses larger than 3,600 SF.

Online fire flow test request [www.austintexas.gov/service/fire-hydrant-flow-testing](http://www.austintexas.gov/service/fire-hydrant-flow-testing)

SEE WEBSITE FOR REVISED STANDARD NOTE WHERE SYSTEM IS REQUIRED
SECTION B105 FIRE-FLOW REQUIREMENTS FOR BUILDINGS

B105.1 One- and two-family dwellings.
The minimum fire-flow and flow duration requirements for one- and two-family dwellings having a fire-flow calculation area that does not exceed 3,600 square feet (344.5 m²) shall be 1,000 gallons per minute (3785.4 L/min) for 1 hour. Fire-flow and flow duration for dwellings having a fire-flow calculation area in excess of 3,600 square feet (344.5 m²) shall not be less than that specified in Table B105.1.

**Exception:** A reduction in required fire-flow of 50 percent, as approved, is allowed when the building is equipped with an approved automatic sprinkler system.

### TABLE B105.1 MINIMUM REQUIRED FIRE-FLOW AND FLOW DURATION FOR BUILDINGS

<table>
<thead>
<tr>
<th>FIRE-FLOW CALCULATION AREA (square feet)</th>
<th>FIRE-FLOW (gallons per minute)b</th>
<th>FLOW DURATION (hours)</th>
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<tbody>
<tr>
<td>Type IA and IBa</td>
<td>Type IIA and IIAIb</td>
<td>Type IV and V-Aa</td>
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<td>22,701-30,200</td>
<td>12,701-17,000</td>
<td>8,201-10,900</td>
</tr>
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<td>179,401-191,400</td>
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<td>—</td>
<td>—</td>
<td>191,401-Greater</td>
</tr>
</tbody>
</table>

For SI: 1 square foot = 0.0929 m², 1 gallon per minute = 3.785 L/min, 1 pound per square inch = 6.895 kPa.

a. Types of construction are based on the *International Building Code.*
b. Measured at 20 psi residual pressure.
Austin Fire Department Hydrant Flow Test Report

**RESIDUAL HYDRANT**

<table>
<thead>
<tr>
<th>MAP GRID #</th>
<th>HYDRANT #</th>
<th>PIPE INTERSECTION #</th>
<th>MAIN SIZE</th>
<th>AFD BOX #</th>
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<tr>
<td>2100</td>
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<td>DR</td>
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**STATIC PRESSURE (PSI):** 75  
**RESIDUAL PRESSURE (PSI):** 72  

**FLOW HYDRANT**

<table>
<thead>
<tr>
<th>MAP GRID #</th>
<th>HYDRANT #</th>
<th>PIPE INTERSECTION #</th>
<th>MAIN SIZE</th>
<th>AFD BOX #</th>
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<td>1202</td>
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<table>
<thead>
<tr>
<th>BLK #</th>
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<tbody>
<tr>
<td>2200</td>
<td></td>
<td>SHOALMONT</td>
<td>DR</td>
</tr>
</tbody>
</table>

**STATIC PRESSURE (PSI):** 76  
**VELOCITY PRESSURE (PSI):** 54

\[ dc = \text{discharge coefficient} \]
\[ \text{straight 2}\frac{1}{8}'' \text{butt} = .9 \]
\[ w/45'\text{elbow} = .75 \]

\[ \text{diffuser} = \text{N/A} \]

**FLOW RATE (GPM):** 1028

**NOTE:** This information represents the water supply characteristics in the immediate area on the date and time tested. The City of Austin does not guarantee this data will be representative of the water supply characteristics at any time in the future. It is the requesting party's responsibility to ensure that this test information is appropriate to the location of the project in question and that any differences in elevation between the test location and project are accounted for and included in the hydraulic calculations.
Fire Flow Test Calculator

The Fire Flow Test Calculator measures the rated capacity at 20 psi of a fire hydrant. The rated capacity calculation is useful in determining the total water supply at a given point in the hydrant or water main. The calculation offers more useful information than the test flow by itself and is used by insurance underwriters. For more information see NFP A 291, AWWA M-17, or our webpage on Fire Flow Testing.

