SECTION 6 – MINIMUM LIFE SAFETY GUIDELINES

6.1.0 GENERAL

This section is informational and provides guidelines for citizens regarding minimum life safety requirements for the maintenance and repair of existing residential structures in compliance with the adopted Residential Code, Building Code, Electric Code, Plumbing Code, Mechanical Code, Existing Building Code, Property Maintenance Code, and Fire Code.

For more information on adopted codes and technical information, go to the City website: http://www.austintexas.gov/development/

This section applies to legal complying and legal non-complying structures, single-family and multi-family residences, and does not address zoning.

6.2.0 Express Permits for compliance with the Property Maintenance Code

1) Residential Express Permit process may be utilized for some residential projects regulated by the International Residential Code, but may be limited to the following criteria:

a. Window Replacement (size for size)
b. Exterior door replacement (size for size)
c. Adding/Removing Siding
d. Adding/Removing Brick/veneer
e. Roof repair (to the extent of replacing decking)
f. Foundation repair (without increasing impervious cover)
g. Bathroom remodel (tub/shower conversions)
h. Kitchen remodel
i. Ramps
j. Drywall
k. Projects deemed to be similar in nature as determined by the Building Official

Notes:

1. Plumbing fixtures cannot be added. Walls cannot be relocated or removed.
2. No zoning review takes place. Issuance of an Express Permit will not constitute compliance with zoning code.
3. Properties in the floodplain will require a floodplain review.

6.3.0 MAINTENANCE AND PERMITTING GUIDELINE BY COMPONENT CHART

Section 6.3 provides a reference chart for the minimum life safety maintenance requirement for a building to exist. Applies to all residential occupancies, and includes a guideline for the type of work requiring a Permit.

The chart applies to existing residential structures and is organized by:

1. Building Code Component or Feature in alphabetical order;
2. The corresponding Minimum Property Maintenance Code Requirement for Existing Buildings;
3. Component Definition, Code Section or Reference;
4. General Comments and/or Reference.

Building Component or Feature	**Minimum Property Maintenance Code requirement for Existing Buildings**	**Definition, Code Section, or Reference**	**Repairs on Existing Structures (Permit or NO Permit) and general comments (IEBC Section 101.4.1) for Legally Occupied Structures**
Balcony	Balconies must be properly attached and maintained in sound condition and in good repair, and in accordance with the Code in effect at the time of construction.	**Section 304 Exterior Structure (IRC Ch.2):** An exterior floor projecting from and supported by a structure without additional independent support.	See Permit Exemption Code Reference, BCM Section 6.4
Bathroom (one- or two-family dwelling)	**1)** Bathrooms, Toilet Rooms, and Sinks – Every dwelling unit shall have a bathroom with a tub and/or shower and a water closet (toilet). The lavatory (bathroom sink) must be in the bathroom or toilet room or near the door leading to the bathroom or toilet room. **2)** Every dwelling unit must have a kitchen sink, but the kitchen sink cannot substitute for the bathroom sink. All toilet rooms and bathrooms must provide privacy.	**Section 502 Required Facilities (one- or two-family dwelling unit) (UPC, IPMC):** A group of fixtures consisting of a water closet, one or two lavatories and either a bathtub, a combination bath/shower, or a shower, and may include a urinal or a bidet or an emergency floor drain. (UPC) A room containing plumbing fixtures	See Permit Exemption Code Reference, BCM Section 6.4

		including a bathtub and a shower (IPMC)	
Bathroom (Rooming units, Boarding units, and Hotels)	**In rooming houses and boarding houses**- there must be at least 1 toilet, bathroom sink, and bathtub and/or shower for every four rooming or boarding units. **In hotels-** that do not provide private toilets, bathroom sinks, and/or tub showers, there must be one of each of these plumbing fixtures for every 10 occupants. The toilet rooms or bathrooms that are not private must not be more than one floor away from rooming units, boarding units, or hotel rooms they serve. **In all facilities other than dwelling units**,-the toilet room floor must have a smooth, hard, non-absorbent surface.	**Section 502 Required Facilities (not one- or two-family dwelling unit): See kitchen also.**	
Bathroom Privacy Requirement (multiple dwellings)	All toilet rooms and bathrooms must provide privacy, and interior locking must be provided for the door for common or shared bathrooms in a multiple dwelling.	**Section 503.1 Privacy.**	
Bedrooms	Must contain at least 70 square feet. A bedroom may not be the only way to access another bedroom or habitable spaces unless the dwelling unit contains fewer than 2 bedrooms. Every bedroom must have access to at least 1 water closet (toilet) and one lavatory (bathroom sink) without passing through another bedroom, and the water closet (toilet) and lavatory (bathroom sink) must be located on the same story as the bedroom. Kitchens and non habitable spaces	**Section 404 Bedrooms (IPMC):** Any room or space used or intended to be used for sleeping purposes in either a dwelling or sleeping unit. **Sleeping Unit** refers to a room used for sleeping, which may also include provisions for living, eating, and/or either	

	may not be used for sleeping purposes.	sanitation or bathing facilities. (such as an efficiency apartment).	
Boarding Houses	Must meet the requirements of a dwelling unit.	**Section 201.1 Boarding Houses (IPMC)**: A building, other than a hotel, where lodging with meals for more than six (6) unrelated persons is provided for compensation.	
Ceiling Heights - Minimum	In general, the ceiling height of habitable spaces, hallways, corridors, laundry areas, bathrooms, toilet rooms, and habitable basement areas must be at least 7 feet. Ceiling height may comply with the exceptions listed in the International Property Maintenance Code and/or the code adopted when the building was constructed.	**Section 404.3 Minimum Ceiling Heights (IPMC)**	See Common Life Safety Components Chart, BCM Section 6.5.
Chimney	Must be properly attached and maintained in sound condition and in good repair, and in accordance with the Code in effect at the time of construction.	**Section 304 Exterior Structure (Chimney) (IRC Ch. 2)**: A primary vertical structure containing one or more flues, for the purpose of carrying gaseous products of combustion and air from a fuel-burning appliance to the outside atmosphere.	See Permit Exemption Code Reference, BCM Section 6.4
Clothes Dryer Exhaust	Clothes dryer exhausts may not be connected to other ventilation systems and must be exhausted according to manufacturer's specifications.	**Section 403 (IPMC)**	
Deck	Every exterior deck shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads. **Structural engineering may be required to verify footings, foundations and**	**Section 304 (IPMC) and Chapter 2 (IRC)** An exterior floor system supported on at least two opposing sides by an adjoining	See Permit Exemption Code Reference, BCM Section 6.4

	attachment to structure.	structure and/or posts, piers, or other independent supports.	
Doors	Exterior doors, door assemblies and hardware shall be maintained in good condition, and the door and frame shall be kept in sound condition, good repair and weather tight.	**Section 304 (IPMC)** An entrance way, a barrier which swings, slides, tilts or folds to enclose an opening in a wall. (Architectural Construction Dictionary)	Exterior door replacement which includes the door frame/jamb requires a permit. For exceptions for door maintenance, See Permit Exemption Code Reference, BCM Section 6.4
Doors/ Locks	Locks at all entrances to dwelling units and sleeping units shall tightly secure the door. Locks on means of egress doors shall be readily openable from the side from which egress is to be made without the need for keys, **special knowledge*** or effort, except where door hardware conforms to that permitted by the IBC.	**Section 304 and 702 (IPMC)** *Examples of special knowledge include but are not limited to combination locks or an unlocking device in an unknown, unexpected or hidden location.	Exterior door replacement which includes the door frame/jamb requires a permit. For exceptions for door maintenance, See Permit Exemption Code Reference, BCM Section 6.4
Doors/ Building Security	Must be maintained in sound condition and weather tight. Doors in Dwelling Units – Doors that provide access to and/or egress from a dwelling unit shall be equipped with a deadbolt lock designed to open from inside the dwelling unit without a key or **special knowledge***. A sliding bolt is not considered a deadbolt lock complying with this standard. The lock throw must not be less than one inch and shall tightly secure the door. Deadbolt locks shall be installed and maintained to manufacturer's specification. Every interior door must reasonably fit within its frame; be capable of being opened and closed; and be installed with hardware, jambs, and headers as intended by manufacturer's specifications.	**Section 304 (IPMC)** *Examples of special knowledge include but are not limited to combination locks or an unlocking device in an unknown, unexpected or hidden location.	Exterior door replacement which includes the door frame/jamb requires a permit. For exceptions for door maintenance, See Permit Exemption Code Reference, BCM Section 6.4

