

SANTA ROSA FIRE DEPARTMENT
FIRE PREVENTION BUREAU
INSPECTION GUIDELINE

July 1, 2010



RESIDENTIAL CARE FACILITIES
2007 CBC/CFC (R-3.1)

Address:		Permit #:
Inspector:	Date:	Status:
Inspector:	Date:	Status:

This Checklist outlines general requirements. Information contained herein applies to typical instances and may not address all circumstances.

REFERENCES

2007 California Fire Code, 2007 California Building Code

This occupancy group may include facilities licensed by a governmental agency for a residentially based 24-hour care facility providing accommodation for six or fewer clients of any age. Clients may be classified as ambulatory, non-ambulatory or bedridden. This occupancy group may include:

- **Adult Residential Facilities**
- **Congregate Living Health Facilities**
- **Foster Family Homes**
- **Group Homes**
- **Intermediate Care Facilities for the Developmentally Disabled**
- **Nurseries for the full-time care of children under the age of six, but not including “infants” as defined in section 310**
- **Residential Care Facilities for the Elderly**
- **Small Family Homes and Residential Care for the Chronically Ill**

Requirements are based on client ambulatory, non-ambulatory or bedridden status. The Director of Social Services determines the status of persons in such facilities.

This guide is intended for newly classified Residential Care Facilities (R3.1). Existing facilities requesting a change of use, e.g. adding bedridden clients in a non-ambulatory facility, shall be re-inspected/clearance inspected under previous regulations (2001 CBC/CFC), provided there is no change in use or character which would place the facility in a different occupancy group.
Code interpretation pending!

Occupancy Conversion Chart

Licensed Facility Use or Activity	2007 CBC Occupancy	2001 CBC Occupancies
6 or Fewer ambulatory, non-ambulatory or bedridden persons	R-3.1	R-2.1.1 R-2.2.1 R-2.3.1 R-6.1.1 R-6.2.1
More than 6 ambulatory persons (may include up to 6 Non-ambulatory and/or bedridden persons)	R-4	R-2.2 R-6.2
More than 6 non-ambulatory and/or bedridden persons	I-4	R-2.1 R-2.3 R-6.1

Building height and area provisions (CBC 425.3)

Occupancies where clients are housed above the first story, having more than two stories in height or having more than 3,000 square feet of floor area above the first story shall not be of less than 1-hour fire-resistance-rated construction throughout.

Occupancies housing a bedridden client, the client sleeping room shall not be located above or below the first story.

INTERIOR FINISH PROVISIONS (CBC 425.6)

Occupancies housing a bedridden client shall comply with the interior wall and ceiling finish requirements specified for Group I-2 occupancies in Table 803.5

FIRE PROTECTION SYSTEM PROVISIONS (CBC 425.7)

AUTOMATIC SPRINKLER SYSTEMS (CBC 903.2.7)

An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area.

Exception #3

Occupancies not housing bedridden clients, not housing non-ambulatory clients above the first floor and not housing clients above the second floor.

SFM Residential Care Facility Advisory Committee has recommended that the previous code exception allowing one (1) bedridden client without retrofitting with fire sprinklers be added as a supplement to the 2007 CBC/CFC. Pending!

Occupancies not meeting exception #3 shall install a NFPA 13D fire sprinkler system in accordance with CBC 903.3.1.3.

SMOKE ALARMS (CBC 907.2.10)

Single- or multiple-station smoke alarms shall be installed and maintained regardless of occupant load.

#5 Smoke alarms shall be provided throughout the habitable areas of the dwelling unit except kitchens.

POWER SOURCE

In *new construction* and in *newly classified* Group R-3.1 occupancies, required smoke alarms shall receive their primary power from the building wiring where such wiring is served from a commercial source and shall be equipped with a battery backup.

INTERCONNECTION

Where more than one smoke alarm is required to be installed within an individual dwelling unit, the smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening door closed.

Hearing Impaired

Protective social care facilities which house persons who are hearing impaired, shall be provided with notification appliances for the hearing impaired installed in accordance with NFPA 72 and which shall activate upon initiation of the smoke alarms.

