

BUILDING

REGULATIONS

Is the studio a **LEGAL WORK SPACE**?

Are your **ART SUPPLIES ALLOWED?** in the building or studio



Check building code/zoning regulations that could affect your studio plans.

ARE THERE ANY RESTRICTIONS about noise, fumes, visitors, or retail sales?

STUDIO SPACE WILL YOU HAVE A LEASE?

A lease assures you are protected by tenant laws.



Was the studio/building designed as an artists' space? Was it something else before that might present a health hazard?

Who is responsible for paying for snow/garbage removal, repairs, utilities, etc.?

If you are in a high crime area, consider your own alarm.

What precautions should you take to prevent **THEFT, PROPERTY DAMAGE, or PERSONAL HARM?**

IS THERE AN **ALARM SYSTEM?**

VIEW THE SPACE AFTER DARK IS THERE SUFFICIENT **LIGHTING** in the entry, parking lot, hallways, etc.?

SHARED STUDIOS

Who is the official **TENANT** on the lease?

Are there **OTHER ARTISTS** **BEING SAFE?**

DO YOU HAVE A **STUDIO PRE-NUP?**

Is **SUBLETTING** allowed?

STRUCTURE

OVERALL

- IS THE FOUNDATION SOUND?
- DO LOAD-BEARING WALLS AND COLUMNS SHOW ANY DAMAGE?
- ARE ELEVATORS REGULARLY CHECKED?

RESOURCES

- Landlord or another tenant?
- Tenant rights in your state and your city.
- Local renters or bus tenants association
- Local landlord-tenant lawyer or mediator

IS THERE A **RISK OF ICE** building up, falling, or melting?



Is there any visible or potential for **Mold or Mildew?**

- CHECK:**
- Basements
 - Near leaky plumbing with condensation
 - Walls, ceilings, and attics

IS THE STRUCTURE AT RISK OF?

- Floods
- Earthquakes
- High winds
- Mudslides
- Wildfires

Visit: <https://www.fema.gov/determine-your-risk>

HAZMAT HAZARDOUS MATERIALS

FUMES + VENTILATION

DO YOU SMELL ANY FUMES LIKE **GAS, SMOKE** OR **VAPOR** in the **HALLWAY, STAIRWELL OR STUDIO?**

Do others in the building and adjoining spaces **USE HAZARDOUS MATERIALS?**

Does the building have **GOOD VENTILATION?**

PLANNING + KNOWLEDGE

DO YOU HAVE A COPY OF THE **SAFETY SDS DATA SHEET** for every chemical you use?

MAKE A CHEMICAL HYGIENE PLAN Understand how chemicals you use affect skin, eye, respiratory system, etc.

- ✓ Wear a NIOSH approved respirator and cover skin.
- ✓ Make sure you have adequate ventilation so fumes disperse outdoors safely.
- ✗ Don't cross-contaminate areas of your studio with hazardous materials.
- ✓ Wash your hands thoroughly after using hazardous material.

STORAGE + DISPOSAL

Store materials in original or compatible containers, making sure they are properly labeled and sealed and still useable.

NEVER store toxic materials above shoulder height and secure containers to prevent tipping or falling over.

DO YOU KNOW THE **DISPOSAL METHOD** for all chemicals you use?

Store your **COMPRESSED GAS AT LEAST 20 FEET** away from combustible material or oxygen

Check with municipalities about designated areas and times for hazmat disposal and be careful during transport.

IS **PARKING** adequate? Is it close to **PUBLIC TRANSIT?**

Are there any **OVERHANGING TREES** that would affect the structure, power or access? Are there **RODENT DROPPINGS** or evidence of traps?

- FIRE + CO**
- SMOKE DETECTOR
 - CO DETECTOR
 - FIRE EXTINGUISHERS
 - SPRINKLERS
- Installed in appropriate location(s) + in working order?

EXITS HAVE A PLAN

posted for routes to leave the studio/building in case of fire or other emergency

Are stairs and fire escapes accessible and clear with **AT LEAST 36"** of clearance from any obstructions?