Dwelling Unit		**Section 202 IPMC**. A single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation.	
Dwelling Unit minimum plumbing fixtures	Every dwelling unit shall contain its own bathtub or shower, lavatory, water closet and kitchen sink which shall be maintained in a sanitary, safe working condition. The lavatory shall be placed in the same room as the water closet or located in close proximity to the door leading directly into the room in which such water closed is located. A kitchen sink shall not be used as a substitute for the required lavatory.	**Section 502 Dwelling Units (IPMC)**	See Permit Exemption Code Reference, BCM Section 6.4
Dwelling Unit Electrical Equipment	All habitable space in every dwelling unit must have receptacles, lights and switches as required by the applicable code at the time the unit was built. The receptacles and switches must meet accessibility height requirements in place at time of original dwelling unit construction. In no case, may any space within a dwelling unit have less than two receptacles that are separate and remote from each other, and all habitable space must have at least one light and switch. Every laundry area/room must have one grounded-type receptacle or a receptacle with a ground-fault circuit interrupter. Every bathroom must contain at least one receptacle, and any new bathroom receptacle shall have a ground-fault circuit interrupter.	**Section 604 (IPMC)**	See Permit Exemption Code Reference, BCM Section 6.4

Dwelling Unit-Efficiency	An efficiency unit can have 2 occupants if it has a clear floor area of at least 220 square feet, and 320 square feet for 3 occupants. This clear floor area calculation excludes the area of the kitchen sink, cooking appliance, refrigerator, and a separate bathroom that contains a water closet (toilet), lavatory (bathroom sink), and bathtub or shower. The kitchen sink, cooking appliance, and refrigerator must have a clear working space of at least 30 inches in front. Efficiency units must maintain the required accessibility standards adopted when the dwelling unit was built. No more than 3 people can occupy an efficiency unit.	**Section 404 Efficiency Unit (IPMC)**	See Common Life Safety Components Chart, BCM Section 6.5
Electrical System Hazards	All electrical and electrical service equipment must meet and be maintained to applicable Electrical Code standards and accessibility standards. All electrical hazards caused by inadequate service; improper fusing; insufficient receptacles and lighting outlets; improper wiring or installation; deteriorated or damaged wiring must be abated as required by the code official.	**Section 604 Electrical System Hazards (IPMC)**	See Permit Exemption Code Reference, BCM Section 6.4.
Elevators	Elevators must be installed and maintained to all applicable standards, including but not limited to, code and accessibility standards.	The State mandates legal requirements for elevators. https://www.tdlr.texas.gov/elevator/elelaw.htm. Also see IBC IFC	See Permit Exemption Code Reference, BCM Section 6.4.
Employee Facilities	Employees must have access to at least one water closet (toilet); bathroom sink; and drinking facility. The toilet rooms or bathrooms for employees must have access from the employee work area; must not be more than one floor away from the employee work area; and the travel distance to these employee facilities	**Section 502 and 503 (IPMC)**	See Permit Exemption Code Reference, BCM Section 6.4.

	must not exceed 500 feet. All bathrooms, toilet rooms, and sinks must meet the accessibility standards adopted when the building was built.		
Egress	There must be a safe, continuous, and unobstructed path from any point of a building or structure to the public way. Means of egress shall comply with the Fire Code.	**Section 702 (IPMC)** Applies to all residential occupancy.	See Permit Exemption Code Reference, BCM Section 6.4. See Common Life Safety Components Chart, BCM Section 6.5.
Egress, Emergency Escape Openings	Required emergency escape and rescue openings shall be operational from the inside of the room without the use of keys or tools. Bars, grills, grates or similar devices are permitted to be placed over emergency escape and rescue openings, provided the minimum net clear opening size complies with the code that was in effect at the time of construction and such devices shall be releaseable or removeable from the inside without the use of a key, tool or force greater than that which is required for normal operation of the escape and rescue opening.	**Section 702 Emergency Escape (IPMC)**	Removal of bars, grills or grates is exempt from permitting requirement. See Permit Exemption Code Reference, BCM Section 6.4. Replacing or installing any windows requires a permit. See Replacement Window Requirements, Common Life Safety Components Chart, BCM Section 6.5.

Egress-Emergency Escape Openings and Alternate Methods of Compliance	**Alternative Methods (IPMC)**: 1)The owner of residentially occupied building that has one or more sleeping rooms that lack a window with the dimensions required by Sec.702 of the IPMC may comply through the use of alternate methods. 2)The owner of residentially occupied building that has one or more sleeping rooms in which the height of the sill for the window required by Sec.702 of the IPMC exceed the maximum permissible distance from the floor may comply through the use of alternate methods.	**Section 702 Emergency Escape (IPMC)**	See Replacement Window Requirements, Common Life Safety Components Chart, BCM Section 6.5.
Exterior Surfaces - Protective Treatment of	All exterior surfaces of the building including doors, walls, roofs, windows, porches, etc. must be protected so that they are weather resistant and water tight. Flaking or chipping paint is not permitted.	**Section 304 (IPMC)**	See Permit Exemption Code Reference, BCM Section 6.4
Exterior Walls	Must be weatherproof and waterproof and free from holes, breaks and rotted and/or damaged material.	**Section 304 (IPMC)**:	See Permit Exemption Code Reference, BCM Section 6.4
Fire Resistance	All required fire resistance systems and all openings in fire-resistance assemblies must be installed and maintained to the standards required when the building was built. Required fire-resistance rating means the required rating of walls or floors at the time of construction. Fire doors and smoke barrier doors shall not be blocked or obstructed or otherwise made inoperable.	**Section 703 (IPMC)**	See Permit Exemption Code Reference, BCM Section 6.4
Fire Safety Facilities and Equipment	All systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times in accordance with the Fire Code.	**Section 704 (IPMC) (IFC)** (see Smoke Alarms)	Applies to R2, R3, or R4. See Permit Exemption Code Reference, BCM Section 6.4. For Smoke Alarms, See Common Life Safety Components Chart, BCM

			Section 6.5.
Foundation Walls	Must be maintained plumb and free from open cracks and breaks that could allow rodents and other pests to enter the building.	**Section 304 Foundation Walls (IPMC)**	Repairs to foundations require a permit and approved documentation from an engineer or architect.
Glazing	All glazing materials should be maintained free from cracks and holes.	**Section 304 Glazing (IPMC)**	Replacement of glazing (not including replacement of any part of frame holding the glazing) is exempt from permitting requirement. Replacement glazing in hazardous locations shall comply with the safety glazing requirements of the IBC or IRC.
Guardrails	Must be maintained to the code standards approved by the City when the building was built and in compliance with the International Property Maintenance Code and local amendments. The rails must be firmly fastened and capable of supporting normally imposed loads. Guardrails that are at least 36 inches high are required for landings, porches, decks, ramps and other walking surfaces that are at least 30 inches above grade of the property.	**Section 304 Guard (IPMC):** A building component or a system of building components located at or near the open sides of elevated walking surfaces that minimizes the possibility of a fall from the walking surface to a lower level.	See Permit Exemption Code Reference, BCM Section 6.4. See Common Life Safety Components Chart, BCM Section 6.5.

Handrails	Must be maintained to the code standards approved by the City when the building was built and in compliance with the International Property Maintenance Code and local amendments. The rails must be firmly fastened and capable of supporting normally imposed loads.	**Sections 304, 305, 307 (IPMC)**	See Permit Exemption Code Reference, BCM Section 6.4. See Common Life Safety Components Chart, BCM Section 6.5.
Heating Systems	The heating systems in every dwelling unit must be capable of creating and maintaining a room temperature of 68 degrees F in every habitable room, bathroom and toilet room. The heating systems in occupy-able work spaces must be capable of creating and maintaining a room temperature of 65 degrees F. Temperature readings are taken at 3 feet above the floor near the center of a room and two feet inward from the center of every exterior wall.	**Section 602 (IPMC) and Section 303.0 (IRC)**	See Permit Exemption Code Reference, BCM Section 6.4
Infestation	All structures must be kept free of rodent and insect infestation. The owner must make the premises free of infestation at time of initial lease. If there are two or more dwelling units, the owner remains responsible for preventing re-infestation through extermination. In single occupant buildings, the occupant is responsible for preventing re-infestation. The owner remains responsible for repairing building defects that may cause infestation, and for preventing infestation until repairs are completed.	**Section 202 Section 302 309 (IPMC)**	See Permit Exemption Code Reference, BCM Section 6.4
Interior Surfaces	Peeling, chipping, and flaking paint must be removed and the surface must be repainted. This includes doors and windows. Decayed wood, cracked and loose plaster or stucco, and other deteriorating surfaces must be repaired or replaced.	**Section 305 Interior Surfaces (IPMC)**	See Permit Exemption Code Reference, BCM Section 6.4
Kitchen	Kitchens and nonhabitable spaces shall not be used for sleeping purposes.	**Kitchen:** Kitchen shall mean an area used or designated to be used for the	

		preparation of food. (IRC)	
Kitchen Sink	Every dwelling unit must have a kitchen sink, but the kitchen sink cannot substitute for the bathroom sink.	**Section 502 (IPMC)** A kitchen sick shall not be used as a substitute for the required lavatory.	
Kitchen/ Cooking Facilities	Cooking is prohibited in Rooming units or Dormitory units – Unless the certificate of occupancy allows cooking in a room in a rooming unit or dormitory unit, occupants are limited to devices such as coffee makers and microwave ovens.	**Section 403 (IPMC)**	
Landings	Must be maintained to the code standards approved by the City when the building was built and in compliance with the International Property Maintenance Code and local amendments. The landing must be maintained so as not to be warped, worn, loose, torn or otherwise unsafe and shall provide safe and adequate means of egress.	**Chapter 3 (IRC) Landings**: There shall be a floor or landing on each side of each exterior door. The floor or landing at the exterior door shall not be more than 1.5 inches (38 mm) lower than the top of the threshold. The landing shall be permitted to have a slope not to exceed 0.25 unit vertical in 12 units horizontal (2-percent).	See Permit Exemption Code Reference, BCM Section 6.4 See Common Life Safety Components Chart, BCM Section 6.5.
Porch	Must be properly attached, maintained structurally sound and in good repair.	**Porches:** An exterior structure that shelters a building entrance. An exterior structure that extends along the outside of a building usually roofed and generally open sided but may also be partially enclosed, screened or glass enclosed. It is often an addition to the main structure.	See Permit Exemption Code Reference, BCM Section 6.4

