

Part 4: Visitability Ordinance



City of Austin Development Services Department

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 1/2"
 Visible entrance: Front Entry Door
 Landing el. 99'-11 1/2"
 Visible Route: Walk from front sidewalk to Entry Door
 25'-0" length
 Slope 1:12 / 8.3%

VISIBLE 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.

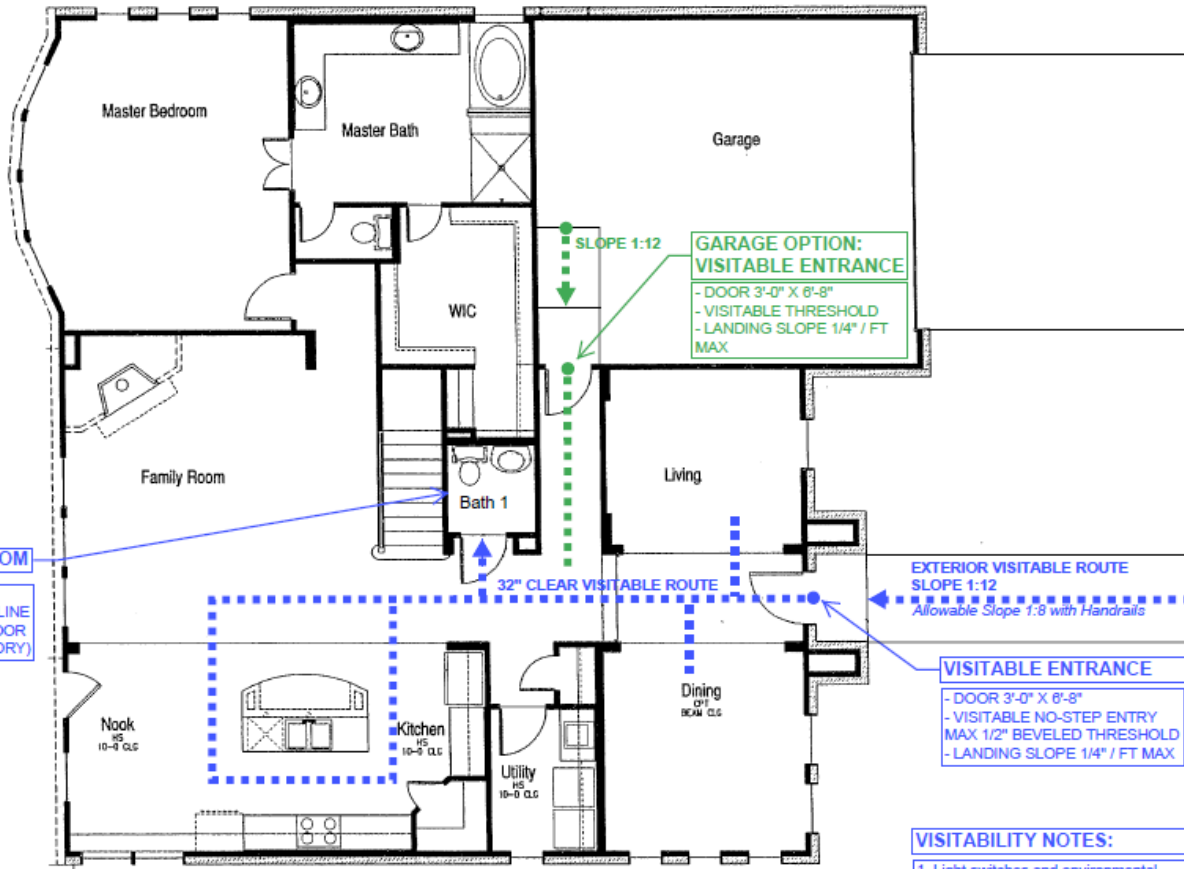
1. Minimum clear width of 32"
2. Thresholds and transitions shall be ramped or beveled

VISIBLE 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.