MEANS OF EGRESS PROVISIONS (CBC 425.8)

General (CBC 425.8.1)

In addition to the general means of egress requirements of Chapter 10, the following specific sections shall apply to R-3.1 occupancies.

Number of Exits

R-3.1 occupancies shall have a minimum of two exits. All locking hardware shall be of the single-action type. Exit doors shall provide a clear space of 32" when fully opened.

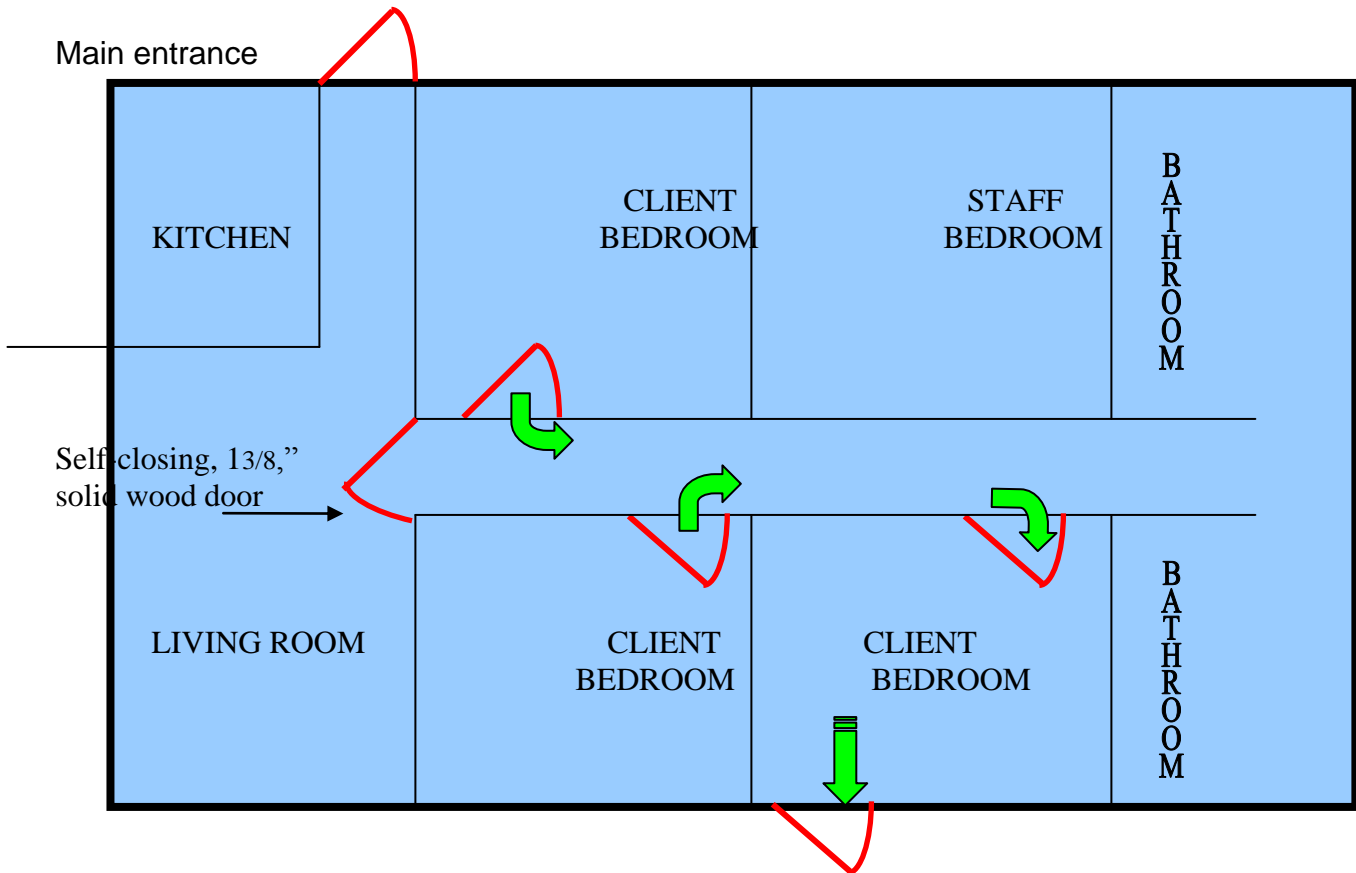
Egress arrangements

Non-ambulatory Clients (CBC 425.8.3.2) – *Occupancies housing non-ambulatory clients shall have access to at least one of the required exits, which conforms to one of the following:*