<table>
<thead>
<tr>
<th>Total Test Flow-rate (GPM)</th>
<th>1028</th>
</tr>
</thead>
<tbody>
<tr>
<td>Static Pressure (psi)</td>
<td>75</td>
</tr>
<tr>
<td>Residual Pressure (psi)</td>
<td>72</td>
</tr>
</tbody>
</table>

Calculate

GPM at 20 psi: 4944.7
Class: AA
Marking color: Light Blue
NEW CONSTRUCTION ONLY
REQUIRED TO BE SHOWN ON PLANS

BASIC INFO:
ELECTRICAL SERVICE RESERVED SPACE
ORIENTED B/T 90 & 300 DEGREES OF TRUE NORTH
EXCEPTIONS:
DWELLINGS LESS THAN 800SF
SHADED BY TREES

ONE & TWO FAMILY:  240SF PER UNIT
TOWNHOMES:     160SF PER UNIT
MULTI-FAMILY:   35% OF TOTAL ROOF AREA
INCIDENTAL ROOF OVERHANGS

• FIRST 24” OF AN OVERHANG DO NOT COUNT TOWARD IMPERVIOUS COVER. (ANYTHING OVER 24” WILL COUNT)
MEMORANDUM

TO: Residential Review Stakeholders

FROM: Daniel Ward, Acting Development Services Manager, Development Services Department

DATE: August 22, 2017

SUBJECT: Calculation of Gross Floor Area for a Two-family Residential Use

Title 25-2-774(3)(S) limits the size of the secondary dwelling in a two-family residential use to 1300 square feet or a floor-to-area ratio of 0.15, whichever is smaller. There is also a limitation of 500 square feet on the second story. When calculating this square footage, Residential Review will refer to the definition of gross floor area located in Title 25-1-21.

(45) GROSS FLOOR AREA means the total enclosed area of all floors in a building with a clear height of more than six feet, measured to the outside surface of the exterior walls. The term includes: loading docks and excludes atria airspace, parking facilities, storage areas, and enclosed loading berths and off-street maneuvering areas.

The City of Austin released a code interpretation January 11, 2011 clarifying dwelling units as having a full bath and an additional sink and any other structure as being an accessory structure.

Interpretation number: CI2010-0004

"When plumbing fixtures are provided, a structure is an "accessory structure" if the structure includes only one of the following:

A water closet and a lavatory located in the immediate area of the water closet used for the purposes of hand washing, and/or a kitchen sink, or a service sink used for the purpose of food preparation and/or sanitation of dishes;

Or a bathroom that includes a shower and/or tub, lavatory, and water closet."

Questions have arisen regarding how gross floor area should be calculated when there are accessory uses on the same site proposing a two-family residential use. Going forward, Residential Review will consider the gross floor area of a secondary dwelling unit to be the gross floor area of the entire structure containing the second dwelling unit, including any accessory buildings that are attached to the dwelling and under one roof. Accessory structures connected by a covered breezeway are considered attached as defined in Title 25-1-21.

(8) ATTACHED, when used with reference to two or more buildings, means having one or more common walls or being joined by a covered porch, loggia, or passageway.
If an attic space has the requirements of a habitable space but does not have the required ceiling joist framing to support a habitable floor loading of 30 psf for residential sleeping area or 40 psf for residential living area (ref. the tables of R502.3), it is not considered habitable.

If an attic space has the requirements of a habitable space but is not able to provide the required vertical egress, it is not considered habitable.

Non-habitable attic spaces are to be labeled as such.
MEMORANDUM

To: Residential Stakeholders
From: José G. Roig, Building Official
Development Services Department
Date: June 22, 2018
Subject: Components of a Dwelling Unit & Utility Meter Count

INTERPRETATION NUMBER: 2018-0622
TITLE: Components of a Dwelling Unit & Utility Meter Count

CODE EDITION: International Residential Code (IRC)
Austin City Land Development Code (LDC) Title 25

SECTIONS: R202 Definitions; Dwelling Unit
25-1-21 Definitions; Dwelling Unit

PURPOSE: Clarification on what constitutes a dwelling unit and the number of allowed utility meters.

DEFINITIONS:
R202 Definitions; Dwelling Unit. A single unit providing independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.

25-1-21 Definitions; Dwelling Unit. Means a residential unit other than a mobile home providing complete, independent living facilities including permanent provisions for living, sleeping, eating and cooking.

CODE INTERPRETATION:
Permanent provisions for living, sleeping, eating, cooking and sanitation are as follows:
1. The structure contains at least one habitable space.
2. The structure contains at least one full bathroom (water closet, lavatory or sink and a shower or bathtub).
3. The structure contains a sink outside of the full bathroom.
4. If a structure has more than one sink outside of a full bathroom, continuous internal access through an opening with a clear width of not less than 32 inches must be provided through all habitable spaces. Access through an enclosed garage, storage space, or other enclosed space that is not habitable is not allowed. Fire separation is not required.

