

ADVISORY COMMITTEE COMMENT FORM FOR PROPOSED CODE CHANGES

(This form must be submitted electronically)

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Proposed Code Change - Language

Please provide your proposed code change in ~~strikeout~~/underline format. Provide the *specific* language you would like to see changed, with new words underlined and words to be deleted should be ~~stricken~~. Also, state whether the language contained in your proposal is from a code book or from an amendment currently found in Minnesota Rule. (You may provide the language (electronically) on a separate, attached sheet).

SECTION 202, 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.~~

310.4 Residential Group R-2.

~~*Live/work units*~~

508.1 General.

Exceptions:

~~3. Uses within *live/work units*, complying with Section 419, are not considered separate occupancies.~~

Proposed Code Change – Need and Reason

Please provide a thorough explanation of the need for this change and why this proposed code change is a reasonable change. During the rulemaking process, the Agency must defend the need and reasonableness of all its proposed changes. The Agency must submit evidence that it has considered all aspects of the proposal. (You may provide the need and reason (electronically) on a separate attached sheet).

This code change proposal completes a code change approved by the 1305 – 2012 IBC Advisory Committee at the January 17, 2012 meeting. The committee approved draft language that deletes Section 419, Live/Work Units from the code. This code change proposal deletes the remaining references to Section 419 in the body of the code.

Proposed Code Change – Cost/Benefit Analysis

Please consider whether this proposed code change will increase/decrease costs or indicate that it will not have any cost implications and explain how it will not. If there is an increased cost, will this cost be offset somehow by a life safety or other benefit? If so, please explain. Are there any cost increases/decreases to enforce or comply with this proposed code change? If so, please explain. (You may provide the cost/benefit analysis (electronically) on a separate, attached sheet).

This proposal will not have any cost implications because Live/Work Units are a new provision in the 2012 IBC and not included in the current Minnesota State Building Code.

Other Factors to Consider Related to Proposed Code Change

1. Is this proposed code change meant to:

change language contained in a published code book? If so, list section(s).

change language contained in an existing amendment in Minnesota Rule? If so, list Rule part(s).

delete language contained in a published code book? If so, list section(s).

delete language contained in an existing amendment in Minnesota Rule? If so, list Rule part(s).

neither; this language will be new language, not found in the code book or in Minnesota Rule.

2. Is this proposed code change required by a Minnesota Statute or new legislation? If so, please provide the citation to the Statute or legislation.

No.

3. Will this proposed code change impact other sections of a published code book or of an amendment in Minnesota Rule? If so, please list the affected sections or rule parts.

Yes, companion changes will be required in the 2012 International Building Code, Chapter 11, Accessibility and the 2012 International Residential Code for One- and Two-family Dwellings.

2012 International Building Code

CHAPTER 11, ACCESSIBILITY

~~1103.2.13 Live/work units. In live/work units constructed in accordance with Section 419, the portion of the unit utilized for nonresidential use is required to be accessible.~~

The residential portion of the live/work unit is required to be evaluated separately in accordance with Sections 1107.6.2 and 1107.7.

**2012 International Residential Code for One- and Two-family Dwellings
CHAPTER 1, SCOPE AND ADMINISTRATION**

R101.2 Scope.

Exceptions:

~~1. Live/work units complying with the requirements of Section 419 of the *International Building Code* shall be permitted to be built as one- and two-family dwellings or townhouses. Fire suppression required by Section 419.5 of the *International Building Code* when constructed under the *International Residential Code for One- and Two-family Dwellings* shall conform to Section P2904.~~

~~2. 1. 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* when equipped with a fire sprinkler system in accordance with Section P2904.~~

4. Will this proposed code change impact other parts of the Minnesota State Building Code? If so, please list the affected parts of the Minnesota State Building Code.

Yes, companion changes will be required in Minnesota Building Code, Chapter 1309 and Chapter 1341. Refer to item #3 above.

5. Who are the parties affected or segments of industry affected by this proposed code change?

No impact; the current Minnesota Building Code does not include this concept. However, it is possible to build a live/work unit using provisions that are already a part of the code.

6. Can you think of other means or methods to achieve the purpose of the proposed code change? If so, please explain what they are and why your proposed change is the preferred method or means to achieve the desired result.

No.

7. Are you aware of any federal requirement or regulation related to this proposed code change? If so, please list the regulation or requirement.

No.