



OKLAHOMA

Uniform Building Code Commission Staff Comment Form - [BEBF 7](#)

BEBF Technical Committee

Review of the 2021 Editions of the International Building Code® (IBC®), International Existing Building Code® (IEBC®), International Fire Code®

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Code Change Information

Originating Committee: BEBF 2015

Code Modified: 2018 IBC

Original Comment Form Number: CCF-139

Rule Number: 748:20-2-7 (1)

Which area of the code (Section, Table, Figure) was revised?

Sections 508.5 and 508.5.1

Page Number: IBC 5-13

Previous Change:

~~419.1~~ 508.5 General. A live/work unit shall comply with Sections ~~419.1~~ 508.5 through ~~419.9~~ 508.11. ~~Exception~~ Exceptions:

1. 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.

2. Group B, M, and F occupancies that are located in a detached dwelling unit complying with the limitations of Section ~~419.1.1~~ 508.5.1 shall be permitted to be constructed in accordance with the International Residential Code.

3. The office of a self-service storage facility with a dwelling or sleeping unit shall not be considered a live/work unit.

419.1.1 508.5.1 Limitations. The following shall apply to all live/work areas:

1. ~~The live/work unit is permitted to be not greater than 3,000 square feet (279 square meters) in area~~ nonresidential portion of the live/work unit is permitted to be not greater than 2,500 square feet (232 square meters) in area.
2. The nonresidential area is permitted to be not ~~less~~ more than 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.
4. Not more than five nonresidential workers or employees are allowed to occupy the nonresidential area at any one time.

Historical information:

This change was made by the 2015 BEBF committee because there were many home businesses in existing residences, that under the 2015 language would require the home to have a fire sprinkler. Section 419.1 was further modified by the 2018 BEBF committee to clarify that the office space for a self-service storage facility with a dwelling or sleeping unit would not be considered a live/work facility. In the 2021 IBC, the Section has been moved from Chapter 4 to Chapter 5.