VISIBLE BATHROOM

- DOOR 2'-8" X 6'-8"
 - 2x6 BLOCKING CENTERLINE AT 34" ABOVE FINISH FLOOR (EXCEPT BEHIND LAVATORY)

GARAGE OPTION: VISITABLE ENTRANCE

- DOOR 3'-0" X 8'-8"
 - VISITABLE THRESHOLD
 - LANDING SLOPE 1/4" / FT MAX

EXTERIOR VISITABLE ROUTE

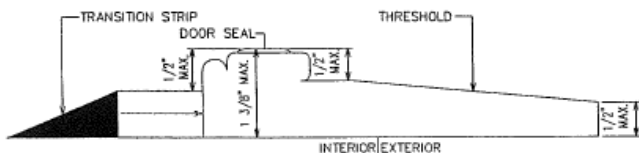
SLOPE 1:12
 Allowable Slope 1:8 with Handrails

VISITABLE ENTRANCE

- DOOR 3'-0" X 6'-8"
 - VISITABLE NO-STEP ENTRY
 MAX 1/2" BEVELED THRESHOLD
 - LANDING SLOPE 1/4" / FT MAX

VISITABILITY NOTES:

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



THRESHOLD SECTION

N.T.S.

VISITABLE ROUTE DIAGRAM

SCALE: 1/8"=1'-0"



07.01.2015

or



The mark of knowledge, skill and experience.

07.01.2015



Visitability Notes

Notes must be
descriptive about
each component

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 ½"

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,
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ELECTRICAL

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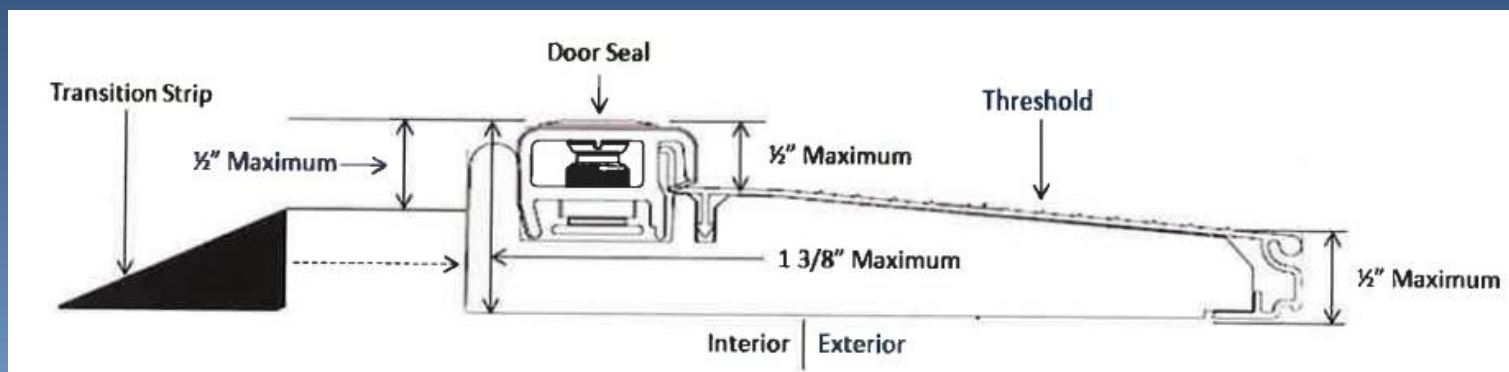


Approved Threshold Detail

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.



Slope Waiver Requirements

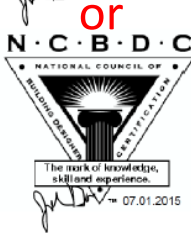
The slope waiver shall be determined by the slope between the highest point to the lowest point prior to development. Slope greater than 10% are exempt from R320.7 exterior visitable route.



