

GUARDRAIL NOTES PER IRC-2024 SECTION-321

GUARDS SHALL BE PROVIDED WHERE NOTED ON PLANS & ELEVATIONS WITH KEYNOTE-05.3 AND AT THOSE PORTIONS OF OPEN-SIDED WALKING SURFACES LOCATED > 30-INCHES VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36-INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE

REQUIRED GUARDS SHALL NOT BE LESS THAN 36-INCHES IN HEIGHT MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE

FOR GUARDS ALONG THE OPEN SIDES OF STAIRS, GUARDS SHALL HAVE A HEIGHT OF NOT LESS THAN 34-INCHES OR MORE THAN 38-INCHES MEASURED VERTICALLY FROM A LINE CONNECTING STAIR NOSINGS

OPENING LIMITATIONS: REQUIRED GUARDS SHALL NOT ALLOW PASSAGE OF A SPHERE 4-INCHES IN DIAMETER TO PASS

AT THE OPEN SIDES OF STAIR, THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD & BOTTOM RAIL OF A GUARD SHALL NOT ALLOW PASSAGE OF A SPHERE 6-INCHES IN DIAMETER

REFER TO IRC-2024 FOR ADDITIONAL INFORMATION

HANDRAIL NOTES PER IRC-2024 SECTION-320

HANDRAILS SHALL HAVE A HEIGHT OF NOT LESS THAN 34-INCHES OR MORE THAN 38-INCHES MEASURED VERTICALLY FROM A LINE CONNECTING STAIR NOSINGS

HANDRAILS SHALL NOT PROJECT MORE THAN 4.5-INCHES ON EITHER SIDE OF THE STAIRWAY

HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1.5-INCHES BETWEEN THE WALL AND THE HANDRAILS

HANDRAILS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER

HANDRAIL ENDS SHALL BE RETURNED TOWARD A WALL OR POST

GRIP SIZE: COORDINATE WITH R320.6

REFER TO IRC-2024 FOR ADDITIONAL INFORMATION

MISC TECHNICAL NOTES PER IRC-2024

THESE NOTES ARE INTENDED TO SUMMARIZE RELEVANT CODE SECTIONS SPECIFIC TO THIS PROJECT ONLY RE: IRC-2024 & CITY OF AUSTIN AMENDMENTS FOR ADDITIONAL INFORMATION WHICH MAY OR MAY NOT BE INCLUDED HEREIN

R302.5: DWELLING UNIT-GARAGE OPENING & PENETRATION PROTECTION
NOTE: THIS PROJECT FEATURES HABITABLE SPACE ABOVE & ADJACENT TO A PRIVATE GARAGE
R302.5.1: OPENING PROTECTION
* NO OPENINGS BETWEEN GARAGE & A ROOM USED FOR SLEEPING PURPOSES IS PROPOSED OR ALLOWED
* DOORS BETWEEN THE GARAGE & THE RESIDENCE SHALL BE SOLID WOOD DOORS 1.375-IN. MIN. THICK., SOLID OR HONEYCOMB-CORE STEEL DOORS 1.375-INCH MINIMUM THICKNESS, OR 20-MINUTE FIRE-RATED DOORS EQUIPPED WITH A SELF-CLOSING DEVICE
R302.5.2: DUCT PENETRATION
* NO DUCTS TO PENETRATE THE WALLS OR CEILING OF THE GARAGE PROPOSED OR ALLOWED

R302.6: DWELLING UNIT-GARAGE SEPARATION
NOTE: THIS PROJECT FEATURES HABITABLE SPACE ABOVE & ADJACENT TO A PRIVATE GARAGE
* GARAGE CEILING SHALL BE 0.625-INCH THICK TYPE-X GYPSUM BOARD OR EQUIVALENT
* GARAGE INTERIOR WALLS SHALL BE 0.5-INCH THICK GYPSUM BOARD (GARAGE SIDE)

R310 & R311: SMOKE & CARBON MONOXIDE ALARMS
PROVIDE SMOKE ALARMS & CARBON MONOXIDE ALARMS AS REQD., INCLUDING BUT NOT LIMITED TO:
* IN EACH SLEEPING ROOM & OUTSIDE EACH SLEEPING ROOM
* INTERCONNECTED SYSTEM WITH BATTERY BACKUP, AT EACH SLEEPING
* REFER TO RELEVANT EDITION OF IRC AND CITY OF AUSTIN AMENDMENTS FOR ADDL INFO

