

SECTION 4 – RESIDENTIAL CONSTRUCTION

4.1.0 GENERAL

4.2.0 RESIDENTIAL APPLICATION

4.3.0 RESIDENTIAL DEMOLITION

4.4.0 RESIDENTIAL SUBMITTAL REQUIREMENTS

4.4.1 New, Addition, Remodel

4.4.2 Fences, Landscape, Swimming Pools

4.4.3 Express

4.4.4 Volume Builder

4.4.5 Subchapter F

4.4.6 Structural Drawings/memorandum

4.4.7 Visitability

4.4.7.1 Visitability Applicability - Visitability applies to any structure that constitutes a dwelling unit per the International Residential Code (IRC).

4.4.7.2 Waiver of exterior visitable route provision for certain properties.

- A. The slope waiver shall be determined by the slope between the highest point to the lowest point prior to development. Slopes greater than 10% are exempt from R320.7 exterior visitable route.
- B. On a lot or legal tract with more than two dwelling units, the slope will be measured from the rear of each structure perpendicular to the midpoint of the front property line or the public or private street. Slopes greater than 10% are exempt from R320.7 exterior visitable route.
- C. Switchback waiver shall be determined by the slope between the elevation of the finished floor at the visitable dwelling entrance and all potential origin points as defined in section R320.7. The horizontal distance shall be reduced by 6 ft to account for landings. Ramp slopes to meet the intent of the code.
- D. Topographic information shall be performed by a Texas Registered Professional Land Surveyor. This survey shall be provided at the time of application submittal. The registered or certified design professional shall substantiate request for waiver.

4.4.7.3 Compliance required at plan review.

A. Detailed plans must be prepared by a Texas-Registered Architect or a Certified Building Designer holding a National Council of Building Designers Certification seal.

B. Exterior ramp details will be required when constructed with materials other than concrete.

4.4.7.4 Compliance Required at Field Inspection Verification

A. Exterior Visitable Route

1. The minimum width of the exterior visitable route is thirty six inches.
2. Alternative Method of Compliance and Modifications of approved plans –A modification to the approved plans may be field approved provided the proposed method of compliance meets the intent of the code. Documentation shall be provided for the permit record.
3. Property owners will not be required to redesign or relocate the structure to comply after the plans have been approved for building permit.

B. Visitable light switches, receptacles, and environmental controls

1. Light Switches and environmental controls shall be a maximum of 48 inches above the floor. This measurement is from the top of the device or box to the unfinished floor at rough inspection.
2. Outlets must be a minimum of 15 inches above the floor. This measurement is from the bottom of the device or box to the unfinished floor at rough inspection.
3. Floor outlets are an acceptable alternative where installation of compliant wall outlets is not feasible.

C. Threshold No Step Entrance code interpretation CI2013-0002 is an approved method of compliance as is an approved manufactured barrier-free access system pertaining to the threshold. A permanent site built ramp against the threshold with less than one-half inch in vertical rise, that doesn't exceed 12 inches in length, located on the exterior side, doesn't exceed 8.3% slope and has landing will be an approved transition at the exterior entry at the visitable dwelling entrance.

4.4.7.5 Equivalent alternative

Compliance with the latest addition of the ICC accessibility standards A117.1

4.4.7.6 Doors

Door swings shall not impede the 30" x 30" clear floor space within the visitable bathroom.