

# Exploring Live-Work for South Tucson

Live-work unit types come in a variety of configurations with various implications. The outline below explores this to aid in the exploration of this unit type for South Tucson.

*(Much of the research below is provided via Thomas Dolan, [live-work.com](http://live-work.com))*

Via ProBuilder.com:

*During the current pandemic, the ability to run a business or work from home has taken on even more significance as people have struggled to discover a secluded nook or cranny at home where they can find a moment of privacy to join a video conference.*

*Although nobody really knows the long-term effects, there seems to be little doubt that work patterns will change for many of us. The slow-paced development of [live/work projects](#) is likely to **accelerate now that the concept has been tried and proven to be successful for many workers.***

In our conversations with various groups, we have heard the need for small, but quality commercial space. The users/tenants of such type of space include artists and makers. The stated preferred rent level is **around \$1,000 per month.**

## Recommended Best Practice

Configure live/work townhouses (*if in townhouse format*) so that the ground floor space can be rented separately from the upper stories.

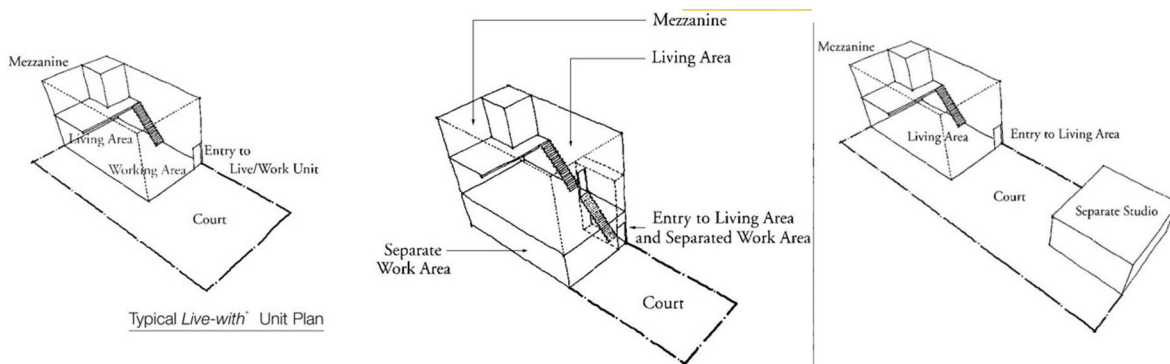
The building type offers tremendous flexibility which can be significantly compromised by hardwiring the live/work a single unit.

## Live-Work Types by Intensity:

- Home Occupation (*home office*)
- Live-Work (*working space is secondary to residential activities*)
- Work/Live (*residence is secondary to work activities*)

## Live-Work Types by Proximity:

- Live-With (*residential mezzanine over large workspace*)
- Live-Near (*two physically separated space within a building*)
- Live-Nearby (*work activities take place in an accessory building*)



## An opportunity to explore is called Cohort Housing

- Housing occupied by a group whose prior relationships have led them to choose to live (and often work) near one another.
- This would require a condo purchase arrangement unless purely rental.

## Building Code Considerations

- Sec 419 of the IBC – See *Below* ([Link Here](#)) ([KUA Article](#))

*Note: the local Building / Zoning Dept can have stricter requirements for Live-Work Units.*

## SECTION 419 - LIVE/WORK UNITS

### 419.1 General.

- A *live/work unit* shall comply with Sections 419.1 through 419.9.
- **Exception:** 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.

### 419.1.1 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 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*; and
  4. Not more than 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* where the *live/work unit* is in compliance with Section 419. 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 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 *means of egress* components for a *live/work unit* shall be designed in accordance with Chapter 10 for the function served.

### 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 1004.5](#).

### 419.3.2 Spiral stairways.

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

## 419.4 Vertical openings.

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

## [F]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.**

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

#### **419.7 Accessibility.**

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

#### **419.8 Ventilation.**

- The applicable *ventilation* requirements of the Florida Building Code, Mechanical shall apply to each area within the *live/work unit* for the function within that space.

#### **419.9 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 the Florida Building Code, Accessibility, the plumbing fixtures specified by Chapter 29 shall be *accessible*.