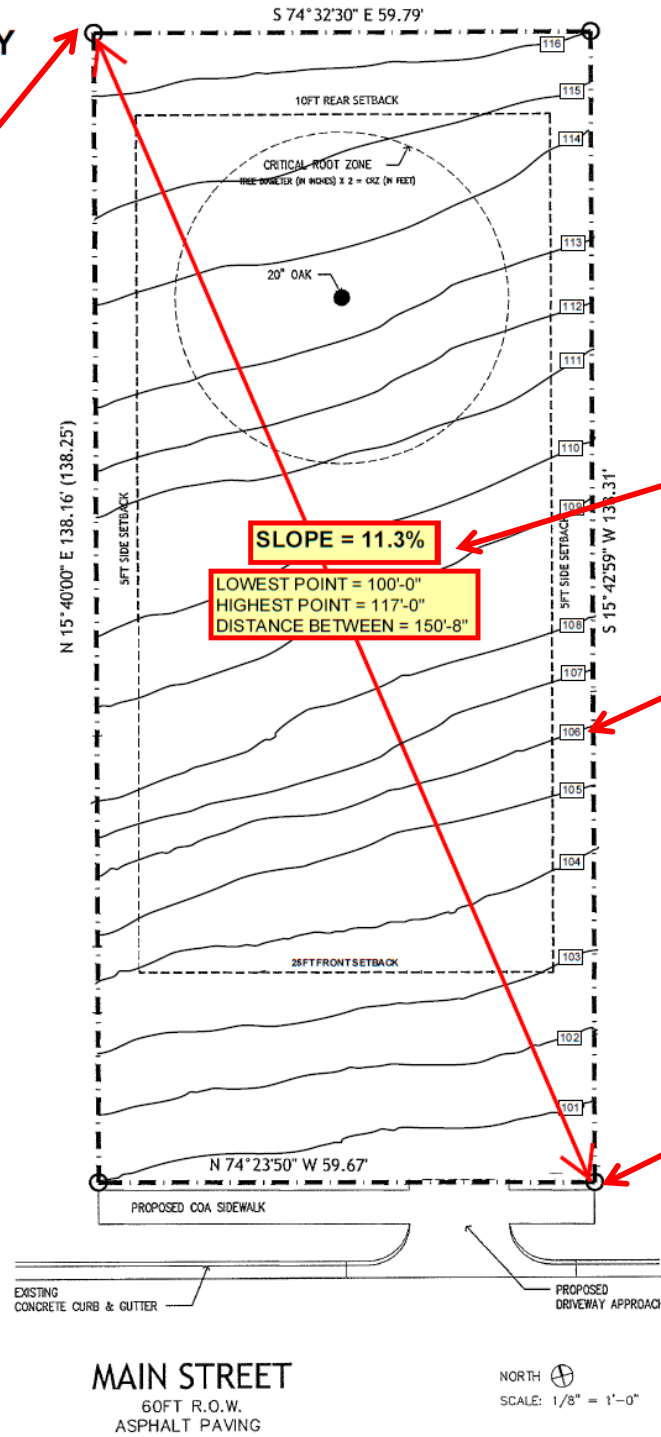
**SAMPLE VISITABILITY
WAIVER REQUEST -
SLOPE > 10%
R320.7.1.2**

**High Point
117'-0"**

I, John Doe, request a waiver for the exterior visitable route in compliance with R320.7.1.2 due to slope of lot between highest and lowest point prior to development exceeding 10%.



SURVEY DATE: 07-01-2015
SCALE: 1" = 40'



Slope Waiver Request

Slope Calculation
17' rise / 150'-8" run =
11.3%

Contours
(1'-0" or 2'-0"
intervals preferred)

**Low Point
100'-0"**

Substantiation
from Design
Professional

Design
Professional Seal,
Signature, & Date

Survey from
Professional
Land Surveyor



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.