		(Architectural Construction Dictionary)	
Lighting of Common Areas and Stairways	Common halls and stairways in residential occupancies other than one and two family dwellings, must be lit with a 60 watt light bulb for each 200 square feet of floor area. In non-residential areas, all exits and exit systems must have at least one foot-candle of lighting.	**Section 402** Common Halls and Stairways, **Section 605 Luminaires** (IPMC). Luminaire: A complete lighting unit consisting of one or more lamps or components which are designed to distribute the light, to position and protect the lamps, and to connect the lamps to the electrical power supply. Also called a lighting fixture.	See Permit Exemption Code Reference, BCM Section 6.4
Minimum Room Requirements	Every dwelling unit shall have at least one habitable room that shall have not less than 120 square feet of gross floor area and every bedroom shall contain at least 70 sq. ft.	**Section 404 Minimum Room Area (IPMC)**	
Maintenance of Buildings/ structures	Equipment, systems, devices and safeguards shall be maintained in good working order.	**Section 102 Maintenance (IPMC)**	See Permit Exemption Code Reference, BCM Section 6.4

Mechanical Equipment	All heating, ventilation, and air conditioning equipment as well as fireplaces, stoves, water heaters, boilers, and solid-fuel burning appliances must meet and be maintained according to applicable Mechanical Code standards, Plumbing Code standards, manufacturer's standards, energy conservation standards, and state law. All required clearances from combustible material must be maintained, and safety controls must remain in operable condition. Maintenance of air supply for complete combustion of fuel and for ventilation is required, and all energy conservation devices must be maintained as well. All ducts must be installed and maintained to applicable code standards and manufacturer's specifications, and must be maintained free of obstructions and leaks.	**Section 603 Mechanical Appliances (IPMC)**	See Permit Exemption Code Reference, BCM Section 6.4
Natural Light	All habitable space requires a window facing outside or to a courtyard, and the total glazed area for the window must be at least 8% of the floor area of the room.	**Section 402 Habitable Spaces (IPMC)**	
Occupancy Limits	Dwelling units, dormitory units, rooming house units, and boarding house units must be arranged to provide privacy and be separated from housekeeping units and other adjoining spaces.	**Section 404 (IPMC)**	
Overcrowding	A dwelling unit must be large enough to not create conditions that the code official finds would endanger the life, safety, or welfare of the occupants. Each bedroom must be at least 70 square feet in area for the first two adult occupants. Bedroom size must be increased by at least 50 square feet for each additional occupant. Children under 2 years old are not considered as occupants for overcrowding purposes.	**Section 202 (definition) The purpose for which a building or portion thereof is utilized or occupied. 404.4.1 and 404.5 (IPMC)**	

Plumbing Fixtures	Plumbing fixtures must be maintained to the adopted code under which they were installed and manufacturer's specifications. All plumbing fixtures must be maintained in a safe, sanitary and functional condition. Plumbing fixtures must also comply with applicable accessibility and water conservation standards. Plumbing fixtures must have adequate clearance for cleaning and usage.	**Section 504 General (Plumbing Systems and Fixtures) (IPMC)**	See Permit Exemption Code Reference, BCM Section 6.4
Public Lighting	Every public hallway, interior and exterior stairway, toilet room, kitchen, bathroom, laundry room, boiler room, and furnace room must have at least one electrical luminaire.	**Section 605 Luminaires (IPMC),** See local amendments: IECC 404.1 Lighting, and NEC Exemptions	See Permit Exemption Code Reference, BCM Section 6.4
Roofs and Drainage	Roofs and flashing must be sound and tight enough to prevent rain from entering the building; prevent dampness; and prevent deterioration in either the walls or the interior of the building. Roof drains, gutters, and downspouts must convey rainwater away from the building and shall not convey roof water/drainage in a manner that creates a public nuisance.	**Section 304 Roofs and Drainage. (IPMC)** A secure, nonleaking roof is necessary to keep a building properly maintained.	See Permit Exemption Code Reference, BCM Section 6.4
Rooms - Minimum Width of Rooms	Other than kitchens, all habitable rooms shall not be less than 7 feet wide in any plan dimension. Kitchens must have a 3 foot clear space between counter fronts and appliances and counter fronts and walls.	**Section 404 Room Area (IPMC)**	

Rubbish and Garbage	The owner must keep the exterior of the property free from the accumulation of rubbish and garbage. The tenant or occupant must dispose of rubbish and garbage in approved, leak-proof containers. Refrigerators and similar appliances not in operation cannot be stored on-site without first removing the door.	**Rubbish:** Combustible and noncombustible waste materials, except garbage; the terms shall include the residue from burning of wood, coal, coke, and other combustible materials, paper, rags, cartons, boxes, wood, excelsior, rubber, leather, tree branches, yard trimmings, tin cans, metals, mineral matter, glass, crockery and dust and other similar materials. **Garbage:** The animal or vegetable waste resulting from the handling, preparation, cooking, and consumption of food.	No permit required. Hazardous type waste should be handled in accordance with city, state and federal regulations.
Sanitary Drainage System	All plumbing fixtures must be connected to a public sewer system or an approved private sewage disposal system. Plumbing stacks, vents, waste, and sewer lines must be maintained and kept free from obstructions, leaks, and defects. Repair and replacement of the components of the sanitary drainage system must comply with adopted codes and manufacturer's specifications. **NOTE:** Building sewer shall not cross property lines.	**Section 506 Sanitary Drainage Systems (IPMC)**	See Permit Exemption Code Reference, BCM Section 6.4

Smoke Alarms	All required smoke alarm systems must be maintained to the applicable Code standards required when the structure was built. If interconnected alarms with battery backup were required, the interconnected alarm system and the batteries must be maintained and tested. If buildings were built when alarms were not required or when alarms were not required to be interconnected, interconnection is not required.	**Section 701, 704 Smoke Alarms (IPMC)**	See Permit Exemption Code Reference, BCM Section 6.4. See Common Life Safety Components Chart, BCM Section 6.5.
Smoke Alarm Location	Smoke alarm locations must be in accordance with the code in effect at the time of construction for existing dwellings in at least the following locations: On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms; in each room used for sleeping purposes; in each story within a dwelling unit (excluding crawl spaces and uninhabited attic space). In split level dwellings, the smoke alarm may be installed on the upper floor only if there is no intervening door and the lower level is less than a full story below.	**Sections 701, 704 (IPMC)**	See Permit Exemption Code Reference, BCM Section 6.4. See Replacement See Common Life Safety Components Chart, BCM Section 6.5.
Stairway	Shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads. Stairway width and rise and run shall be maintained to the applicable Code standards required when the structure was built. Where no code standards were adopted or for annexed areas, stairway systems must, at a minimum, meet a recognized code standard.	**Section 304 (IPMC)** **Stairway:** One or more flights of stairs, either exterior or interior, with the necessary landings and platforms connecting them, to form a continuous and uninterrupted passage from one level to another.	See Permit Exemption Code Reference, BCM Section 6.4. See Common Life Safety Components Chart, BCM Section 6.5.
Storm Drainage	Drainage of roofs, paved areas, yards, courts and other open areas on the premises must not create a public nuisance.	**Section 507 (IPMC)**	See Permit Exemption Code Reference, BCM Section 6.4

