

AIA Austin Proposed IBC Amendment to address Windowless Bedrooms

1204.1 General

Every space intended for human occupancy shall be provided with natural light by means of exterior glazed openings in accordance with Section 1204.2 and shall be provided with artificial light in accordance with Section 1204.3. Exterior glazed openings shall open directly onto a public way or onto a yard or court in accordance with Section 1205.

Exceptions:

1. Any room or space that is not within a dwelling unit shall not be required to provide natural light in accordance with Section 1204.2.
2. Any room or space with an area of 70 square feet or less and is not a sleeping unit shall not be required to provide natural light in accordance with Section 1204.2.
3. Sleeping units within an existing dwelling unit shall not be required to provide natural light in accordance with Section 1204.2 when alterations do not increase the total number of sleeping units within the dwelling unit.

1204.2 Natural Light

The minimum net exterior glazed opening area shall be not less than 8 percent of the floor area of the room(s) served.

1204.2.1 Adjoining Spaces

For the purpose of natural lighting, any room is permitted to be considered as a portion of an adjoining room where ~~one-half of the area of~~ the common wall ~~is open and obstructed and~~ provides an opening of not less than one-tenth of the floor area of the interior room. ~~or 25 square feet, whichever is greater.~~ Openings required for natural light in common walls can be windows and/or glazed doors.

Exception: Openings required for natural light shall be permitted to open into a sunroom with thermal isolation or a patio cover where the common wall provides a glazed area of not less than one-tenth of the floor area of the interior room. ~~or 20 square feet, whichever is greater.~~

1204.2.2 Exterior Openings

Exterior openings required by Section 1204.2 for natural light shall open directly onto a *public way, yard, or court*, as set forth in Section 1205.

Exceptions:

1. Required exterior openings are permitted to open into a roofed porch where the porch meets all of the following criteria:
 - 1.1 Abuts a *public way, yard, or court*
 - 1.2 Has a ceiling height of not less than 7 feet.
 - 1.3 Has a longer side at least 65 percent open and unobstructed.
2. Skylights are not required to open directly onto a *public way, yard, or court*.