



# OKLAHOMA

## Uniform Building Code Commission Technical Code Review Committee

### Public Comment Form

**NOTE:** This form and any attachments hereto are subject to the Oklahoma Open Records Act and may be disbursed, upon request, without further notice to the submitter.

**INSTRUCTIONS:**

1. Please type or print clearly.
2. Form must be signed. Any forms that are not signed or filled out completely, may not be considered.
3. Each requested change must be on a separate form.
4. If the space to show the proposed change or supporting information is not big enough to show the entire change, write the words "See Attached" in the space provided and submit the change on a separate page.

**Contact Information:**

Name Amber Armstrong

Address 1 S Broadway, Suite 304

City Edmond State OK Zip 73013

Email Address alacadd@gmail.com Phone Number 405-850-5889

**Code Change Information:**

Will this change increase the cost of construction? Yes  No

Which code needs to be revised? 2024 IBC

Which section of the code needs to be revised?

Section 508.5 Table \_\_\_\_\_ Figure \_\_\_\_\_ Page 145-146

**Proposed Change:**

Show the proposed new, revised, or deleted text in Legislative format. Line through text to be deleted and underline text to be added or revised.

See Attached

**Supporting Information:**

State the purpose and reason for the change and provide substantiation to support the proposed change.

See Attached

Signature: \_\_\_\_\_

Date: April 29, 2024

**Send completed form to:**  
Oklahoma Uniform Building Code Commission  
2401 N.W. 23 St, Ste 82, Oklahoma City, OK 73107  
Or email to [Kathy.Hehnly@oubcc.ok.gov](mailto:Kathy.Hehnly@oubcc.ok.gov) or [Alisha.Davidson@oubcc.ok.gov](mailto:Alisha.Davidson@oubcc.ok.gov)

## **BEBF 7 - revised**

### **Proposed Change:**

#### **Chapter 2 Definitions**

**Live/Work Unit.** A dwelling unit or sleeping unit in which a significant portion of the space includes a nonresidential use that is operated by the tenant.

**508.5 Live/work units.** Live/work units shall comply with one of the following:

1. For a live/work unit located in a building constructed in accordance with this code, both the residential and nonresidential portions of the live/work unit shall comply with Sections 508.5 through 508.5.11.
2. For a live/work unit located in a building constructed in accordance with the International Residential Code, the nonresidential portion of the live/work unit shall comply with Sections 508.5.1 through 508.5.11, and the residential portion of the live/work unit shall be constructed in accordance with the International Residential Code and ~~Section 508.5.7.~~

#### **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 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.

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

1. The nonresidential portion of the live/work unit is permitted to be not greater than ~~3,000~~ 2,500 square feet (~~279~~ 232 m<sup>2</sup>) in area.
2. The nonresidential area is permitted to be not 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.

**508.5.2 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 508.5. Nonresidential uses that would otherwise be classified as either a Group H or S occupancy shall not be permitted in a live/work unit.

**Exception:** Storage shall be permitted in the live/work unit provided that 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.

**508.5.3 Means of egress.** Except as modified by this section, the means of egress components for a live/work unit shall be designed in accordance with Chapter 10 for the function served.

**508.5.4 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 1004.5.

**508.5.5 Spiral stairways.** Spiral stairways that conform to the requirements of Section 1011.10 shall be permitted.

**508.5.6 Vertical openings.** Floor openings between floor levels of a live/work unit are permitted without enclosure.

**508.5.7 Fire protection.** Live/work units in buildings constructed in accordance with this code shall be provided with all of the following:

1. An automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2.
2. Smoke alarms in accordance with Section 907.2.11.
3. Where required by Section 907.2.9.2, a manual fire alarm system.

~~Live/work units in buildings constructed in accordance with the International Residential Code shall be provided with an automatic sprinkler system and smoke alarms. The automatic sprinkler system shall comply with International Residential Code Section P2904, and smoke alarms shall comply with International Residential Code Section 310.~~

**508.5.8 Structural.** Floors within a live/work unit shall be designed for the live loads in Table 1607.1, based on the function within the space.

**508.5.9 Accessibility.** Accessibility shall be designed in accordance with Chapter 11 for the function served.

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

**508.5.11 Plumbing facilities.** The nonresidential area of the live/work unit shall be provided with minimum plumbing facilities as specified by Chapter 29, based on the function of the nonresidential area. Where the nonresidential area of the live/work unit is required to be accessible by Section 1108.6.2.1, the plumbing fixtures specified by Chapter 29 shall be accessible.

### **Supporting Information:**

There are many home-based businesses located in the State of Oklahoma. According to Section 508.5.1, a live/work unit is limited to a dwelling or sleeping unit that is not more than 3000 square feet and the nonresidential portion is limited to not more than 1500 square feet (1/2 of the unit). If the dwelling or sleeping unit exceeds 3000 square feet or the nonresidential portion exceeds 1500 square feet, the unit does not qualify as a live/work unit which means the unit must meet the requirements in the IBC and is not allowed to be regulated by the IRC. For a single-family dwelling that is greater than 3000 square feet, a fire sprinkler system would be required to be installed.

This change increases the size of all non-residential activity to 2500 square feet and increases the total area of the dwelling or sleeping unit to not more than 5000 square feet. This change also allows live/work units with occupancy groups B, M and F, that comply with the new size limitations, be constructed in accordance with the IRC. By allowing these structures to be regulated by the IRC instead of the IBC, the fire-sprinkler system would not be required. Also, this change clarifies that the office of a self-storage facility that contains a dwelling unit located in a stand-alone structure, is not to be considered a live/work unit and shall be constructed as a mixed occupancy structure in accordance with the IBC.

The size limitation of 2500 square feet for the nonresidential use was selected to correlate with the requirements for fire-sprinkler systems in buildings used for wood working and manufacture or repair of upholstered furniture or mattresses.