

CITY OF SAN ANTONIO
Planning and Development Services Department
MEMORANDUM

TO: PDSD Associates
FROM: Roderick Sanchez, AICP, CBO - Building Official
DATE: August 27, 2010
FILE: Code Interpretation Manual

INTERPRETATION NUMBER: CI2010-015

TITLE: Home Occupancies and Residential portions of Live Work Units

CODE EDITION: Chapter 10 of the City Code
2009 *International Building Code* (IBC)
Unified Development Code (UDC)
2008 *National Electric Code* (NEC)

SECTION: 10-1403.3 (1) - (Chapter 10)
Section 419 (IBC)
Section 35-378 and 35-381 (UDC)
Section 334.10 (1) and (2) (NEC)

PURPOSE: To clarify when an existing residential structure will need to have the electrical system re-wired in a commercial wiring method when the structure is used for a home occupancy, and to clarify when the electrical system is required to be in commercial wiring method within the residential portion of a live-work unit.

QUESTION: Is it a requirement to convert the existing electrical wiring to commercial approved wiring method when applying to use an existing residence for a Home Occupancy?

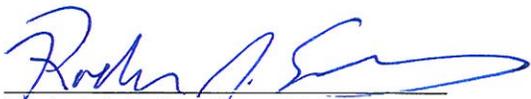
ANSWER: No, although there is code language that addresses having all commercial installations wired in a commercial wiring method in Chapter 10, a Home Occupancy is not a commercial application under the UDC. Home Occupancies do not require a certificate of occupancy and the property remains residential. Information Bulletin 106 is still valid for Home Occupancies.

QUESTION: Is it a requirement to convert the existing residential electrical wiring to a commercial wiring method in the residential portion of a Live Work Unit?

ANSWER: No, as long as the structure meets 334.10 (1) and (2) of the 2008 NEC (built as a one and two family dwellings and/or is Type III, IV or V construction) and meets the definition and the requirements of a Live Work Unit in Section 419 of the 2009 IBC, then NM and SE cabling may be allowed to remain in the residential portion of the Live Work Unit. However the non-residential portion would be required to comply with a commercial wiring method. If the existing service entrance were located in the non-residential portion, the SE cabling would require sleeving in the non-residential area to extend it to the residential area.

QUESTION: In a proposed new structure that is intended to be a Live Work Unit, is the electrical system of the residential portion of the unit required to be designed and built per commercial standards?

ANSWER: No, if the new structure meets 334.10 (2) of the 2008 NEC which allows NM, NMC, and NMS cabling in Type III, IV and V construction, the entire structure is 3 stories or less above grade as per 10-1403.1 (21), and the structure meets the definition and the requirements of a Live Work Unit in Section 419 of the 2009 IBC, then NM cabling may be used in the residential portion of the Live Work Unit. However the non-residential portion would be required to comply with commercial wiring methods of the City Code Section 10-1403.3 (1).



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