

Live -work Code Change

Final version approved at ICC hearings on May 24, 2007

Part 1: changes to the IBC

1. Add new text to IBC as follows:

SECTION 419 Live/Work Units

419.1 General. A live/work unit is a dwelling unit or sleeping unit in which a significant portion of the space includes a non-residential use which is operated by the tenant and shall comply with Section 419.

Exception: Dwelling units or sleeping units which include an office that is less than 10% of the area of the dwelling unit shall not be classified as a live/work unit.

419.1.1 Limitations: The following shall apply to all live/work areas:

1. The live/work unit is permitted to be a maximum of 3,000 sq ft;
2. The non-residential area is permitted to be a maximum 50% of the area of each live/work unit;
3. The non-residential area function shall be limited to the first or main floor only of the live-work unit; and
4. A maximum of 5 non-residential worker or employees are allowed to occupy the non-residential area at any one time.

419.2 Occupancies. Live/work units shall be classified as an R-2 dwelling. Separation requirements found in Section 508.3 shall not apply when the live/work unit is in compliance with section 419. High hazard and storage occupancies shall not be permitted in a live/work unit. The aggregate of storage in the live/work unit shall be limited to 10% of the space dedicated to non-residential activities.

419.3 Means of egress. Except as modified by this section, the provisions for R-2 occupancies in Chapter 10 shall apply to the entire live/work unit.

419.3.1 Egress Capacity. The egress capacity for each element of the live/work unit shall be based on the occupancy load for the occupancy served per Table 1004.1.1.

419.3.2 Sliding doors. Where doors in a means of egress are of the horizontal-sliding type, the force to slide the door to its fully open position shall not exceed 50 pounds (220 N) with a perpendicular force against the door of 50 pounds (220 N).

419.3.3 Spiral stairs. Spiral stairs that conform to the requirements of Section 1009.8 shall be permitted.

419.3.4 Locks. Egress doors shall be permitted to be locked in accordance Exception 4 of Section 1008.1.8.3.

419.4 Vertical openings. Floor opening between floor levels of a live/work unit is permitted without enclosure.

419.5 Fire protection: The live-work unit shall be provided with a monitored fire alarm system where required by Section 907.2.9, and a fire sprinkler system in accordance with Section 903.2.7.

419.6 Structural: Floor loading for the areas within a live/work unit shall be designed to conform to Table 1607.1 based on the function within the space.

419.7 Accessibility: Accessibility shall be designed in accordance with Chapter 11..

419.8 Ventilation: The applicable requirements of the *International Mechanical Code* shall apply to each area within the live/work unit for the function within that space.

2. Revise IBC section 310.1 as follows:

R-2 Residential occupancies containing sleeping units or more than two dwelling units where the occupants are primarily permanent in nature, including: (Add the following)

Live/work units

3. Revise IBC section 508 as follows:

508.3.1 Accessory occupancies. Accessory occupancies are those occupancies subsidiary to the main occupancy of the building or portion thereof. Aggregate accessory occupancies shall not occupy more than 10 percent of the area of the story in which they are located and shall not exceed the tabular values in Table 503, without height and area increases in accordance with sections 504 and 506 for such accessory occupancies.

Exception: (add the following)

4. Live/work units in accordance with Section 419 are not considered separate occupancies.

Part 2: changes to the IRC

1. Revise IRC section 101 as follows:

R101.2 Scope. The provisions of the *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 structures.

Exception: Live/work units complying with the requirements of Section 419 of the *International Building Code* shall be permitted to be built as one- and two-family dwellings or townhouses. Fire suppression required by Section 419. 5 of the *International Building Code* when constructed under the *International Residential Code for One- and Two-family Dwellings* shall conform to Section 903.3.1.3 of the *International Building Code*.