

## 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 nonresidential use that is operated by the tenant and shall comply with Sections 419.1 through [419.8](#).

**Exception:** *Dwelling or sleeping units* that include an office that is less than 10 percent 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 square feet (279 m<sup>2</sup>);
2. The nonresidential area is permitted to be a maximum 50 percent of the area of each live/work unit;
3. The nonresidential area function shall be limited to the first or main floor only of the live/work unit; and
4. A maximum of five nonresidential workers or employees are allowed to occupy the nonresidential area at any one time.

**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 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 area of storage in the nonresidential portion of the live/work unit shall be limited to 10 percent of the space dedicated to nonresidential activities.

**419.3 Means of egress.** Except as modified by this section, the provisions for Group 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 *occupant load* for the function served in accordance with Table 1004.1.1.1.

**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 stairways.** *Spiral stairways* that conform to the requirements of [Section 1009.9](#) shall be permitted.

**419.3.4 Locks.** Egress doors shall be permitted to be locked in accordance with Item 4 of [Section 1008.1.9.3](#).

**419.4 Vertical openings.** Floor openings between floor levels of a live/work unit are 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 an *automatic sprinkler system* in accordance with [Section 903.2.8](#).

**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.