A dwelling unit meeting the above criteria or meeting LDC Section 25-2-901 Accessory Apartment, must adhere to the following conditions:
1. Only a single electric meter, natural gas and/or water meter shall be provided to the structure.
2. The habitable spaces, in aggregate, must adhere to the occupancy limits of Title 25-2-511 and IPC R404.
3. Only a single address may be provided to the dwelling unit.

José G. Roig, Building Official
Development Services Department
NEW: MAX ALLOWED WALL OPENINGS
EFFECTIVE SEPTEMBER 10, 2018

INTERPRETATION NUMBER: 20180904

TITLE: Maximum Allowed Openings in Walls
CODE EDITION: 2015 International Residential Code (IRC)
SECTIONS: R302.1 Exterior Walls. Table R302.1(1)
PURPOSE: Clarification to the 25% Maximum of Wall Area allowance for non-sprinklered buildings

CODE INTERPRETATION:

If an exterior wall is 3 to less than 6 from the Fire Separation Line (FSL), a maximum of 25% of its wall area can be open for windows, doors, vent openings, etc. For example, a 30' long wall by 20' high can have 150 Sq Ft of openings. The code does not limit the location or size of the opening(s). As such, (1) 7'-6" x 20' window can be placed in the wall.

Where an exterior wall located 5'-0" or more from the fire separation line has a bay window that is located at a distance of less than 5'-0" to 3'-0" from the FSL, the following is allowed:
- The aggregate opening area of the entire wall including the bay window wall shall be limited to 25% of the area of the wall. The size of the bay window openings shall not be further limited.

All portions of the wall located at less than 5'-0" from the FSL shall comply with the fire rating requirements of Table R302.1(1). See page 2 for examples.

Carl D. Wren, P.E.
Interim Building Official, Development Services Department
- NEW TOOL SHOWS WHAT RESIDENTIAL REVIEW SEES WHEN EVALUATING A PROPERTY

- SEARCH FOR A PROPERTY; GO TO CHANGE VISIBLE MAP LAYERS TAB

- DROP-DOWN MENU AT TOP LEFT CORNER, CLICK ON “RESIDENTIAL REVIEW”
OTHER TOPICS OF INTEREST...

ePLAN ONLINE SUBMITTALS – COMING SOON FOR RESIDENTIAL

EXPEDITED REVIEW – AVAILABLE NOW, NOT ALL PROJECTS QUALIFY

LCD CODE REWRITE – COMING SOON, NO TIMELINE ANNOUNCED

QLESS (SHORTEN YOUR WAIT AT 1-TEXAS)

DSD MOVING LOCATIONS

ATLAS 14 – JOINT PRESENTATION WITH COMMERCIAL ADVOCACY

PAY INVOICES ONLINE AT AUSTIN BUILD + CONNECT
NEXT RESIDENTIAL ADVOCACY ROUNDTABLE:
April 29, 12:00 – 1:30 PM

- SITE ANALYSIS/FEASIBILITY CHECKLIST
- CREATING A SUCCESSFUL BUILDING PERMIT APPLICATION
- COURSE WILL COUNT FOR CEU CREDIT
Carina Coel, AIA
AIA Austin Residential Advocacy Liaison
512-689-6684
carina@restructurestudio.com

Travis Young, AIA
AIA Austin Residential Advocacy Liaison
512-452-7961
tgyoung@studiomomentum.com
INTERPRETATION NUMBER: 2018-0622

TITLE: Components of a Dwelling Unit & Utility Meter Count

CODE EDITION: International Residential Code (IRC)
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CODE INTERPRETATION:

Permanent provisions for living, sleeping, eating, cooking and sanitation are as follows:

1. The structure contains at least one habitable space.
2. The structure contains at least one full bathroom (water closet, lavatory or sink and a shower or bathtub or shower/bathtub).
3. The structure contains a sink outside of the full bathroom.
If a structure has more than one sink outside of a full bathroom, continuous internal access through an opening with a clear width of not less than 32 inches must be provided through all habitable spaces. Access through an enclosed garage, storage space, or other enclosed space that is not habitable is not allowed. Fire separation is not required.

A dwelling unit meeting the above criteria or meeting LDC Section 25-2-901 Accessory Apartment, must adhere to the following conditions:

1. Only a single electric meter, natural gas and/or water meter shall be provided to the structure.
2. The habitable spaces, in aggregate, must adhere to the occupancy limits of Title 25-2-511 and IPMC R404.
3. Only a single address may be provided to the dwelling unit.