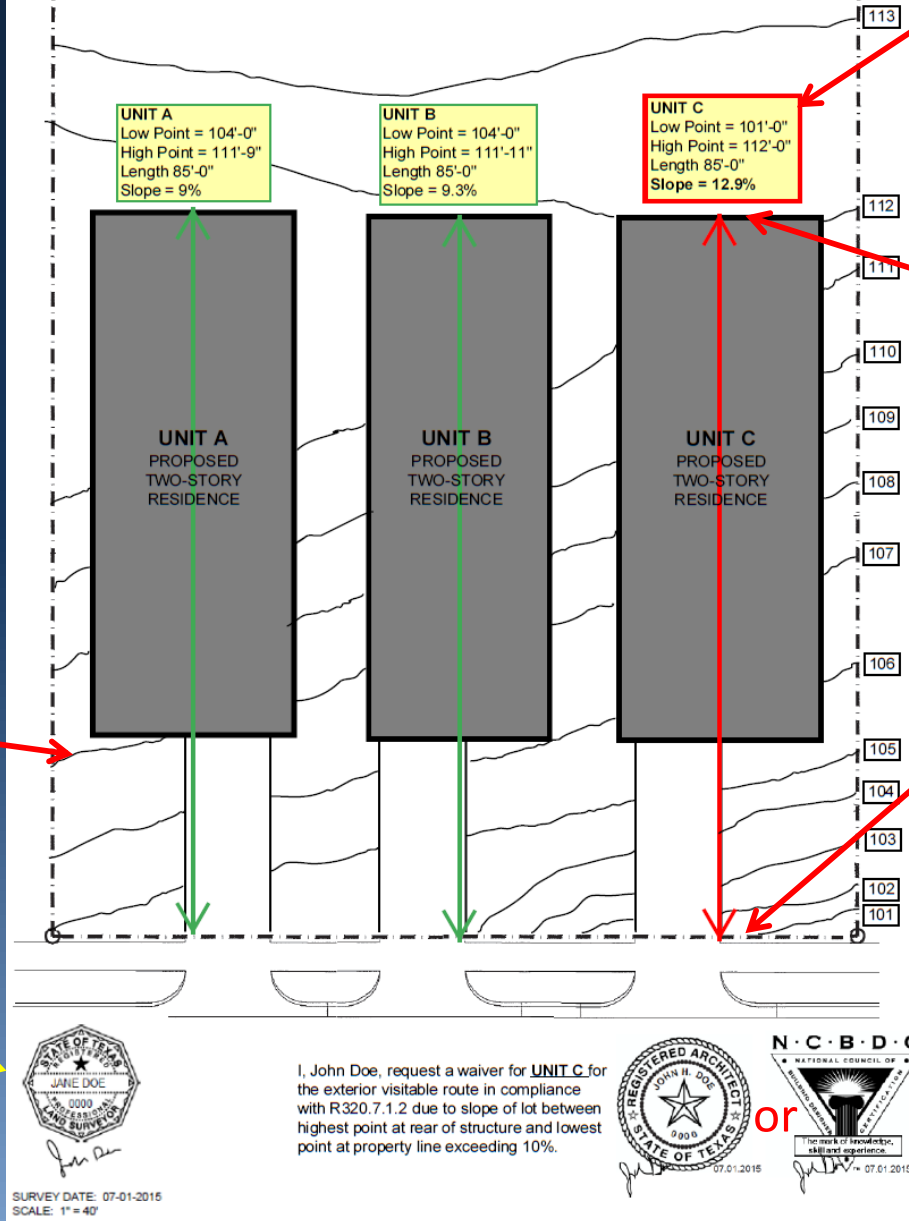
Slope Waiver Request 2+ Dwellings

Unit C Waiver granted
Unit A & Unit B must comply w/ visitability

Contours (1'-0" or 2'-0" intervals preferred)

Survey from Professional Land Surveyor

SAMPLE VISITABILITY WAIVER REQUEST - R320.7.1.2 SLOPE > 10% (MORE THAN 2 DWELLING UNITS)



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

Substantiation from Design Professional including Seals



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).



Substantiation from Design Professional

Slope Calculations

Design Professional Seal, Signature, & Date

Survey from Professional Land Surveyor

SAMPLE VISITABILITY WAIVER REQUEST - SWITCHBACK REQUIRED R320.7.1.2

I John Doe, AIA confirm that each origination point was reviewed for compliance with IRC R320 Visitability and all slopes from origination point to the Visible Entrance finish floor exceed 12.5%

SLOPE CALCULATIONS

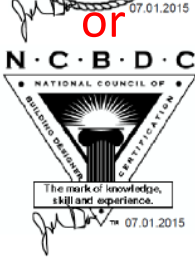
Finish floor at Visible Entrance to:

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

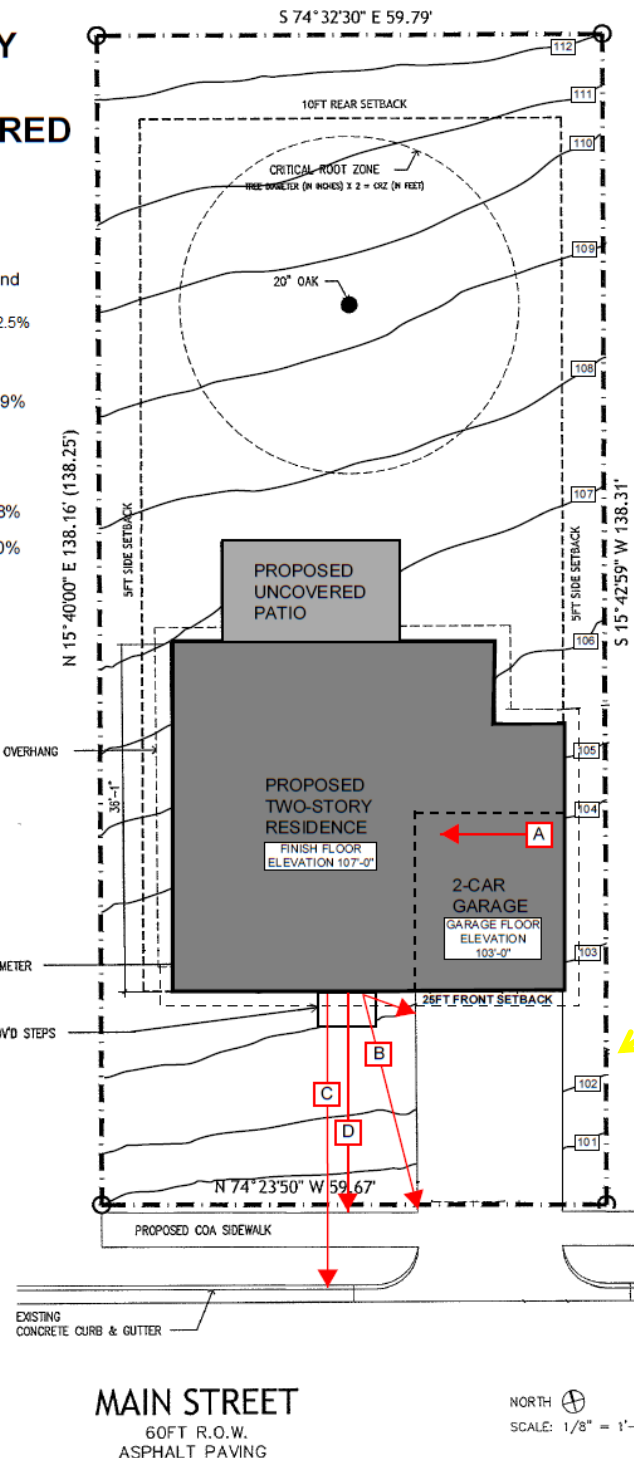
B. DRIVEWAY: Varies:
4'-6" Rise / 8'-0" Run = 56%
7'-0" Rise / 19'-0" Run = 37%

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

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



SURVEY DATE: 07-01-2015
SCALE: 1" = 40'



Switchback Waiver Request

Overall Site Slope is < 10%

Contours and investigated routes shown (in red)



SLOPE CALCULATIONS

Finish floor at Visitable Entrance to:

A. GARAGE:

$$4'-0'' \text{ Rise} / 14'-0'' \text{ Run} = 29\%$$

B. DRIVEWAY: Varies:

$$4'-6'' \text{ Rise} / 8'-0'' \text{ Run} = 56\%$$

$$7'-0'' \text{ Rise} / 19'-0'' \text{ Run} = 37\%$$

C. STREET:

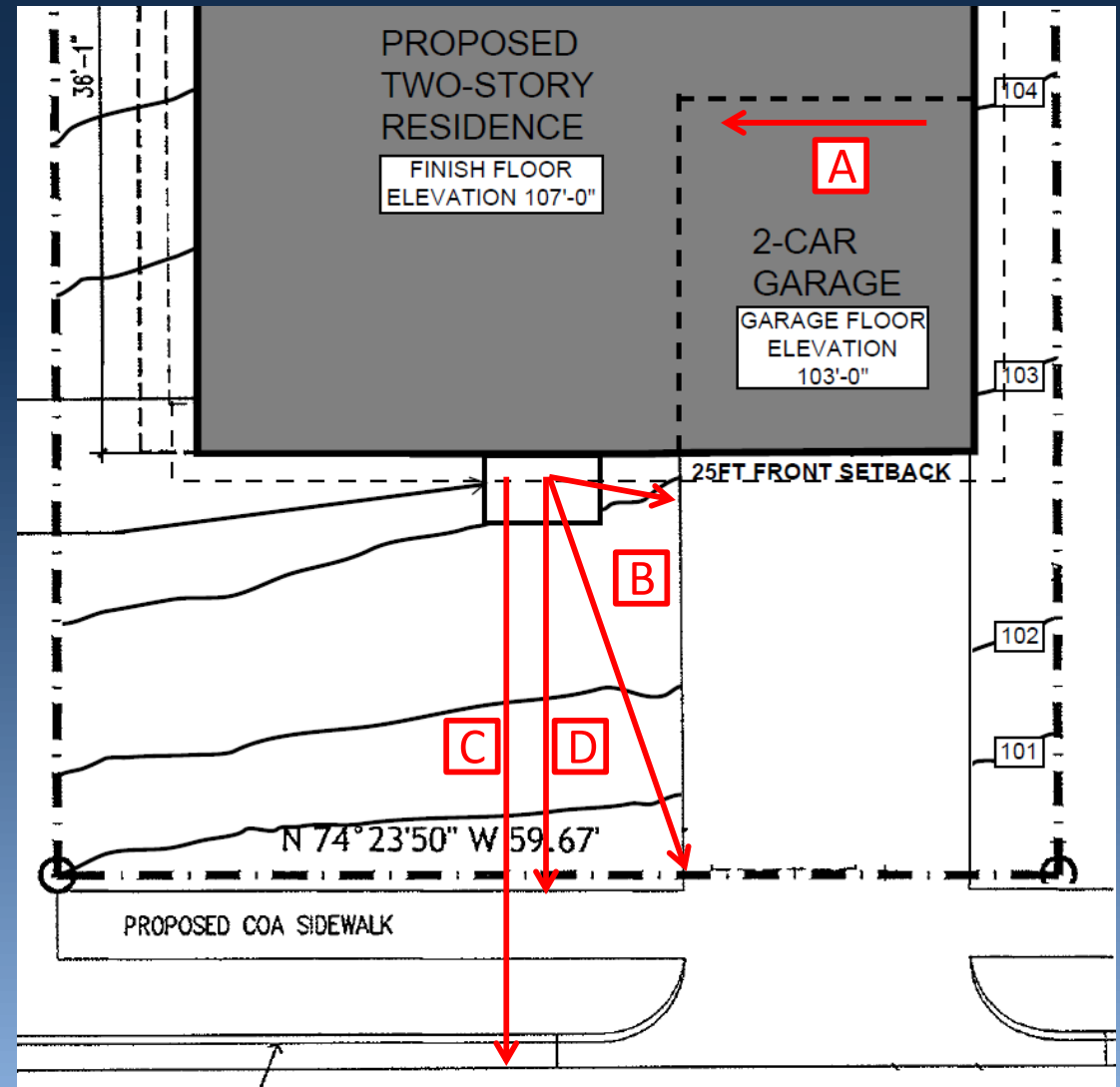
$$8'-0'' \text{ Rise} / 29'-0'' \text{ Run} = 28\%$$

D. SIDEWALK:

$$7'-6'' \text{ Rise} / 19' \text{ Run} = 30\%$$

**6'-0" has been subtracted from all Runs to account for landings.*

Switchback Waiver Request Calculations



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:

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