

**"AMENDED"**

**ORDINANCE NO. ~~92-026~~**

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF MAY 26 1992

**ARTICLE XXIX  
ARTIST LIVE/WORK SPACE**

**AN ORDINANCE ADDING ARTICLES XXIX SECTIONS 9.1300 THROUGH 9.1321) TO CHAPTER 9 OF THE SACRAMENTO CITY CODE RELATING TO BUILDING CODE REQUIREMENTS FOR ARTIST LIVE/WORK SPACE**

**§9.1300 Purpose.**

This article establishes mechanisms whereby persons may construct or convert buildings or portions thereof to joint living and working quarters for artists, artisans, and similarly situated individuals.

**§9.1301 General.**

Unless provided for in this article requirements of other portions of the City of Sacramento Building Code shall apply to Artist Live/Work spaces.

**§9.1302 Definitions.**

For the purpose of this article the following term have the definition shown:

(a) "Artist" shall mean one who participates in the activity of creating art.

(b) "Arts Activities and Spaces" shall mean the following:

1. "Arts activities" shall include the production, open studio and receptions, exhibition, rehearsal and performance with maximum occupant load of 50 people of any of the following disciplines: drawing, painting, sculpture, ceramics, photography, film, video, performance art, dance, music, woodworking, custom made jewelry, textiles or apparel.

---

FOR CITY CLERK USE ONLY

ORDINANCE NO.: 92-026

DATE ADOPTED: MAY 26 1992

---

2. "Arts spaces" shall include studios, workshops, galleries, museums, art storage, theaters, and other similar spaces customarily used principally for arts activities.

- (c) "Live/Work Quarters" shall mean residential occupancy by a family maintaining a common household or by not more than four unrelated persons, of one or more rooms or floors in a building originally designed for industrial or commercial occupancy which include one (1) cooking space and sanitary facilities in conformance with prevailing building codes and two (2) adequate working spaces reserved for, and regularly used by, one or more persons residing therein.

**§9.1303**

All artist live/work spaces shall be subject to an annual inspection by the Sacramento Fire Department. Appropriate fees for this inspection shall be paid to the Fire Department by the building owner.

**§9.1304**

An approved automatic fire sprinkler system shall be installed in buildings that are used as artist live/work spaces and exceed the following areas for the designated types of construction:

Type V	5,500 square feet
Type III	12,300 square feet
Type II N/II F.R.	19,300 square feet
Type I	34,300 square feet

**Exception:** In existing buildings a fire sprinkler system will not be required if the building is divided by area separation walls which divide the building into areas not larger than the areas designated in this section. Also, each tenant space shall be separated by one hour walls.

**§9.1305**

The ceiling height for a habitable space above and below any mezzanine shall be at least 6' 8". This includes any projections such as light fixtures, plumbing, and fire sprinkler heads.

---

FOR CITY CLERK USE ONLY

ORDINANCE NO.: 92-026

DATE ADOPTED: MAY 26 1992

**§9.1306      Occupant Load.**

The occupant load for the purpose of establishing exit requirements shall not exceed 300 square feet per person. If the space is 3000 square feet or more in area two exits are required. If the space is 3000 square feet or more it shall be posted for a maximum capacity of 49 people. The location of each live/work unit in a multi-unit structure shall be marked by a plaque, diagram or other device visible to emergency personnel from the exterior of the structure containing the units. The location of the plaque, et al, shall be approved by the Fire Department.

**§9.1307**

Floor loads shall not exceed the design loads of the existing building. Floor loading shall not exceed 50 lbs. per square feet or a concentrated load of 2000 lbs. Individual stair treads shall be designed to support 100 lbs/ft<sup>2</sup>. Buildings shall have a structural analysis prepared by a licensed civil or structural engineer or by a licensed architect.

**§9.1308**

In live/work quarters, occupancy shall be limited to use by a family maintaining a common household or by not more than four (4) unrelated persons.

**§9.1309      Construction.**

Existing and proposed mezzanines in live/work quarters shall be constructed and supported in accordance with the structural requirements of the Building Code except that they may be attached to the structural frame of the building for support without concern for the effect on the foundations. A guardrail at least 36" inches in height shall be provided. Guardrail for storage portions for lofts may be removable for access. Mezzanines and their supports (if not a separation wall) raised floors, raised platforms, bleachers, seating platforms, ladders, stairs, guardrail, posts, enclosures, partitions may be of wood construction and will not change the classification of the building as Type I.

**§9.1310**

The mezzanine area shall include any structure over 30 inches above the floor and shall not exceed one-third (1/3) of the floor area of the live/work room in which it is placed. If an area is classified as a mezzanine, the wall separating the room and the mezzanine shall be at least 50 percent open. If walls are less than 50 percent open the area above shall be classified as a story.