Option #1 – Non-Ambulatory

Egress through a hallway or area into a bedroom in the immediate area which has an exit directly to the exterior and the corridor / hallway is constructed consistent with the dwelling unit interior. The hallway shall be separated from the common areas by a solid wood door not less than 1 3/8 inch in thickness, maintained self-closing or shall be automatic closing by actuation of a smoke detector.

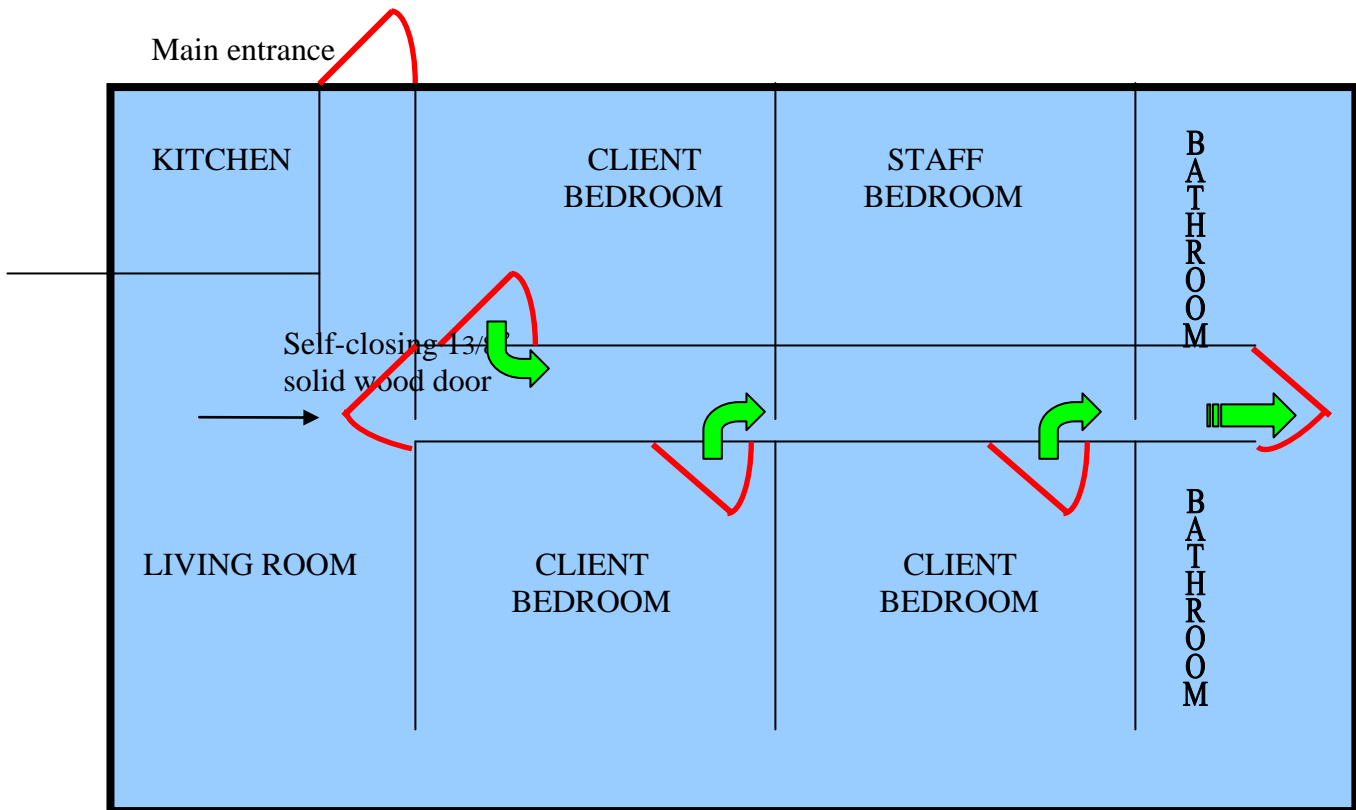
See following example:



Option #2 – Non-Ambulatory

Egress through a hallway, which has an exit directly to the exterior. The hallway shall be separated from the common areas by a solid wood door not less than 1 3/8 inch in thickness, maintained self-closing or shall be automatic closing by actuation of a smoke detector.

