

IBC

419.1 General. A *live/work unit* shall comply with Sections 419.1 through 419.9.

Exception: Dwelling or sleeping units that include an office that is less than 10 percent of the area of the *dwelling unit* are permitted to be classified as *dwelling units* with accessory occupancies in accordance with Section 508.2.

419.2 Occupancies. Live/work units shall be classified as a Group R-2 occupancy. Separation requirements found in Sections 420 and 508 shall not apply within the live/work unit where the live/work unit is in compliance with Section 419. Nonresidential uses which would otherwise be classified as either a Group H or S occupancy shall not be permitted in a live/work unit.

IRC

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 plane* in height with a separate means of egress and their *accessory structures* not more than three stories above *grade plane* in height.

Exceptions:

1. Live/work units located in *townhouses* and complying with the requirements of Section 419 of the *International Building Code* shall be permitted to be constructed in accordance with the *International Residential Code for One- and Two-Family Dwellings*. Fire suppression required by Section 419.5 of the *International Building Code* where constructed under the *International Residential Code for One and Two-family Dwellings* shall conform to Section P2904.
2. Owner-occupied lodging houses with five or fewer guestrooms shall be permitted to be constructed in accordance with the *International Residential Code for One- and Two-family Dwellings* where equipped with a fire sprinkler system in accordance with Section P2904.

Try to revise language to bring in certain requirements of 419, such as limitations (419.1.1), that apply. Take the applicable language of 419 and place them as pointers into the IRC. Also remove limitation to townhouses in exception 1.

Questions:

- Assume a 2000 square foot, 2-story detached house with a 150 square foot office.
 - What occupancy group is this?
 - What code can (should) be used? IRC
- Assume a 2000 square foot, 2-story detached house with a 300 square foot office.
 - What occupancy group is this?
 - What code can (should) be used?
- Assume a 2000 square foot, 3-story townhouse with a 150 square foot office.
 - What occupancy group is this?
 - What code can (should) be used?
- Assume a 2000 square foot, 3-story townhouse with a 300 square foot office.
 - What occupancy group is this?
 - What code can (should) be used?