Part 4:
Visitability Ordinance
Submittal Requirements

• Interior visitability
  – Plan with graphic notations
  – OR Plan with descriptive notes

• Exterior Visitability – July 1, 2015
  – Plan showing Exterior Route and components
  – Waivers: Survey with contours and Registered Design Professional substantiation letter or notes.

• Plan sheets and/or submittal exhibits that are necessary to demonstrate Visitability compliance must be sealed by a Texas-registered Architect or NCBDC Certified Building Designer.
Visitability Plan

VISITABILITY NOTES:
(Optional in lieu of graphic representation)

EXTERIOR ROUTE
Point of origin: Front sidewalk
Elevation: 97'-10 1/4" 
Visitable entrance: Front Entry Door
Landing: 99'-11 1/4" 
Visitable Route: Walk from front sidewalk to Entry Door
25'-0" length
Slope 1:12 / 6.3%

VISITABLE ENTRANCE:
Front Entry Door
1. Minimum clear width of 32" 
2. Elevated threshold 2/" max

INTERIOR COMPLIANCE
Bathrooms Route: Front Entry Door, Bath 1, Kitchen, Diri, Living and connecting hallways.
1. Minimum clear width of 32"
2. Thresholds and transitions shall be ramped or bowed

VISITABLE BATHROOM:
Bath 1
1. Minimum clear opening of 30 inches at door
2. Interior 2 x 6 wood blocking shall be installed flush with stud edges of bathroom walls.
Centerline of block at 34" a.f.f. except for portion of the wall located directly behind the lavatory.

ELECTRICAL
1. Light switches and environmental controls no higher than 48" above the interior floor level
2. Outlets and receptacles minimum 15" above interior floor level except for floor outlets.

City of Austin Development Services Department
**VISITABILITY NOTES:**
*(Optional in lieu of graphic representation)*

**EXTERIOR ROUTE**
- Point of origin: Front sidewalk
  - Elevation 97'-10 ½”
- Visitable entrance: Front Entry Door
  - Landing el. 99'-11 ¾”
- Visitable Route: Walk from front sidewalk to Entry Door
  - 25'-0” length
  - Slope 1:12 / 8.3%

**VISITABLE ENTRANCE:** Front Entry Door
1. Minimum clear width of 32”
2. Beveled threshold 1/2” max

**INTERIOR COMPLIANCE**
- Bathroom Route: Front Entry Door, Bath 1, Kitchen, Dining, Living and connecting hallways.
  1. Minimum clear width of 32”
  2. Thresholds and transitions shall be ramped or beveled

**VISITABLE BATHROOM:** Bath 1
1. Minimum clear opening of 30 inches at door
2. Lateral 2 x 6 wood blocking shall be installed flush with stud edges of bathroom walls.
   Centerline of block at 34” a.f.f. except for portion of the wall located directly behind the lavatory.

**ELECTRICAL**
1. Light switches and environmental controls no higher than 48” above the interior floor level
2. Outlets and receptacles minimum 15” above interior floor level except for floor outlets.
Approved Threshold Detail

Code interpretation CI2013-0002 is an approved method of compliance pertaining to the threshold.

Read the entire interpretation here:
http://www.austintexas.gov/department/building-technical-codes
Waiver Requirements

R320.7.1 Waiver of *exterior visitable route* provision for certain properties. The requirements of Section R320.7 do not apply to:

1. lots with 10% or greater slope prior to development; or

2. properties for which compliance cannot be achieved without the use of switchbacks.

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.
The slope waiver shall be determined by the slope between the highest point to the lowest point prior to development. Slope greater than 10% are exempt from R320.7 exterior visitable route.
Slope Waiver Request

Substantiation from Design Professional

Design Professional Seal, Signature, & Date

Survey from Professional Land Surveyor

High Point 117’-0”

Low Point 100’-0”

Slope Calculation
17’ rise / 150’-8” run = 11.3%

Contours (1’-0” or 2’-0” intervals preferred)

Lowest Point = 100’-0”
Highest Point = 117’-0”
Distance Between = 150’-8”

City of Austin Development Services Department
Slope Waiver Requirements

2+ Dwellings

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. Slope greater than 10% are exempt from R320.7 exterior visitable route.
Slope Waiver Request
2+ Dwellings

Unit C Waiver granted

Unit A & Unit B must comply w/ visitability

Survey from Professional Land Surveyor

Contours (1’-0” or 2’-0” intervals preferred)

Substantiation from Design Professional including Seals

Slope Calculations
Unit C: 11’ rise/ 85’ run = 12.9%

High Point 112’-0” @ Unit C

Low Point 101’-0” @ Unit C

Property Line or Street

I, John Doe, request a waiver for UNIT C for the exterior visible route in compliance with R320.7.1.2 due to slope of lot between highest point at rear of structure and lowest point at property line exceeding 10%.
Switchback Waiver Requirements

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 6ft to account for landings. Ramp slopes to meet the intent of the code.

Potential Origin Points: Garage, Driveway, Public Street, Public Sidewalk.

R311.8.1 Maximum slope.
Ramps shall have a maximum slope of 1 unit vertical in 12 units horizontal (8.3-percent slope).
Exception: Where it is technically infeasible to comply because of site constraints, ramps may have a maximum slope of one unit vertical in eight horizontal (12.5-percent slope).
Switchback Waiver Request

Overall Site Slope is < 10%

Contours and investigated routes shown (in red)

Substantiation from Design Professional
Slope Calculations
Design Professional Seal, Signature, & Date
Survey from Professional Land Surveyor
SLOPE CALCULATIONS
Finish floor at Visitable Entrance to:

A. GARAGE: 
   4'-0" Rise / 14'-0" Run = 29%

B. DRIVEWAY: Varies: 
   4'-6" Rise / 8'-0" Run = 56%  
   7'-0" Rise / 19'-0" Run = 37%

C. STREET:  
   8'-0" Rise / 29'-0" Run = 28%

D. SIDEWALK:  
   7'-6" Rise / 19' Run = 30%

*6’-0” has been subtracted from all Runs to account for landings.
Visitability Exterior Route
July 1, 2015

Starting **July 1, 2015** all visitability requirements will be enforced
THANK YOU

City of Austin Residential Technical Review Team:

Mayra Rivera, Plan Review Coordinator
mayra.rivera@austintexas.gov

Beth Culver, AIA, PMP, Plans Examiner
beth.culver@austintexas.gov

Jose Rascon, Plans Examiner
jose.rascon@austintexas.gov

Jennifer Verhulst, P.E., Plans Examiner
jennifer.verhulst@austintexas.gov

City of Austin Development Services Department