Structural Elements of the Building	The structural elements of the exterior and interior of the building must be capable of supporting live and dead loads, and be maintained free of deterioration and/or damage.	**Section 304 (IPMC)**	See Permit Exemption Code Reference, BCM Section 6.4
Swimming Pools, Spas, Hot Tubs-Private (One and Two Family Dwellings)	Must be kept in a clean and sanitary condition and in good repair. Swimming pools, spas, hot tubs, or other human-use water features must be equipped with an approved enclosure. Enclosures must be maintained to the standards adopted when the pool, spa, hot tub, or other human-use water features enclosure was built. Where no code standards were adopted or for annexed areas, the requirements of the Property Maintenance Code shall apply. Potable water cross connection protection is required.	**Section 303 (IPMC), LDC**	See Permit Exemption Code Reference, BCM Section 6.4
Swimming Pools, Spas, Hot Tubs-Semi-Public (Multi-Family)	Must be kept in a clean and sanitary condition and in good repair. Swimming pools, spas, hot tubs, or other human-use water features must be equipped with an approved enclosure. Enclosures must be maintained to the standards adopted when the pool, spa, hot tub, or other human-use water features enclosure was built. Where no code standards were adopted or for annexed areas, the requirements of the Property Maintenance Code shall apply. Potable water cross connection protection is required.	**Section 303 (IPMC), LDC (Health regulations) , State Dept. of Health requirements**	See Permit Exemption Code Reference, BCM Section 6.4
Unlawful Structures	If a structure was built, altered, or occupied contrary to the law, or is occupied by more persons than allowed by the law, the code official may request vacation or partial vacation of the structure until the structure is fully compliant with all applicable laws. The code official may require that portions of the walls, ceilings, floors, or other components be removed to determine whether the	**Section 108 Unlawful Structures (IPMC)**	See Permit Exemption Code Reference, BCM Section 6.4

	building and/or equipment have been installed according to applicable laws.		
Unsafe Structures and Equipment	Structure(s) or equipment determined to be dangerous to the life, health, property or safety of the public or the building occupants must be corrected in accordance with applicable codes.	**Section 108 General (IPMC)**	See Permit Exemption Code Reference, BCM Section 6.4
Ventilation - Process	A local exhaust ventilation system to the exterior of the building is required when fumes, gases, ducts, or mists are generated that may be injurious, toxic, irritating or noxious.	**Section 403 Ventilation (IPMC)**	See Permit Exemption Code Reference, BCM Section 6.4
Water Heaters and Water Heating Systems	Must be installed according to adopted codes and manufacturer's specifications. Water heaters must be capable of supplying water at a temperature of at least 110 degrees F. Gas burning water heaters shall not be located in any bathroom, toilet room, bedroom or other occupied room normally kept closed unless installed in accordance with plumbing code in effect at the time of installation. An approved combination temperature and pressure relief valve and relief valve discharge pipe shall be properly installed and maintained on water heaters.	**Section 505 (IPMC)**	Water Heater replacement and all associated components requires a permit.
Water Supply	All plumbing fixtures must be connected to a public water system or an approved private water system. Hot and cold water must be provided to kitchen sinks, bathroom sinks (lavatories), laundry facilities, tubs and showers. The water supply must be maintained free of contamination. All devices required to prevent cross-connections must be installed and maintained to adopted codes and	**Section 505 (IPMC)**	See Permit Exemption Code Reference, BCM Section 6.4.

	manufacturer's specifications. The water supply system must be capable of providing adequate volumes at adequate pressure so that the plumbing system and fixtures can perform properly.		
Windows	Must be maintained in sound condition and weather tight.	**Section 304 (IPMC)**	See Permit Exemption Code Reference, BCM Section 6.4. See Common Life Safety Components Chart - Replacement Window Requirements, BCM Section 6.5.
Windows	Windows, other than fixed windows, must be easily opened without keys or special knowledge. The window hardware must be maintained so that it can hold the window in place while in an open position. When required by code in effect at the time of construction, fall protection on windows shall be maintained. (**NOTE:** Structures permitted on or after OCT 18, 2007 contain requirements for fall protection in accordance with **ASTM 2090**)	**Section 304 (IPMC)**	Window replacement requires a permit. See Common Life Safety Components Chart.- Replacement Window Requirements, BCM Section 6.5.
Windows in Dwelling units	Egress Windows must meet the height, width and net clear opening requirements of the code adopted at the time the building was built. Operable windows within 6 feet of ground level or a walking surface shall be equipped with a window sash locking device if the dwelling unit is rented or leased. Bars, grills, grates, and similar security devices are allowed over emergency egress	**Section 304 (IPMC)** Special Knowledge - Examples of special knowledge include but are not limited to combination locks or an unlocking device in an unknown, unexpected or hidden location.	Window replacement requires a permit. See Common Life Safety Components Chart - Replacement Window Requirements, BCM Section 6.5.

	windows only if the egress net clear opening meets adopted code standards and the security devices do not require a key or special knowledge. **See *IRC Table R611.***		
Windows - Openable	Every *habitable space* must have at least one openable window. The total openable area of the window in every room shall be equal to 45% of the minimum required glazed area (IPMC 403.1). Bathrooms and toilet rooms are not required to have an openable window if the room is equipped with mechanical equipment capable of discharging bathroom and toilet room air directly to the outside of the building.	**Section 403 (IPMC)**	See Permit Exemption Code Reference, BCM Section 6.4

6.4.0 PERMIT EXEMPTION CODE REFERENCE

This section is a reference chart of the permit exemptions for the following technical codes; Residential Code, Building Code, Electrical Code, Plumbing Code, and Mechanical Code. This code information applies to all residential occupancies.

How to use this chart:

1) *For one- and two- family dwellings, and townhouse dwellings, refer to the International Residential Code (IRC) list.*
2) *For Multi-family dwellings, refer to the Building Code (IBC) list.*
3) *The Electric Code (NEC), Plumbing Code (UPC), and Mechanical Code (UMC) apply to all residential type dwellings.*

2012 International Residential Code (Ordinance 2013-0606-055)

2012 IRC Code Section R105.2	**Building**	**Section R105.2 Work exempt from permit.** Permits shall not be required for the following. Exemption from the permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in

		violation of the provisions of this code or any other laws or ordinances of this jurisdiction.
		1. One-story detached *accessory structures* used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 200 square feet (18.58 m^2).
		2. Fences not over 7 feet (2134 mm) high.
		3. Retaining walls that are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge.
		4. Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons (18,927 L) and the ratio of height to diameter or width does not exceed 2 to 1.
		5. Sidewalks and driveways that are not located in the right of way.
		6. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
		7. Prefabricated swimming pools that are less than 24 inches (610 mm) deep.
		8. Swings and other playground equipment.
		9. Window awnings supported by an exterior wall which do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support.
		10. Decks not exceeding 200 square feet (18.58 m^2) in area, that are not more than 30 inches (762 mm) above grade at any point, are not attached to a dwelling and do not serve the exit door required by Section R311.4

2012 International Building Code (Ordinance 20130606-089)

2012 IBC Code Section 105.2	**Building**	**Section 105.2 Work Exempt from Permit** Permits shall not be required for the following: Building:
		1. One-story detached accessory structures, used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet (11 m^2).
		2. Fences not over 6 feet (1829 mm) high.
		3. Oil derricks.
		4. Retaining walls that are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or IIIA liquids.
		5. Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons (18927 L) and the ratio of height to diameter or width does not exceed 2 :1.
		6. Sidewalks and driveways not more than 30 inches (762mm) above

		adjacent grade, and not over any basement or story below and are not part of the accessible route.
		7. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
		8. Temporary motion picture, television and theater stage sets and scenery.
		9. Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than 24 inches (610 mm) deep, do not exceed 5,000 gallons (18925 L) and are installed entirely above ground.
		10. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.
		11. Swings and other playground equipment accessory to detached one or two-family dwellings.
		12. Window awnings in Group R-3 and U occupancies supported by an exterior wall that do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support of Groups R-3 and U occupancies.
		13. Nonfixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches (1753 mm) in height.
		14. Repair to gypsum board that is not part of a fire-resistance-rated wall, a shear assembly, or part of a shower or water closet surround; provided it is limited to a maximum of 32 square feet.

2011 National Electrical Code (Ordinance 20111020-089)

2011 NEC Code Section 80.19(C)3	**Electrical**	**Section 80.19(C) Issuance of Permits.** **Subsection (3) Exempt Work**.: (a) An electrical permit is not required for the following:
		(i) replacement of an approved cable or cord and plug connected motor or portable appliance;
		(ii) replacement of components to approved equipment or to a fixed approved appliance of the same type and rating, in the same location;
		(iii) temporary holiday decorative lighting;
		(iv) replacement of a snap, single, three-way, four-way or dimmer switch, ceiling paddle fan, luminaire and lamps, when the maximum voltage is 480 and the maximum ampacity is 30;
		(v) reinstallation of a receptacle, or replacement of a receptacle with a ground-fault circuit interrupter receptacle, or installation of a tamper resistance receptacle, or installation of an arc-fault circuit interrupter receptacle or weather-resistance receptacle;
		(vi) replacement of an overcurrent protection device, or fuse of the same voltage and amperage, and in the same location, when the service will not be de-energized;
		(vii) repair or replacement of an electrode or transformer of the same

		size and capacity for a sign or gas tube system;
		(viii) replacement of insulating material to a splice;
		(ix) removal of electrical wiring;
		(x) temporary wiring for experimental purposes in a suitable experimental laboratory;
		(xi) the wiring for a temporary theater, motion picture, or television stage set;
		(xii) installation or repair of an electrical device, appliance, apparatus, equipment, or electrical wiring operating at less than 25 volts;
		(xiii) installation or repair of a low-energy power, control and signal circuit of Class II and Class III as defined in the National Electrical Code;
		(xiv) the following activities, if performed in connection with the transmission of electrical energy: the installation, alteration, or repair of electrical wiring, apparatus, or equipment; or the generation, transmission, distribution, or metering of electrical energy;
		(xvi) the operation of signals or the transmission of intelligence by a public or private utility in the exercise of its function as a serving utility; or
		(xvii) buildings or structures which are owned and occupied by the State or Federal government, except for the electrical service.