R318.7: STAIRWAYS
STAIRWAYS SHALL COMPLY WITH THIS SECTION INCLUDING HANDRAILS PER R320

R321: GUARDS
GUARDS SHALL BE PROVIDED IN ACCORDANCE WITH THESE SECTIONS

R324.4: HAZARDOUS GLAZING LOCATIONS
THE GENERAL CONTRACTOR AND WINDOW & DOOR VENDOR(S) SHALL ENSURE THAT THIS PROJECT IS CODE COMPLIANT IN TERMS OF PROVIDING TEMPERED SAFETY GLAZING AT THE FOLLOWING LOCATIONS:
R324.4.1 GLAZING IN DOORS
R324.4.2 GLAZING ADJACENT TO DOORS
R324.4.3 GLAZING IN WINDOWS
R324.4.4 GLAZING IN GUARDS AND RAILINGS
R324.4.5 GLAZING AND WET SURFACES
R324.4.6 GLAZING ADJACENT TO STAIRS AND RAMPS
R324.4.7 GLAZING ADJACENT TO THE BOTTOM STAIR LANDING
R324.6 SKYLIGHTS AND SLOPED GLAZING

APPLICABLE CODES

APPLICABLE CODES INCLUDE THE LIST BELOW IN ADDITION TO CITY OF AUSTIN AMENDMENTS

2024 INTERNATIONAL RESIDENTIAL CODE FOR ONE & TWO FAMILY DWELLINGS
2024 INTERNATIONAL ENERGY CONSERVATION CODE
2024 INTERNATIONAL FIRE CODE
2024 UNIFORM MECHANICAL CODE
2023 NATIONAL ELECTRIC CODE
2024 UNIFORM PLUMBING CODE
2024 WILDLAND-URBAN INTERFACE CODE

CoA VISITABILITY NOTES LEGEND

R320.3: VISITABLE BATHROOM
1. DOOR SHALL HAVE A MINIMUM CLEAR OPENING OF 32"
2. LATERAL 2x6 MIN. BLOCKING SHALL BE INSTALLED CENTERED @ 34" A.F.F. FLUSH WITH STUD EDGES OF WALL

R320.4: MISC ELECTRICAL APPURTENANCES
* LIGHT SWITCHES AND ENVIRONMENTAL CONTROLS AT VISITABLE LEVEL MUST BE NO HIGHER THAN 48" A.F.F.
* OUTLETS AND RECEPTACLES AT UPPER LEVEL MUST BE 15" A.F.F. MINIMUM

R320.5: VISITABILITY ROUTE
* SEE PLAN FOR GRAPHIC INFO THIS ELEMENT

R320.6: VISITABLE DWELLING ENTRANCE
* DOOR THRESHOLD AT ENTRANCE ALONG VISITABLE ROUTE PER R320.5 SHALL HAVE A 0.5" MAX HIGH THRESHOLD AS SHOWN BELOW
* CONC ALONG VISITABLE ROUTE SHALL HAVE A MAX CROSS-SLOPE OF 2% MAX & 5% MAX IN DIRECTION OF TRAVEL
* CONC EDGES ALONG VISITABLE ROUTE SHALL NOT HAVE VERTICAL EDGES: VERIFY WITH FOUNDATION DRAWINGS & CONCRETE SUBCONTRACTOR