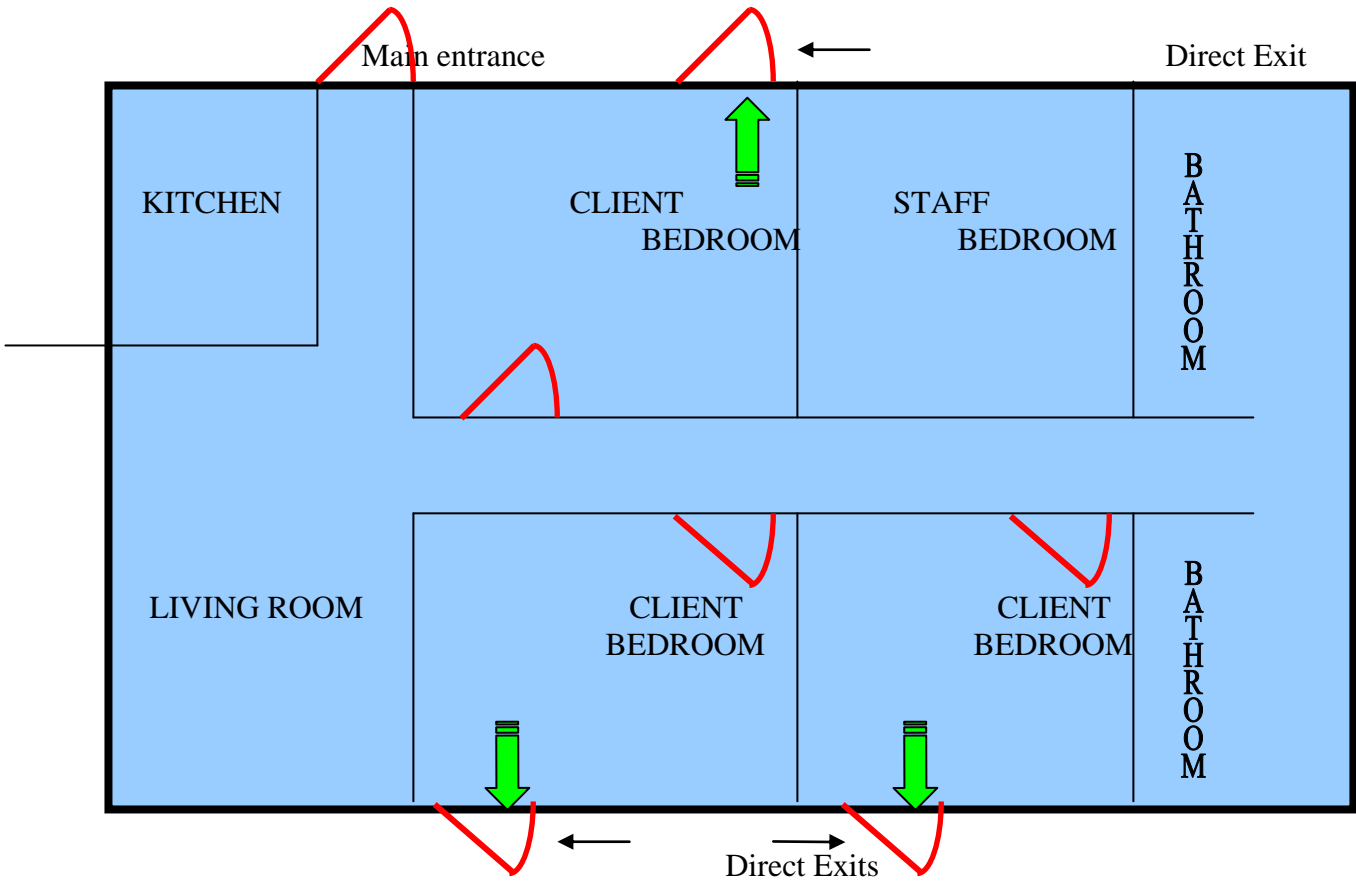
See Example Below



Option #3 – Non-Ambulatory

Direct exit from the bedroom to the exterior.