2012 Uniform Plumbing Code (Ordinance 20130606-093)

2012 UPC Code Section 103.1	**Plumbing**	**Exempt Work**: A plumbing permit is not required for the following:
		The stopping of leaks in drains, soil pipe, waste pipe or vent pipe, provided, however, that the removal or replacement of a defective concealed trap, drain pipe, soil pipe, waste pipe or vent pipe is new work and a permit shall be procured and inspection made as provided in this Code.
		The clearing of stoppages, including the removal and reinstallation of water closets, the repair of leaks in pipes, valves or fixtures, if the repairs do not involve or require the replacement or rearrangement of valve, pipes, or fixtures. The installation or replacement, of backflow prevention assemblies, or devices are not exempt from plumbing permit and plumbing licensing requirements.
		Repairs or replacement of fixtures and replacement of traps, continuous waste piping, water shut-off valves, faucets, are exempt from permit requirements if the work is performed in accordance with the requirements of the Plumbing Code, and does not involve other city departments or inspections from other trades. Exemption from the permit requirements of this Code is not authorization for the work to be done in

		violation of this Code or other laws or ordinances of the City.
		103.1.3 Homestead Permit. A person who is not licensed to perform plumbing work may perform plumbing work within a residence and on property owned by the person if the requirements of this section are met. (1) The residence is the person's homestead. (2) The work does not include plumbing work that involves natural gas or liquefied petroleum plumbing systems. (3) The residence is the person's principal residence. (4) The person has not secured a homestead permit for another residence within the prior 12 month period. (5) The person must have owned and occupied the property as of January 1 of the tax year in which the person applies for a homestead permit. (6) A person must obtain a homestead permit and pay required permit fees before beginning any electrical, mechanical, or plumbing work. A person must apply for a homestead permit in person and must file an affidavit stating that the location at which the work is to be done is the person's homestead. (7) A person who has obtained a homestead permit may not allow or cause any person to perform plumbing work under the permit. The building official may suspend or revoke a homestead permit if work done under the permit is performed by anyone other than the person who obtained the permit. (8) A person may not transfer a permit to another person. (9) A person performing plumbing work under a homestead permit shall present a picture identification to verify that the person is authorized to perform work under the homestead permit, when requested by the building official or his designee. (10) A homestead permit shall not be issued for plumbing work on a mobile, modular or manufactured home unless the homeowner owns the land on which the mobile, modular or manufactured home is located. A homestead permit shall not be issued if the mobile, modular or manufactured home is located in a mobile home park, mobile home community or other commercial premises. (11) A homestead permit shall not be issued for any auxiliary water system.

2012 Uniform Mechanical Code (Ordinance 20130606-090)

2012 UMC Code Section 111.2	**Mechanical**	**Section 111.2 Exempt Work**. A mechanical permit shall not be required for the following:
		A portable heating appliance, portable ventilating equipment, a portable cooling unit, or a portable evaporative cooler.

		A closed system of steam, hot, or chilled water piping within heating or cooling equipment regulated by this code.
		Replacement of any component part or assembly of an appliance that does not alter its original approval and complies with other applicable requirements of this code.
		Refrigerating equipment that is part of the equipment for which a permit has been issued pursuant to the requirements of this code.
		Exemption from the permit requirements of this code shall not be deemed to grant authorization for work to be done in violation of the provisions of this code or other laws or ordinances of this jurisdiction.
		Offense. A person who violates this Section (Permit Required) commits an offense. An offense under this section is a class C misdemeanor. Each day a person commits an offense or remains in violation of this Section (Permit Required) is a separate occurrence. Proof of a culpable mental state is not required for conviction of an offense under this section.
		Persons Authorized to Obtain Permits. An air conditioning and refrigeration contractor licensed by the State of Texas to perform mechanical work and registered with the City may obtain permits required by the Mechanical Code.
		112.5 Homestead Permit. A person who is not licensed to perform mechanical work may perform mechanical work within a residence owned by the person if the requirements of this section are met. (1) The residence is the person's homestead. (2) The work does not include mechanical work that involves reclaiming and charging a ducted heating and air-conditioning system containing refrigerant. (3) The residence is the person's principal residence. (4) The person has not secured a homestead permit for another residence within the prior 12 month period. (5) The person must have owned and occupied the property as of January 1 of the tax year in which the person applies for a homestead permit. (6) A person must obtain a homestead permit and pay required permit fees before beginning any mechanical work. A person must apply for a homestead permit in person and must file an affidavit stating that the location at which the work is to be done is the person's homestead. (7) A person who has obtained a homestead permit may not allow or cause any other person to perform mechanical work under the permit. (8) A person may not transfer a permit to another person. (9) A person performing mechanical work under a homestead permit shall present a picture identification to verify that the person is authorized to perform work under the homestead permit, when requested by the building official or his designee. (10) A homestead permit shall not be issued for mechanical work on a mobile, modular or manufactured home unless the homeowner owns the

		land on which the mobile, modular, or manufactured home is located. A homestead permit shall not be issued if the mobile, modular, or manufactured home is located in a mobile home park, mobile home community, or other commercial premises.

6.5.0 COMMON LIFE SAFETY COMPONENTS BY ADOPTED CODE

Section 6.5 is a reference chart and guideline for the "most common" minimum requirements for life safety components based on the adopted code for each time period. This chart helps property owners understand the construction requirements based on the Code in effect at the time their house was built. For instance, if your house was built in 1931, find the corresponding requirements and code in effect in 1931.

COMMON LIFE SAFETY COMPONENTS BY ADOPTED CODE - RESIDENTIAL

Residential Single-Family and Multi-Family Occupancy-Life Safety Requirements

-	Egress window	Stairs	Landings	Handrail	Guard rails	Ceiling Height	Egress Door	Hallway	Smoke Detector
1931 City of Austin Code Adopted Apr 30, 1931 Ordinance 310430-5	Height N/A Width N/A Sq.Ft N/A Sill N/A	Rise 8" Run 9" Headroom N/A Width 30"	Width 30"	Height 30" all stairways required handrails	Height 42" Openings N/A	Height N/A	Width N/A	Width 36"	N/A
1964 City of Austin Code adopted Apr 29, 1965 Ordinance 650429-C	Height 24" Width 24" Sq.Ft 5.0 Sill 48"	Rise 8" Run 9" Headroom 6'6" Width 30"	Width 30"	Height 30" - 34" 4 risers or more	Height 36" Openings 9"	Height 7'6"	Width 34"	Width 36"	N/A
1970 Uniform Building Code Adopted Dec 21, 1971 Ordinance 711221-J	Height 22" Width 22" Sq.Ft 5.0 Sill 48"	Rise 8" Run 9" Headroom 6'6" Width 30"	Width 30"	Height 30" - 34" 4 risers or more	Height 42" Openings 9"	Height 7'6"	Width 36"	Width 36"	N/A
1973 Uniform Building Code Adopted Nov 09, 1976 Amended Aug 25, 1977	Height 22" Width 22" Sq.Ft 5.0	Rise 8" Run 9" Headroom 6'6" Width 30"	Width 30"	Height 30" - 34" 4 risers or	Height 42" Openings 9"	Height 7'6"	Width 36" Clear 28"	Width 36"	Hallway & Above stairs

Ordinance 761109-E	Sill 48"			more					
1976 Uniform Building Code Adopted Jun 29, 1978 Ordinance 780629-F	Height 24" Width 20" Sq.Ft 5.7 Sill 44"	Rise 8" Run 9" Headroom 6'6" Width 36"	Width 36"	Height 30" - 34" 2 risers or more	Height 36" Openings 9"	Height 7'6"	Width 36" Clear 32"	Width 36"	Hallway & Above stairs
1979 Uniform Building Code Adopted Sep 11, 1980 Ordinance 800911-B	Height 24" Width 20" Sq.Ft 5.7 Sill 44" 30" min from floor	Rise 8" Run 9" Headroom 6'6" Width 36"	Width 36"	Height 30" - 34" 2 risers or more	Height 36" Openings 9"	Height 7'6"	Width 36" Clear 32"	Width 36"	Hallway & Above stairs power from house wiring
1982 Uniform Building Code Adopted Nov 10, 1983 Ordinance 831110-A	Height 24" Width 20" Sq.Ft 5.7 Sill 44"	Rise 8" Run 9" Headroom 6'6" Width 30"	Width 30"	Height 30" - 34" 4 risers or more	Height 36" Openings 6"	Height 7'6"	Width 36" Clear 32"	Width 36"	Hallway & Above stairs power from house wiring
1986 CABO Adopted Jan 28, 1988 Ordinance 880128-N	Height 24" Width 20" Sq.Ft 5.7 & 5.0 Sill 44"	Rise 8.25" Run 9" Headroom 6'8" Width 36"	Width 36"	Height 30" - 34" 4 risers or more	Height 36" Openings 6"	Height 7'6"	Width 36"	Width 36"	Outside each bedroom & each story primary power from house wiring
1989 CABO Adopted Apr 06, 1989 Ordinance 890406-M	Height 24" Width 20" Sq.Ft 5.7 & 5.0	Rise 8.25" Run 9" Headroom 6'8" Width 36"	Width 36"	Height 30" - 34" 3 risers or more	Height 36" Openings 6"	Height 7'6"	Width 36"	Width 36"	Outside each bedroom & each story primary