José G. Roig, Building Official
Development Services Department
To: Residential Review & Inspections Staff  
From: José G. Roig, CBO  
Building Official Development Services Department  
Date: May 1, 2018  
File: Residential Code Interpretation

INTERPRETATION NUMBER:  20180425  
TITLE: Components of a Habitable Attic  
CODE EDITION: 2015 International Residential Code  
SECTIONS: R202 Definitions; Attic Habitable & Habitable Space  
R305.1 Minimum Height  
R311.4 Vertical Egress  
R802.4 Allowable Ceiling Joist Spans  

PURPOSE: To provide clarification on what constitutes a habitable attic.

DEFINITIONS:

R202 Definitions; Attic Habitable. A finished or unfinished area, not considered a story, complying with all of the following requirements:

1. The occupiable floor area is not less than 70 square feet (17 m2), in accordance with Section R304.
2. The occupiable floor area has a ceiling height in accordance with Section R305.
3. The occupiable space is enclosed by the roof assembly above, knee walls (if applicable) on the sides and the floor-ceiling assembly below.

R202 Definitions; Habitable Space. A space in a building for living, sleeping, eating or cooking. Bathrooms, toilet rooms, closets, halls, storage or utility spaces and similar areas are not considered habitable spaces.

CODE REQUIREMENTS:

R305.1 Minimum Height. Habitable space, hallways and portions of basements containing these spaces shall have a ceiling height of not less than 7 feet (2134 mm). Bathrooms, toilet rooms and laundry rooms shall have a ceiling height of not less than 6 feet 8 inches (2032 mm).

R311.4 Vertical egress. Egress from habitable levels including habitable attics and basements not provided with an egress door in accordance with Section R311.2 shall be by a ramp in accordance with Section R311.8 or a stairway in accordance with Section R311.7.

R502.3 Allowable joist spans. Spans for floor joists shall be in accordance with Tables R502.3.1(1) and R502.3.1(2). For other grades and species and for other loading conditions, refer to the AWC STJR.

R802.4 Allowable ceiling joist spans. Spans for ceiling joists shall be in accordance with Tables R802.4(1) and R802.4(2). For other grades and species and for other loading conditions, refer to the AWC STJR.
CODE INTERPRETATION:

If an attic space has the requirements of a habitable space but does not have the required ceiling joist framing to support a habitable floor loading of 30 psf for residential sleeping area or 40 psf for residential living area (ref. the tables of R502.3), it is not considered habitable.

If an attic space has the requirements of a habitable space but is not able to provide the required vertical egress, it is not considered habitable.

Non-habitable attic spaces are to be labeled as such.

José G. Roig, CBO
Building Official, Development Services Department
To: Residential Stakeholders
From: Carl D. Wren, P.E.
Interim Building Official Development Services Department
Date: September 10th, 2018
File: Residential Code Interpretation

INTERPRETATION NUMBER: 20180904

TITLE: Maximum Allowed Openings in Walls
CODE EDITION: 2015 International Residential Code (IRC)
SECTIONS: R302.1 Exterior Walls; Table R302.1(1)
PURPOSE: Clarification to the 25% Maximum of Wall Area allowance for non-sprinklered buildings

CODE INTERPRETATION:

If an exterior wall is 3’ to less than 5’ from the Fire Separation Line (FSL), a maximum of 25% of its wall area can be open for windows, doors, vent openings, etc. For example, a 30’ long wall by 20’ high can have 150 Sq Ft of openings. The code does not limit the location or size of the opening(s). As such (1) 7’-6” x 20’ window can be placed in the wall.

Where an exterior wall located 5’-0” or more from the fire separation line has a bay window that is located at a distance of less than 5’-0” to 3’-0” from the FSL, the following is allowed:

• The aggregate opening area of the entire wall including the bay window wall shall be limited to 25% of the area of the wall. The size of the bay window openings shall not be further limited.

All portions of the wall located at less than 5’-0” from the FSL shall comply with the fire rating requirements of Table R302.1(1). See page 2 for examples.

[Signature]
Carl D. Wren, P.E.,
Interim Building Official, Development Services Department
1-HR RATED; 75 SF IS MAX ALLOWED OPENING(S)
Scale: 1/8" = 1'-0"

1-HR RATED; 75 SF IS MAX ALLOWED OPENING(S)
Scale: 1/8" = 1'-0"

1-HR RATED. SINCE 75 SF IS MAX ALLOWED OPENING WHEN 300 SF WALL IS 3'-0" TO < 5'-0" FROM THE WALL, OPENING IN BAY WINDOW IS NOT TO BE FURTHER LIMITED. NO OTHER OPENINGS ARE ALLOWED IN THE WALL.