See Example Below

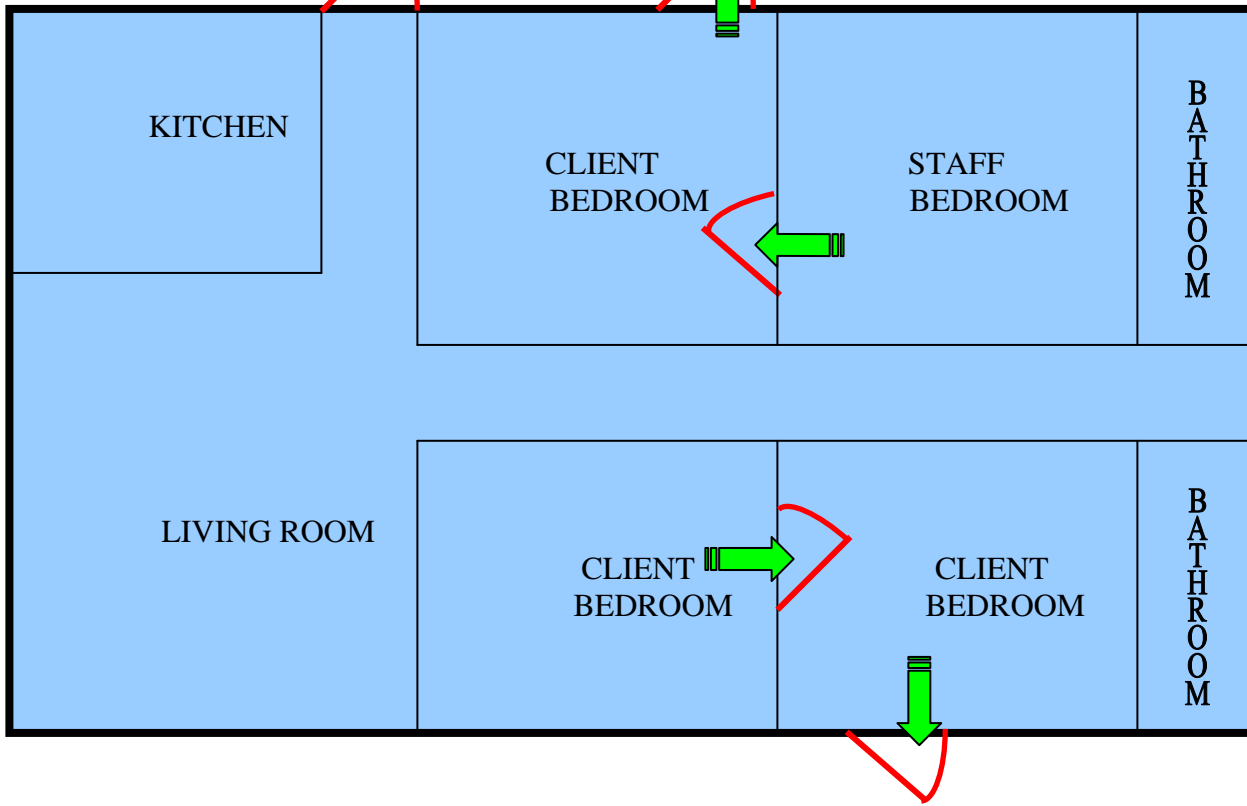


Option #4 – Non-Ambulatory

Egress through an adjoining bedroom, which exits to the exterior.