R320.7: EXTERIOR VISITABLE ROUTE
* AS GRAPHICALLY SHOWN ON FLOOR PLAN

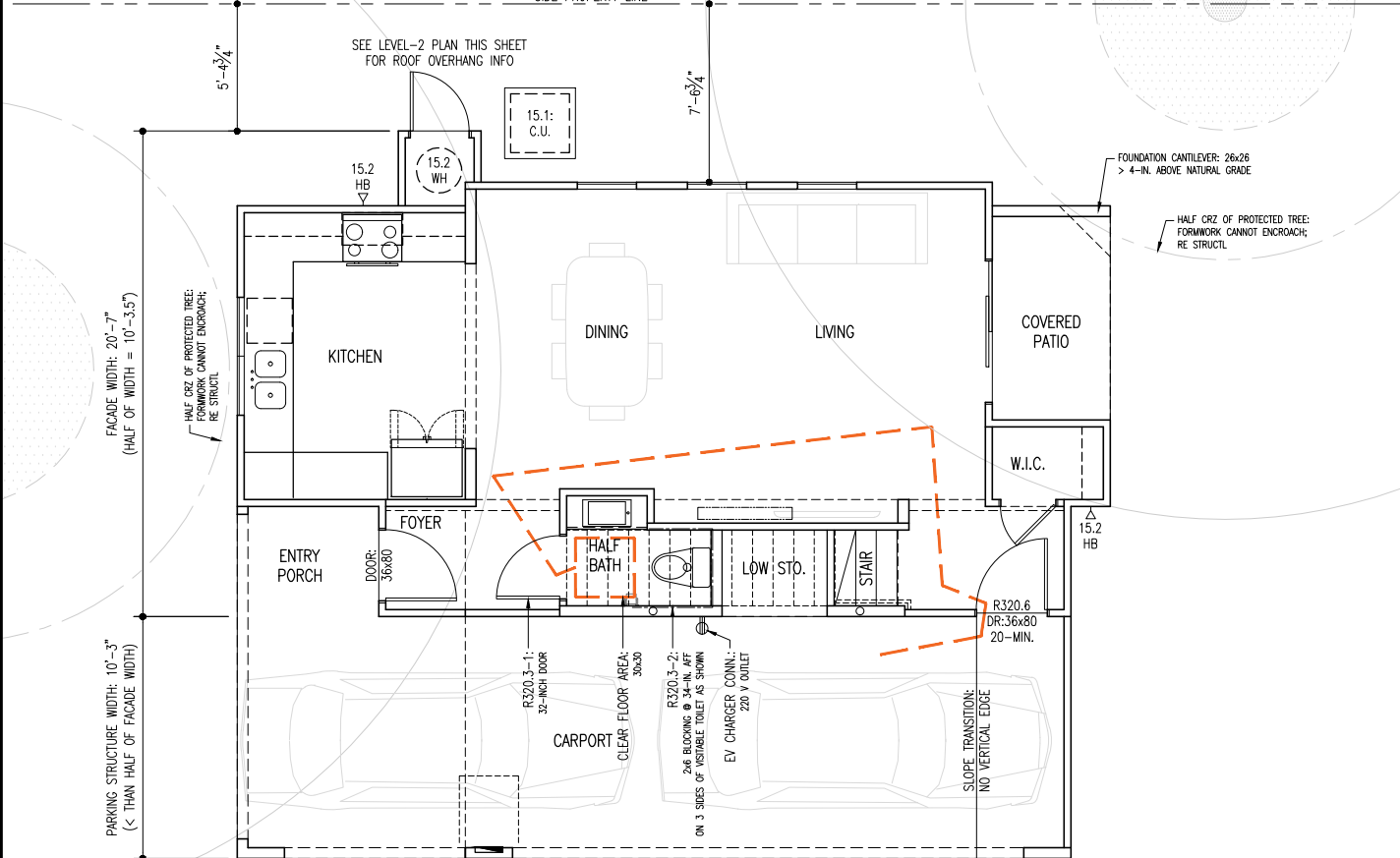
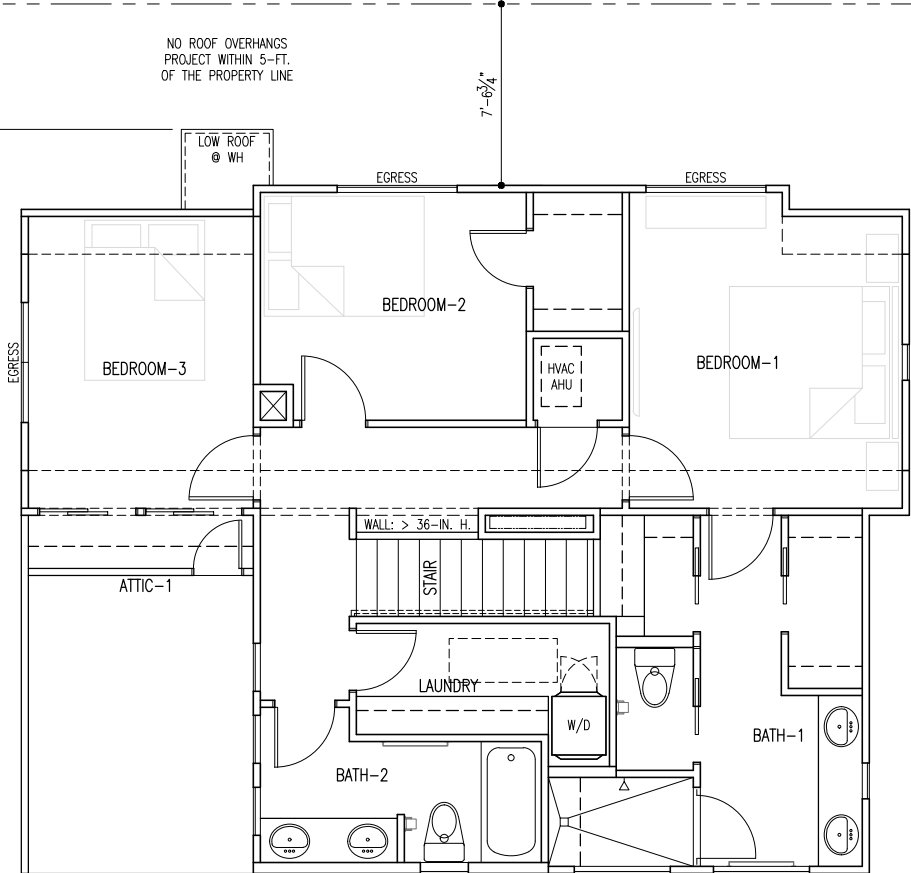


