



STATE OF WASHINGTON
STATE BUILDING CODE COUNCIL

May 2018
Log No. _____

1. State Building Code to be Amended:

- International Building Code
- ICC ANSI A117.1 Accessibility Code
- International Existing Building Code
- International Residential Code
- International Fire Code
- Uniform Plumbing Code

- International Mechanical Code
- International Fuel Gas Code
- NFPA 54 National Fuel Gas Code
- NFPA 58 Liquefied Petroleum Gas Code
- Wildland Urban Interface Code

For the Washington State Energy Code, please see specialized [energy code forms](#)

Section(s):
IBC 508.5.1

Title:
(Live/Work) Limitations

2. Proponent Name (Specific local government, organization or individual):

Proponent: Hoyt Jeter/Sue Coffman representing the Washington Association of Building Officials Technical Code Development Committee

Title: Hoyt Jeter – Senior Plans Examiner; Sue Coffman – Building Official, City of Tacoma
Date: 5/21/2021

3. Designated Contact Person:

Name: Hoyt Jeter/Sue Coffman

Title: Senior Plans Examiner/Building Official

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E-Mail address: HJeter@cityoftacoma.org; Sue.Coffman@cityoftacoma.org

4. Proposed Code Amendment. Reproduce the section to be amended by underlining all added language, striking through all deleted language. Insert new sections in the appropriate place in the code in order to continue the established numbering system of the code. If more than one section is proposed for amendment or more than one page is needed for reproducing the affected section of the code additional pages may be attached. (Examples on the SBCC [website](#))

Code(s) IBC Section(s) 508.5.1

Enforceable code language must be used; see an example [by clicking here](#).
Amend section to read as follows:

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

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

5. Briefly explain your proposed amendment, including the purpose, benefits and problems addressed. Specifically note any impacts or benefits to business, and specify construction types, industries and services that would be affected. Finally, please note any potential impact on enforcement such as special reporting requirements or additional inspections required.

The code language limiting the nonresidential workers or employees is an unenforceable provision in this code. Once the building permit is issued, the code official does not have the ability to restrict the number of people in a private residential dwelling unit.

The maximum area allowed for the nonresidential area is less than or equal to 1,500 square feet. This limitation of square footage therefore sufficiently limits the number of people who can be in the area.

6. Specify what criteria this proposal meets. You may select more than one.

- The amendment is needed to address a critical life/safety need.
- The amendment clarifies the intent or application of the code.
- The amendment is needed to address a specific state policy or statute.
- The amendment is needed for consistency with state or federal regulations.
- The amendment is needed to address a unique character of the state.
- The amendment corrects errors and omissions.

7. Is there an economic impact: Yes No

Explain: This will not increase or decrease the cost of construction. It just removes an unenforceable provision.

If there is an economic impact, use the tool below to estimate the costs and savings of the proposal on construction practices, users and/or the public, the enforcement community, and operation and maintenance. If preferred, you may submit an alternate cost benefit analysis.

Provide your best estimate of the construction cost (or cost savings) of your code change proposal? (See OFM Life Cycle Cost [Analysis tool](#) and [Instructions](#); use these [Inputs](#). [Webinars on the tool can be found Here and Here](#))

\$Click here to enter text./square foot (For residential projects, also provide \$Click here to enter text./dwelling unit)

Show calculations here, and list sources for costs/savings, or attach backup data pages

List any code enforcement time for additional plan review or inspections that your proposal will require, in hours per permit application:

Please send your completed proposal to: sbcc@des.wa.gov

All questions must be answered to be considered complete. Incomplete proposals will not be accepted.