See Example Below

Main Entrance

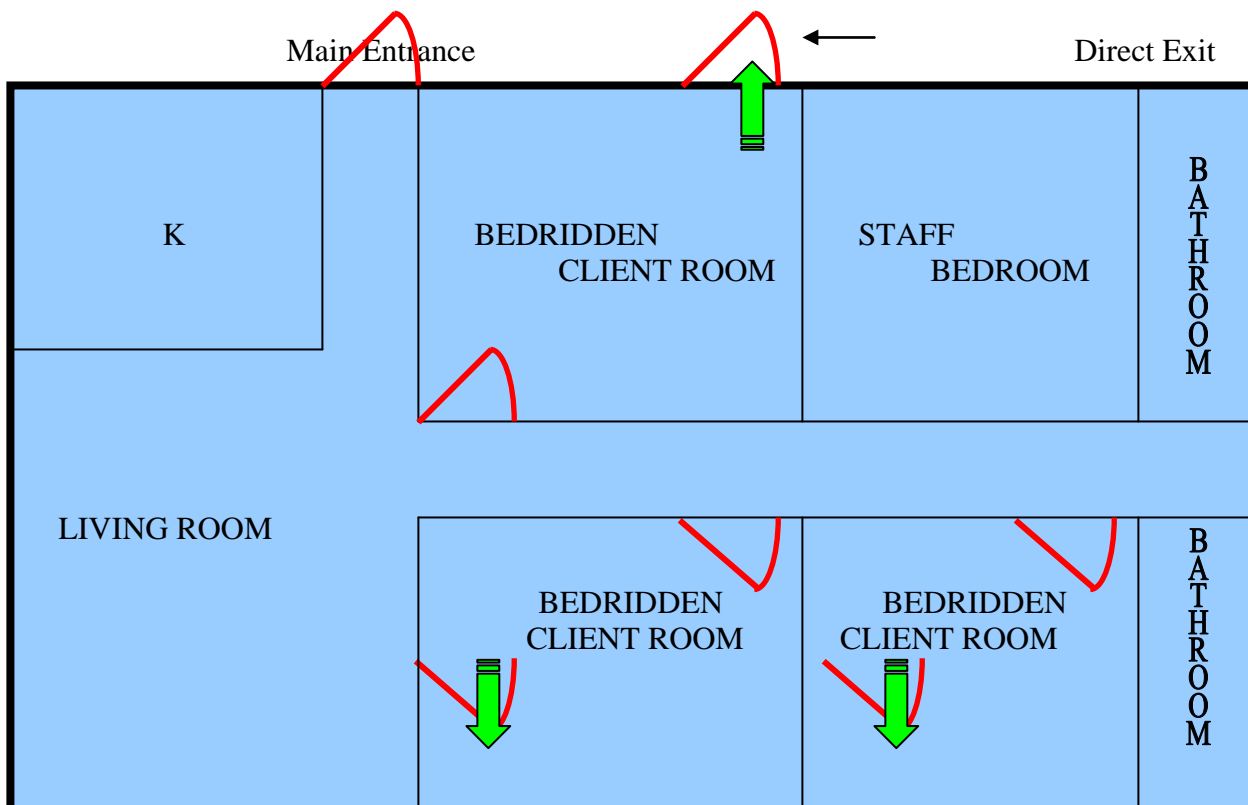


Bedridden Clients – (CBC 425.8.3.3) – In occupancies housing a bedridden client or clients, all of the following shall apply:

1. In occupancies housing a bedridden client a direct exit to the exterior of the residence shall be provided from the client sleeping room.
2. Doors to a bedridden client’s sleeping room shall be of a self-closing, positive latching 1 3/8 inch solid wood door. Such doors shall be provided with a gasket so installed as to provide a seal where the door meets the jam on both sides and across the top. Doors shall be maintained self-closing.
3. Bedridden clients shall not have a night latch, dead bolt, security chain or any other similar locking device installed on any interior door leading from a bedridden client’s sleeping room to any interior area such as a corridor, hallway and/or general use areas of the residence in accordance with Chapter 10.
4. The exterior exit doorway from a bedridden client’s sleeping room shall be of size as to permit the installation of a door not less than three feet in width and not less than six feet in height. When installed in exit doorways, exit doors shall be capable of opening at least 90 degrees and shall be so mounted that the clear width of the exit way is not less than 32 inches.

