

Section 419 Live / Work units

- Chapter 11 Correlation -

419.7 Accessibility. Accessibility shall be designed in accordance with Chapter Sections 1106 and 1110.

1110.1 General. Where covered multifamily dwellings are required to have adaptable dwelling units in accordance with Section 1106.1.10.2:

1. Common- and public-use facilities accessory to covered multifamily dwellings shall comply with Sections 1107, 1108 and 1109;
2. Parking, garages, carports, storage sheds and site facilities accessory to covered multifamily dwellings shall comply with Sections 1103, 1104 and 1106.1.13, respectively; and
3. Adaptable dwelling units shall comply with this section.
4. Standards for space allowances and reach ranges specified in Section 1109.2 shall also apply to accessible features in adaptable dwelling units.

5. 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 comply with the provisions of this section.

1106.1.10 Group R occupancies.

1106.1.10.1 General. All affected buildings and covered multifamily dwellings in Group R occupancies shall be accessible as provided in this chapter. Public- and common- use areas and facilities such as recreational facilities, laundry facilities, garbage and recycling collection areas, mailbox locations, lobbies, foyers and management offices, shall be accessible.

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.

Exceptions:

1. Group R, Division 3, occupancies.
2. Where a building or buildings are exempted by Section 1106.1.10.2 from containing any adaptable dwelling units, common-use facilities and parking provided for tenant use need not be accessible. Public-use facilities, such as management and rental offices and visitor parking shall be accessible.

1106.1.10.2 Number of adaptable dwelling units. All Group R occupancies shall have adaptable dwelling units. Adaptable dwelling units shall be designed and constructed in accordance with Section 1110.

Exceptions:

1. Group R occupancies containing three or fewer dwelling units.
2. Dwelling units in Group R, Division 2, occupancies which are located on floors other than the ground floor where no elevator is provided within the building (unless it is a mixed occupancy described in Section 1106.1.10.3).
3. Dwelling units with two or more stories (townhouses) in a nonelevator building.
4. For sites where multiple, nonelevator buildings are planned for a single site and where portions of the site have grades prior to development that exceed 10 percent, the building official may approve the following modifications:
 - 4.1. The number of adaptable dwelling units provided may be reduced to a percentage of the ground floor units which equals the percentage of the entire site having grades, prior to development, which are 10 percent or less; but in no case shall the number of adaptable dwelling units be less than 20 percent of the ground floor dwelling units on the entire site;
 - 4.2. Adaptable dwelling units may be located in buildings located on the portion of the site where the grade prior to development has slopes of 10 percent or less; and
 - 4.3. Common-use facilities accessory to buildings not required to contain adaptable dwelling units according to Item 4.1, above, need not be accessible unless there are no other similar facilities provided on the site.
5. Group R occupancies listed under Section 1106.1.10.4.

1106.1.10.3 Mixed occupancies. Where the ground floor of a building is not a Group R, ~~Division 2~~, apartment occupancy, the first level of the Group R occupancy, which includes dwelling units, shall be considered the ground floor and shall be served by a building entrance on an accessible route. Dwelling units located on this level shall be adaptable dwelling units.

For purposes of this section, the work portion of live/work units designed in accordance Section 419 shall not be considered Group R-2. The live portion of the live/work unit shall be considered the ground floor and be served by a building entrance on an accessible route.

Exception: Group R occupancies exempted by Section 1106.1.10.2.