	Sill 44"								power from house wiring
1992 CABO Adopted Apr 06, 1989 Ordinance 921112-B	Height 24" Width 20" Sq.Ft 5.7 & 5.0 Sill 44"	Rise 8.25" Run 9" Headroom 6'8" Width 36"	Width 36"	Height 30" - 38" 3 risers or more	Height 36" Openings 6"	Height 7'6"	Width 36"	Width 36"	Outside each bedroom & each story interconnected house wiring
1995 CABO Adopted Dec 11, 1996 Ordinance960912-I	Height 22" Width 20" Sq.Ft 5.7 & 5.0 Sill 44"	Rise 7.75" Run 10" Headroom 6'8" Width 36"	Width 36"	Height 30" - 38" 3 risers or more	Height 36" Openings 4"	Height 7'6"	Width 36"	Width 36"	Outside each bedroom & each story interconnected house wiring
2000 IRC Adopted May 5, 2003 Ordinance 030424-66	Height 24" Width 20" Sq.Ft 5.7 & 5.0 Sill 44"	Rise 7.75" Run 10" Headroom 6'8" Width 36"	Width 36"	Height 30" - 38" 3 risers or more	Height 36" Openings 4"	Height 7'	Width 36"	Width 36"	Outside each bedroom & each story interconnected house wiring
2006 IRC Adopted Oct 18, 2007 Ordinance 20071018-089	Height 24" Width 20" Sq.Ft 5.7 & 5.0 Sill 44"	Rise 7.75" Run 10" Headroom 6'8" Width 36"	Width 36"	Height 30" - 38" 4 risers or more	Height 36" Openings 4"	Height 7'	Width 36"	Width 36"	Outside each bedroom & each story interconnected house wiring

2012 IRC Adopted SEP 16, 2013 Ordinance 20130606-055	Height 24" Width 20" Sq.Ft 5.7 & 5.0 Sill 44" (clear opening)	Rise 7.75" Run 10" Headroom 6'8" Width 36"	Width 36"	Height 30" - 38" 4 risers or more	Height 36" Openings 4"	Height 7'	Width 32" (clear opening w/door at 90 degrees)	Width 36"	Outside each bedroom & each story interconnected house wiring Carbon monoxide detector also required
Development Services Dept., Building Inspections Division								Revised:	1/1/2014

COMMON LIFE SAFETY COMPONENTS BY ADOPTED CODE - COMMERCIAL

Commercial Residential/Multi-Family Occupancy – Life Safety Requirements

-	Egress window from the Basement to 3rd story	-	Stairs	Landings	Handrail	Guard-rails	Ceiling Height	Egress Door	Hallway	Smoke Detector
1931 City of Austin Code	Height N/A Width N/A Sq.Ft. N/A Sill N/A	**Common Stairs:**	Rise 7.5" Run 10"	Width 30"	Height 30"	Height 42" Openings N/A	Height N/A	Width N/A	Width 36"	N/A
		Private Stairs:	Rise 8" Run 9" Headroom N/A							
		Width:	30"							
1964 City of Austin Code	Height 24" Width 24" Sq.Ft. 5.0 Sill 48"	**Common Stairs:**	Rise 7.5" Run 10"	No Less than the Width of the Stairs.	Height 30"-34"	Height 36" Openings 9"	Height 7'6"	Width 34"	Width 36"	N/A
		Private Stairs:	Rise 8" Run 9" Headroom 6' 6"							
		Width:	Common Stair: 36" Private Stair: 30"							
1970 Uniform Building Code	Height: 22" Width: 22" Sq.Ft. 5.0 Sill 48"	**Common Stairs:**	Rise 7.5" Run 10"	No Less than the Width of the Stairs.	Height 30"-34"	Height 42" Openings 9"	Height 7'6"	Width 36" Clear 28"	Width 36"	N/A
		Private Stairs:	Rise 8" Run 10" Headroom 6' 6"							
		Width:	Common Stair: 36" Private Stair: 30"							

1973 Uniform Building Code	Height 22" Width 22" Sq.Ft. 5.0 Sill 48"	**Common Stairs:**	Rise 7.5" Run 10"	No Less than the Width of the Stairs.	Height 30"-34"	Height 42" Openings 9"	Height 7'6"	Width 36" Clear 28"	Width 36"	Hallway & Above stairs
		Private Stairs:	Rise 8" Run 9" Headroom 6' 6"							
		Width:	Common Stair: 36" Private Stair: 30"							
1976 Uniform Building Code	Height 24" Width 20" Sq.Ft. 5.7 Sill 44"	**Common Stairs:**	Rise 7.5" Run 10"	No Less than the Width of the Stairs.	Height 30"-34"	Height 36" Openings 9"	Height 7'6"	Width 36" Clear 32"	Width 36"	Hallway & Above stairs
		Private Stairs:	Rise 8" Run 9" Headroom 6' 6"							
		Width:	Common Stair: 36" Private Stair: 30"							
1979 Uniform Building Code	Height 24" Width 20" Sq.Ft 5.7 Sill 44" 30" min from floor	**Common Stairs:**	Rise 7.5" Run 10"	No Less than the Width of the Stairs.	Height 30"-34"	Height 36" Openings 9"	Height 7'6"	Width 36" Clear 32"	Width 36"	Hallway & Above stairs
		Private Stairs:	Rise 8" Run 9" Headroom 6' 6"							
		Width:	Common Stair: 36" Private Stair: 30"							
1982 Uniform Building Code	Height 24" Width 20" Sq.Ft 5.7	**Common Stairs:**	Rise 7.5" Run 10"	No Less than the Width of the Stairs	Height 30"-34"	Height 36" Openings 6"	Height 7'6"	Width 36" Clear 32"	Width 36"	Hallway & Above stairs
		Private Stairs:	Rise 8" Run 9" Headroom 6' 6"							

	Sill 44"	**Width:** -	Common Stair: 36" Private Stair: 30"	-						
1985 Uniform Building Code	Height 24" Width 20" Sq.Ft 5.7 Sill 44"	**Common Stairs:**	Rise Min. 4" Max 7" Run 11"	No Less than the Width of the Stairs.	Height 30"-34"	Height 36" Openings 6"	Height 7'6"	Width 36" Clear 32"	Width 36"	Hallway or Area giving access to bedrooms and above stairs.
		Private Stairs:	Rise 8" Run 9" Headroom 6' 6"							
		Width:	36" up to 49 occupants							
1988 Uniform Building Code	Height 24" Width 20" - Sq.Ft 5.7 Sill 44"	**Common Stairs:**	Rise Min. 4" Max 7" Run 11"	No Less than the Width of the Stairs.	Height 34"-38"	Height 36" Openings 6"	Height 7'6"	Width 36" Clear 32"	Width: 36" up to 9 occ. 44" for 10 or more occ.	Hallway or Area giving access to bedrooms and each story.
		Private Stairs: -	Up to 10 occupants Rise 8" Run 9" Headroom 6' 8"							
		Width:	36" up to 49 occupants							
1991 Uniform Building Code	Height 24" Width 20" - Sq.Ft 5.7 Sill 44"	**Common Stairs:**	Rise Min. 4" Max 7" Run 11"	No Less than the Width of the Stairs.	Height 34"-38"	Height 36" Openings 4"	Height 7'6"	Width 36" Clear 32"	Width: 36" up to 49 occ.	Inside & Outside each bedroom or sleeping area & each story interconnected.
		Private Stairs: -	Up to 10 occupants Rise 8" Run 9" Headroom 6' 8"							
		Width:	36" up to 49 occupants							
1994 Uniform Building	Height 24" Width 20"	**Common Stairs:**	Rise Min. 4" Max 7" Run 11"	No Less than the Widt	Height 34"-38"	Height 36" Openings 4"	Height 7'6"	Width 36" Clear	Width: 36" up to 49	Inside & Outside each bedroo
		Private	Up to 10 occupants							

Code	Sq.Ft 5.7 Sill 44"	**Stairs**: **Width**:	Rise 8" Run 9" Headroom 6' 8" 36" up to 49 occupants	h of the Stairs.			32"	occ.	m or sleeping area & each story interconnected.
2003 International Building Code	Height 24" Width 20" Sq.Ft 5.7 Sill 44" Not required if Sprinkled	**Common Stairs:** **Within Dwelling**: **Width**:	Rise Min. 4" Max 7" Run 11" Rise 7.75" Run 10" Headroom 6' 8" 36" up to 50 occupants	No Less than the Width of the Stairs.	Height 34"-38" On Common areas, handrails must be installed on both sides.	Height 42" Openings 4" up to a height of 34". From 34" to 42" an opening of 8" is allowed.	Height 7'6"	Width 36" Clear 32"	Width: 36" up to 50 occupants and within a dwelling unit.	Inside & Outside each bedroom or sleeping area & each story interconnected.
2012 International Building Code	Height 24" Width 20" Sq.Ft 5.7 Sill 44" Not required if Sprinkled	**Common Stairs:** **Within Dwelling**: **Width**:	Rise Min. 4" Max 7" Run 11" Rise 7.75" Run 10" Headroom 6' 8" 36" up to 50 occupants	No Less than the Width of the Stairs.	Height 34"-38" On Common areas, handrails must be installed on both sides.	Height 42" Openings 4" up to a height of 34". From 34" to 42" an opening of 8" is allowed.	Height 7'6"	Width 36" Clear 32"	Width: 36" up to 50 occupants and within a dwelling unit.	Inside & Outside each bedroom or sleeping area & each story interconnected.
Development Services Dept., Building Inspections Division										

6.6.0 TECHNICAL CODE ACRONYMS

This section provides information regarding the scope and intent of each technical code that the City of Austin has adopted into the Land Development Code.