See Example Below

***SFM Residential Care Facility Advisory Committee has recommended a Code Interpretation that would allow bedridden facilities that install a NFPA 13D fire sprinkler system to be omitted from the egress requirements of CBC 425.8.3.3, provided the facility complies with egress requirements of CBC 425.8.3.2. Interpretation pending!**



Intervening rooms – A means of exit shall not pass through more than one intervening room. A means of egress shall not pass through kitchens, storerooms, closets, garages or spaces used for similar purposes.

Changes in level

Occupancies housing non-ambulatory clients, changes in level up to 0.25 inch may be vertical and without edge treatment. Changes in level between 0.25 inch and 0.5 inch shall be beveled with a slope no greater than 1 unit vertical in 2 units horizontal (50% slope). Changes in level greater than 0.5 inch shall be accomplished by means of a ramp.

Ramp specifications (CBC 1010)

Plans shall be submitted to the Building Department for review and permit issuance.

Slope – Ramps used as a part of the means of egress, shall have a running slope not greater than one unit vertical in 12 units horizontal (8% slope).

Vertical rise – The rise of any ramp run shall be 30 inches maximum.

Width – The clear width of a ramp shall be 36 inches minimum.

2007 CBC & CFC Residential Care Facility Requirements
(24 hour care only)
January 14, 2008

Occupancy	Construction	Smoke Barrier	Sprinkler System	Smoke Alarms	Fire Alarm System	# of Exits	Rated corridors	Exit Enclosure	Delayed Egress	Bed-ridden	Exit Signs	Tactile Exit Signs	Emergency Lights	Fire Exting.	Ramps
I-1 7+non-Amb or bed- ridden	Rated CBC - 425.4.1 & Table 503	Yes If > than 6,000 sq. feet CBC 425.5.1 425.5.2	Yes CBC 903.2.5	Yes CBC 425.7.3	Manual & Auto. System CBC 907.2.6.1.1 See Exc.	Two CBC 425.8.2.1	Yes CBC 425.8.4.1 Table 1017.1 60" wide for non- amb and 44" wide for amb CBC 425.8.4.2	Yes If more than 6 Non-amb Above 1 st floor CBC 425.8.6.1	Yes Must meet all req. of CBC 1008.1.8.6	Yes CBC 308.2	Yes 1011.1 Floor level - See CBC 1011.6 Exit path Marking - CBC 1011.7	Yes CBC 1011.3	Yes CBC 1006.3 See exc.	Yes CFC 906.1 & 906.3	Yes CBC 1003.5
R-4 7+ amb (May have 6 non- amb or 6 bed- ridden)	Non-rated up To 7,000 sq. feet CBC Table 503 See except in CBC 425.3.5 and 425.3.6	Yes If > than 6,000 sq. feet CBC 425.5.1 425.5.2	Yes CBC 903.2.7 See Except.	Manual & Auto. System CBC 907.2.8.4 See except.	Two CBC 425.8.2.1	Yes If serving 11+ CBC Table 1017.	Yes If more than 6 Non-amb Above 1 st floor CBC 425.8.6.1	Yes Must meet all req. of CBC 1008.1.8.6	Yes Up to 6 allowed. CBC 310.1	Yes 1011.1 Floor level - See CBC 1011.6 Exit path Marking - CBC 1011.7	Yes CBC 1011.3	Yes CBC 1006.3 See exc.	Yes CFC 906.1 & 906.3	Yes CBC 1003.5	
R-3.1 6 or less Regardless of ambulatory status	Non-Rated CBC Table 503 See special considerations in CB 425.3.4	No	No - if only 1 bedridden See provisions of CBC 425.8.3.	Yes CBC 907.2.10.1.2 & 907.2.10.1.5	No Strobes required in protective facilities social care housing & 425.8.3.3 any deaf person CBC 907.9.1.5	Two CBC 425.8.2.1 See exiting provisions of CBC 425.8.3.2 & 425.8.3.3 for exiting from client sleeping rooms.	No	Yes Must meet all req. of CBC 1008.1.8.6 & 425.8.7.1	Yes Hospice can have up to six. Others can have 1 if non- sprinklered and 6 if sprinklered. See provisions of CBC 425.8.3.3	No CBC 1011.1	No	No CBC 1006.1 Except. #3.	No CFC 906.1 #1	No Unless housing non-amb or bedridden CBC 425.6.5	