EXTERIOR DOOR & WINDOW CODE NOTES:
1. ALL GLAZING SHALL BE DOUBLE-GLAZED INSULATED TO COMPLY WITH ENERGY CODES
2. ALL GLAZING SHALL BE TEMPERED TO COMPLY WITH WUI ZONE-A CRITERIA

STAIRWAY CODE NOTES:
* SEE BUILDING SECTION-1A FOR ADDL INFO

EXTERIOR DOOR & WINDOW CODE NOTES:
1. ALL GLAZING SHALL BE DOUBLE-GLAZED INSULATED TO COMPLY WITH ENERGY CODES
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STAIRWAY CODE NOTES:
* SEE BUILDING SECTION-1A FOR ADDL INFO



EXTERIOR DOORS MUST BE ONE OF THE FOLLOWING:
A. APPROVED NONCOMBUSTIBLE CONSTRUCTION (E.G. STEEL)
B. SOLID CORE WOOD 1.75-IN. THICK MINIMUM
C. HAVE A FIRE PROTECTION RATING OF NOT LESS THAN 20 MINUTES

ANY GLAZING IN DOORS SHALL BE TEMPERED GLASS, MULTILAYERED GLAZED PANELS, OR HAVE A FIRE PROTECTION RATING OF NOT LESS THAN 20 MINUTES



CODE COMPLIANCE FLOOR PLAN: LEVEL-2
FULL-SCALE (22x34): 1/4" = 1'
HALF-SCALE (11x17): 1/8" = 1'

CITY OF AUSTIN
APPROVED
Date 2/13/2026
CODE COMPLIANCE
FULL-SCALE (22x34): 1/4" = 1'
HALF-SCALE (11x17): 1/8" = 1'

REGISTERED ARCHITECT
BOREN ARCHITECTS
22 JANUARY 2026
ISSUED FOR REGULATORY APPROVAL-2
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5607 TURA LANE
AUSTIN TX 78721
TWO-FAMILY RESIDENTIAL-USE NEW CONSTRUCTION PROJECT
LOT 16 HOBBS ADDITION
MLK-183 NEIGHBORHOOD PLAN
ZONING: SF-3-NP

BOREN ARCHITECTS
512.554.5474

DRAWING TITLE:
DATE: AS NOTED
PROJECT: 2518
SCALE: AS NOTED
DRAWN: DPB
SHEET: 1
A-1.0