IRC - International Residential Code	
Scope	Scope - R101.2 The provisions of this International Residential Code for One- and Two-family Dwellings 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 in height with a separate means of egress and their accessory structure.
Intent of Code	Intent of Code - R101.3 The purpose of this code is to provide minimum requirements to safeguard the public safety, health and general welfare through affordability, structural strength, means of egress facilities, stability, sanitation, light and ventilation, energy conservation and safety to life and property from fire and other hazards attributed to the built environment.

IBC - International Building Code	
Scope	Scope - 101.2 The provisions of this code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures. Exception: Detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories above grade plane in height with a separate means of egress and their accessory structures shall comply with the IRS.
Intent of Code	Intent of Code -101.3 The purpose of this code is to establish the minimum requirements to safeguard the public health, safety and general welfare through structural strength, means of egress facilities, stability, sanitation, adequate light and ventilation, energy conservation, and safety to life and property from fire and other hazards attributed to the built environment and to provide safety to fire fighters and emergency responders during emergency operations.

IEBC - International Existing Building Code	
Scope	Scope –101.2 The provisions of the International Existing Building Code shall apply to the repair, alteration, change of occupancy, addition and relocation of existing buildings.
Intent of	Intent of Code -The intent of this code is to provide flexibility to permit the use of alternative approaches to achieve compliance with minimum requirements to safeguard the public health, safety, and welfare insofar as they are affected by the

Code	repair, alteration, change of occupancy, addition and relocation of existing buildings.

IPMC - International Property Maintenance Code	
Scope	Scope – 101.2 The provisions of this code shall apply to all existing residential and nonresidential structures and all existing premises and constitute minimum requirements and standards for premises, structures, equipment and facilities for light, ventilation, space, heating, sanitation, protection from the elements, life safety from fire and other hazards, and for safe and sanitary maintenance; the responsibility of owners, operators and occupants; the occupancy of existing structures and premises, and for administration, enforcement and penalties.
Intent of Code	Intent of Code - This code shall be construed to secure its expressed intent, which is to ensure public health, safety and welfare insofar as they are affected by the continued occupancy and maintenance of structures and premises. Existing structures and premises that do not comply with these provisions shall be altered or repaired to provide a minimum level of health and safety as required herein.

NEC - National Electrical Code	
Scope	Scope - This code covers the installation of electrical conductors, equipment, and raceways; signaling and communications conductors, equipment, and raceways; and optical fiber cables and raceways for the following: 1) Public and private premises, including buildings, structures, mobile homes, recreational vehicles, and floating buildings; 2) Yards, lots parking lots, carnivals, and industrial substations.
Intent of Code	Intent of Code – The purpose of this Code is the practical safeguarding of persons and property from hazards arising from the use of electricity.

UMC - Uniform Mechanical Code	
Scope	Scope - 101.2 The provisions of this code shall apply to the addition to or erection, installation, alteration, repair, relocation, replacement, use or maintenance of heating, ventilating, cooling, refrigeration systems; incinerators; or other miscellaneous heat-producing appliances within this jurisdiction.
Intent of Code	Intent of Code – The intent of this code is to provide minimum standards to safeguard life or limb, health, property, and public welfare by regulating and controlling the design, construction, installation, quality of materials, location, operation, and maintenance or use of heating, ventilating, cooling, and refrigeration systems; incinerators; and other miscellaneous heat-producing appliances within this

	jurisdiction.

UPC - Uniform Plumbing Code	
Scope	Scope -101.2 The provisions of this code shall apply to the erection, installation, alteration, repair, relocation, replacement, addition to, use, or maintenance of plumbing systems within this jurisdiction.
Intent of Code	Intent of Code – This code is an ordinance providing minimum requirements and standards for the protection of the public health, safety, and welfare.

IECC - International Energy Conservation Code	
Scope	Scope –This code applies to residential and commercial buildings.
Intent of Code	Intent of Code - This code shall regulate the design and construction of buildings for the effective use of energy. This code is intended to provide flexibility to permit the use of innovative approaches and techniques to achieve the effective use of energy. This code is not intended to abridge safety, health or environmental requirements contained in other applicable codes or ordinances.

IFC - International Fire Code	
Scope	Scope – This code establishes regulations affecting or relating to structures, processes, premises and safeguards regarding: 1. The hazard of fire and explosion arising from the storage, handling or use of structures, materials or devices; 2. Conditions hazardous to life, property or public welfare in the occupancy of structures or premises; 3. Fire hazards in the structure or on the premises from occupancy or operation; 4. Matters related to the construction, extension, repair, alteration or removal of fire suppressions or alarm systems; and 5. Conditions affecting the safety of fire fighters and emergency responders during emergency operations.
Intent of Code	Intent of Code -The purpose of this code is to establish the minimum requirements consistent with nationally recognized good practice for providing a reasonable level of life safety and property protection from the hazards of fire, explosion or dangerous conditions in new and existing buildings, structures and premises and to provide safety to fire fighters and emergency responders during emergency operations.

6.7.0 CODE ADOPTION DATES

Below is a historical summary of the technical code adoptions by the City Council over the past seven decades. Each ordinance contains the local amendments for Austin. The ordinances listed below can be found on the City of Austin website (http://www.austintexas.gov/government) under the Public Records tab or go directly to the search page at: http://www.ci.austin.tx.us/edims/search.cfm

All buildings/structures in Austin are required to be maintained to the standards that were in place when the building/structure was constructed originally. In order to determine which standards apply, consider the following criteria:

1. The effective date of the ordinance
2. The date of first permit application for the new housing

RESIDENTIAL CODE

1. IRC 2000 – 4/24/03 – (20030424-066)
2. IRC 2006 – 10/18/07 – (20071018-089)
3. IRC 2006 (amended) – 3/27/08 – (20080327-060)
4. IRC 2006 (amended) – 6/18/08 – (20080618-094)
5. IRC 2006 (amended) – 6/24/10 – (20100624-144)
6. COA Remodel – 6/24/10 – (20100624-149)
7. IRC 2012 – 6/6/13 – (20130606-055)
8. IRC 2012 (amended) – 1/30/14 (20140130-021) Visitability

Prior to 2003, the CABO One and Two Family Dwelling Code were adopted as part of the Building Code.

PROPERTY MAINTENANCE

1. IPMC 2009 – 4/8/10 (effective on 01-01-10)– (20100408-052)
2. IPMC 2012 - 9/26/13 - 20130926-145

PLUMBING CODE ADOPTION DATES

1. UPC 1973 – 8/22/74 – (740822-C)
2. UPC 1976 – 6/29/78 – (780629-E)
3. UPC 1979 – 11/11/80 (800911-C)
4. UPC 1982 – 11/10/83 – (831110-C)
5. UPC 1985 – 1/14/88 – (880114-J)
6. UPC 1988 – 1/4/90 – (900104-K)
7. UPC 1991 – 10/22/92 – (921022-I)
8. UPC 1997 – 2/4/98 – (980205-P)
9. UPC 1997 (amended) – 9/28/00 – (000928-106)
10. UPC 2003 – 12/15/05 – (20051215-108)

11. UPC 2003 (amended) – 10/18/07 – (20071018-086)
12. UPC 2009 – 06/24/10 – (20100624-146)
13. UPC 2009 (amended) – (20111020-090)
14. UPC 2012 – 6/6/13 – (20130606-093)

MECHANICAL CODE ADOPTION DATES

1. UMC 1973 – 8/22/74 – (740822-B)
2. UMC 1976 – 6/29/76 – (780629-D)
3. UMC 1979 – 9/11/80 – (800911-A)
4. UMC 1982 – 11/10/83 – (831110-B)
5. UMC 1985 – 1/14/88 – (880114-I)
6. UMC 1988 – 1/4/90 – (900104-M)
7. UMC 1991 – 10/22/92 - (921022-H)
8. UMC 1997 – 2/5/98 – (19980205-O)
9. UMC 2003 – 12/15/05 (20051215-133)
10. UMC 2009 – 06/24/10 – (20100624-145)
11. UMC 2009 (amended) – (20111020-088)
12. UMC 2012 - 6/6/13 – (20130606-090)