---

FOR CITY CLERK USE ONLY

ORDINANCE NO.: 92-026  
DATE ADOPTED: MAY 26 1992

---

**§9.1311**

Finish materials used on the mezzanine shall not exceed class IIC materials for flame spread and smoke density per Chapter 42 of the Building Code.

**§9.1312**

Stairway to the mezzanine shall meet the requirements of Sec. 3306(c) Exception 1. Mezzanines used for living purposes less than 400 square feet may be served by a stairway or ladder with an incline of a maximum of 60 degrees.

The number of stairways serving the mezzanine shall meet the requirements of Sec. 3306(a). Stairways shall be provided with a handrail in accordance with Section 3306(j).

**§9.1313      Electrical Requirements.**

- A. Live/work spaces shall comply with the provisions of the National Electrical Code and Chapter 9, Article VVI of the Sacramento City Code.

**Exception #1:**

A minimum of two (2) receptacle outlets, equally spaced, may be installed in each habitable room.

**Exception #2:**

A minimum of one (1) receptacle outlet shall be installed for every twenty (20) feet of wall space (measured at the floor line), not including dedicated receptacle outlets.

**Exception #3:**

Kitchens or areas used for kitchens shall have at least two (2) 20 amp, 120 volt receptacle outlets. These outlets shall not be connected to any other outlets.

- B. All receptacle outlets shall be connected to twenty (20) ampere rated branch-circuits.
- C. Ground-fault circuit-interrupters required for all 20 amp, 125 volt rated receptacles.

**Exception:** Living spaces when divided from work space by walls.

**§9.1314**

A single station smoke detector and alarm shall be installed in the center of the ceiling within the live/work room and receive its power from the electrical system within the live/work room. Wiring to the detector shall be permanent and without a disconnecting switch other than that required for overcurrent protection. A permanent connection to an existing circuit is acceptable. The detector shall be approved by the State Fire Marshall and conform to the California State Fire Marshal Standard 12-72-2. Detectors shall be installed in accordance with the approved manufacture's instructions. An approved battery-powered smoke detector may be substituted for existing artist live/work spaces.

**§9.1315**

Exits, handicapped access, cooking and sanitary facilities in live/work quarters shall comply with City Ordinance, and State Building Regulations for apartments and guest rooms. Gas water heaters shall not be placed within sleeping rooms.

**§9.1316**

Existing buildings shall have at least one habitable room within each live/work quarter with natural light by a window or skylight with a minimum area equal to 1/10 of the floor area of the room in which it is located or 10 square feet which ever is greater. The windows in the habitable rooms shall face upon courts, yards, or onto similar unobstructed open area which is at least seven feet in every horizontal dimension for the floor at which the unit in question is located and at all levels of the building above. All habitable rooms in newly constructed buildings shall comply with the provisions of UBC, Section 1205 for light and ventilation.

**§9.1317**

Any changes in the building envelop are subject to compliance with requirements of Title 24 Cal. Administrative Code for energy conservation.

**§9.1318**

For any code requirement not specified herein the more restrictive requirements of the Building Code for R1 and B2 shall apply, e.g., fire alarms shall be installed if required in the R1 occupancy of the building. Separations of occupancies shall be required as specified in Sec. 503(a) of the Uniform Building Code.

---

FOR CITY CLERK USE ONLY

ORDINANCE NO.: 92-026  
DATE ADOPTED: MAY 26 1992

**Exception #1:** Occupancy separation between R and B-2 occupancies shall not be required if the building has an approved fire sprinkler system.

**Exception #2:** Occupancy separations between R and B-2 occupancies shall not be required if the tenant space is separated from other spaces by one hour walls.

**§9.1319**

All alterations and construction are to be done under building permit with the approval of the Building Inspection and Planning Divisions and City Fire Departments.

**§9.1320**

A Certificate of Compliance shall be issued upon completion and inspection approval of all work included in the base building permit for the complete building. Certificates of Occupancies shall be issued upon the completion and inspection approval of all work included in each artist live/work space.

**§9.1321**

Public corridors and stairways serving 10 or more people in buildings shall be of one hour fire resistive construction with solid wood doors not less than 1 3/4 inches thick. Existing frames need not have a fire resistive time period.

Where the existing frame will not accommodate the 1 3/4 inch thick door, a 1 3/8 inch thick solid bonded wood core door or equivalent insulated steel door may be permitted. Door closers are required. Gasketing shall be required around corridor doors. Stairway enclosures shall be installed in accordance with R1 occupancy requirements of Chapter 33 of the Uniform Building Code.

DATE PASSED FOR PUBLICATION: **MAY 19 1992**

DATE ENACTED: **MAY 26 1992**

DATE EFFECTIVE: **JUN 26 1992**

  
\_\_\_\_\_  
Mayor

ATTEST:

  
\_\_\_\_\_  
City Clerk

-6-

---

FOR CITY CLERK USE ONLY

ORDINANCE NO.: **92-026**

DATE ADOPTED: **MAY 26 1992**

---