



Office of the State Building Inspector

March 21, 2017

Ms. Susan E. Lockwood
34 East Putnam Avenue
Suite 106
Greenwich, CT 06830

RE: I-02-17: Applicability of 2012 IRC Section R101.2

Dear Ms. Lockwood:

This is in response to your letter dated March 3, 2017 in which you are seeking a formal interpretation to the following question:

Question:

Can a proposed 4,080 sf structure that consists of a 2,448 sf two-story dwelling which has approximately 268 sf of office space, 680 sf of shared common space which includes a bathroom totaling 968 sf on the first floor and is attached to a 1,632 sf one-story, three-car garage/barn by a 30 foot long x 6 foot wide heavy-timber covered walkway be constructed under the 2012 International Residential Code portion of the 2016 State Building Code?

Answer:

Yes, the project as described above would fall under Section R101.2 Exception No. 1 as a live/work unit (see attached code change history) as such would be allowed to be constructed under the 2012 International Residential Code portion of the 2016 State Building Code – provided you follow the requirements outline in Section 419 of the 2012 International Building Code since your office area exceeds 10 percent of the dwelling, per Section 419.1 Exception No. 1 of the 2012 International Building Code portion of the 2016 State Building Code.

Sincerely,

Daniel Tierney
Deputy State Building Inspector