BUILDING CODE ADOPTION DATES

1. COA 1931 - 4/30/31 – (310430-5)
2. COA 1964 – 4/29/65 – (650429-C)
3. UBC 1970 – 12/21/71 – (711221-J)
4. UBC 1973 – 11/9/76 – (761109-E)
5. UBC 1976 – 6/29/78 - (780629-F)
6. UBC 1979 – 11/11/80 – (800911-B)
7. UBC 1982 – 11/10/83 – (831110-A)
8. UBC 1985 – 1/28/88 – (880128-N)
9. UBC 1988 – 4/6/89 – (890406-M)
10. UBC 1991 – 11/12/92 – (921112-B)
11. UBC 1994 – 9/12/96 – 960912 – I
12. UBC 1994 (amended) – 4/6/00 – (000406-77)
13. IBC 2003 – 12/15/05 – (20051215-106)
14. IBC 2009 – 6/24/10 – (20100624-143)
15. IBC 2012 – 6/6/13 – (20130606-089)

ELECTRICAL CODE ADOPTION DATES

1. COA 1960 – 8/4/60 – (600804)
2. COA 1967 – 12/21/71 – (711221-I)
3. NEC 1975 – 11/4/76 – (761104-B)
4. NEC 1978 – 1/11/79 – (790111-H) AND 1/29/79 (790129-D)

5. NEC 1981 – 5/20/82 – (820520-A)
6. NEC 1987 – 2/18/88 – (880218-J)
7. NEC 1990 – 5/30/91 – (910530-G)
8. NEC 1993 – 9/29/94 – (940929-P)
9. NEC 1999 – 9/28/00 – (000928-107)
10. NEC 2002 – 8/28/03 – (20030828-064)
11. NEC 2005 – 12/15/05 – (20051215-109)
12. NEC – 2008 – 3/5/09 – (20090305-047)
13. NEC – 2008 (amended) – 6/24/10 – (20100624-147)
14. NEC – 2011 – 10/20/11 (20111020-089)
15. NEC – 2011 (amended) – 0606/13 – (20130606-056) Electrical Contractor
16. NEC – 2014 – 12/22/14 – (20141211-199)

FIRE CODE ADOPTION DATES

1. UFC 1973 – 8/22/74 – (740822-E)
2. UFC 1976 – 7/6/78 – (780706-B)
3. UFC 1979 – 9/11/80 – (800911-D)
4. UFC 1982 – 11/10/83 – (831110-D) and (831110-S)
5. UFC 1985 – 2/18/88 – (880218-K)
6. UFC 1988 – 4/6/89 – (890406-A)
7. UFC 1991 – 10/1/92 – (921001-61)
8. UFC 1994 – 9/12/96 – (960912-H)
9. UFC 1997 – 4/6/00 – (200000406-078)
10. IFC 2003 – 12/15/05 – (20051215-105)
11. IFC 2009 – 6/24/10 – (20100624-142)
12. IFC 2012 – 06/06/13 – (20130606-092

SOLAR CODE ADOPTION DATES

1. USC 1984 – 3/21/85 – (850321-I)
2. USC 1987 – 1/14/88 – (880114-K)
3. USEC 2006 – 10/18/07 – (20071018-087)

ENERGY CONSERVATION CODE

1. IECC 2000 – 11/29/01 – (20011129-078)
2. IECC 2006 – 10/18/07 – (20071018-088)
3. IECC 2009 – 4/8/10 – (20100408-051)
4. IECC 2012 – 6/6/13 – (20130606-091)

Prior to 2001, the Model Energy Code was adopted as part of the Building Code.

SECTION 6 - HOUSING/DANGEROUS BUILDINGS CODE

6.1.0 GENERAL

This section addresses local amendments to the Uniform Housing Code and the Uniform Code for the Abatement of Dangerous Buildings. This section describes the rules governing the codes' enforcement, heating equipment, utility holds, and demolition/relocation requirements for building permits.

6.2.0 HOUSING AND DANGEROUS BUILDINGS CODE ENFORCEMENT

These administrative procedures do not constitute a rule and are provided for informational purposes only. Figure 6-2 in Appendix I of this manual describes the enforcement of this rule.

- **Step 1:** Inspector determines whether the structure is residential or nonresidential (residential accessory buildings are classified as residential).
- **Step 2a:** If it is residential, then the inspector finds that:
  - there are no violations; or
  - the building is substandard; or
  - the building is dangerous.
- **Step 2b:** If it is nonresidential, then the inspector finds that:
  - the building is dangerous; or
  - the building is not dangerous.
- **Step 3a:** If it is substandard, then a notice to repair is issued to the owner.
- **Step 3b:** If it is dangerous, then a notice is issued to the owner to:
  - repair and vacate (includes hotel, motel and rooming house); or
  - repair; or
  - vacate and demolish (includes hotel, motel and rooming house); or
  - demolish; or
  - reduce occupancy (includes hotel, motel and rooming house); or
  - close and repair (includes hotel, motel and rooming house).
- **Step 4a:** If it is substandard and compliance does not occur, then:
  - a notice of intent to file on specified violations; or
  - a notice of dangerous condition is sent.
- **Step 4b:** If it is dangerous, then a notice to appear before the Building Standards Board and show cause why building should not be:
  - vacated and repaired; or
  - repaired; or
  - vacated and demolished; or
  - demolished; or
  - reduced in occupancy load; or
  - closed and repaired is sent.
- **Step 5:**
  - Standard procedures for filing.
  - Standard procedure for executing Building Standard Board orders.
- **Step 6:** Appeal procedures track the requirements of the Land Development Code.

Housing Code 25-12-211 Dangerous Buildings Code 25-12-231

6.3.0 HEATING EQUIPMENT

~~This rule is promulgated to administer and implement the Housing Code. Single family and two (2) family dwellings shall have either heating equipment capable of maintaining an inside temperature of 68 F or operable gas utility connections for such equipment in each room of a structure intended for human occupancy.~~
~~Housing Code 25-12-211 Section 701(a)~~

~~6.4.0 UTILITY HOLDS~~
~~This rule is promulgated to administer the Housing Code and the Dangerous Buildings Code.~~
~~A. If a building has been tagged substandard by the building official and it appears that a violation of the Housing Code or Dangerous Buildings Code exists, a hold may be placed on City utilities such that if utility service is disconnected for any reason or the customer of record changes prior to the correction of all violations, the utilities will not be reconnected or released without the approval of the building official.~~
~~B. If a building is inspected for utility reconnect and is found to be in violation of the Housing Code or Dangerous Buildings Code, the electrical inspector shall refer the address to the Neighborhood Conservation Division for inspection before approving a reconnect.~~
~~Housing Code 25-12-211~~
~~Dangerous Buildings Code 25-12-231~~

~~6.5.0 RELOCATION CONTRACTOR REQUIREMENTS~~
~~A. This rule is promulgated to administer relocation contractor insurance and bond requirements adopted in the Housing Code.~~
~~B. A relocation contractor who complied with the bond and insurance requirements of the Housing Code on April 6, 1989 may continue to secure building permits for relocation through December 31, 1989 if the contractor complies with Section 25-12-211-1310(a) or 25-12-211-1310(b) of Ordinance 890406-N.~~
~~C. Since this rule eliminates redundant requirements while an ordinance change clarifying bond and insurance requirements is under review, the proposed effective date is 30 days following the date of this posting.~~
~~Housing Code 25-12-211-1310(a)(b)~~

~~6.6.0 ENFORCEMENT POLICY~~
~~This rule revision is promulgated to enforce the requirement of the Land Development Code. It is the policy of the Neighborhood, Housing, and Conservation Division to hold further action against a violator of the Codes of the City of Austin during the time required for review and approval when applications are submitted by the owner for the following:~~
~~A. Subdivision or resubdivision application.~~
~~B. Conditional Use Permit application.~~
~~C. Re-zoning application.~~
~~D. Submittal of plans for compliance are awaiting approval.~~
~~E. Application for demolition or relocation is submitted.~~
~~F. A valid appeal to the Building Standards Board, the Building and Fire Code Board, the Planning Commission or the City Council, is filed by the owner/occupant/or interested party.~~
~~G. An application for loans or grants (C.D.B.G. funds) are filed by the owner of the structure for rehabilitation of the property.~~
~~H. The case has been filed in Municipal Court and the Judge orders a deferred disposition.~~

~~I. Proof of civil action in which the results would provide for compliance.~~
~~J. During the period of time established by the Building Official for the owner/occupant to submit information which would invalidate the department actions.~~
~~K. Provided dangerous conditions are abated, allowing a reasonable period of time for insurance company investigation of a claim due to fire, wind, flooding, or other disaster.~~
~~Building Code 25-12-1 Sections 105, 106, and 5301(c)~~
~~Electrical Code 25-12-111 Sections 105 106 and 301(c)~~
~~Mechanical Code 25-12-131 Sections 105, 106, and 301(c)~~
~~Plumbing Code 25-12-151 Sections 10.3, 2(d), 2(e), 3(f), 2(g)~~
~~Solar Code 25-12-191 Sections 10.3, 2(d), 2(e), 2(f), 2(g)~~