



Rancho Cucamonga Fire Protection District

Fire Inspection Bureau Guidance Document

Subject: R-3.1 Residential Care Facilities	
Primary Code Reference: California Building Code	Effective: July 2008
Page 1 of 8	Revised:

INTENT

The intent of this document is to compile all of the fire and life safety requirements for a Large Family Daycare into a single reference and guidance source. This guide is intended for newly classified Residential Care Facilities (R3.1). Existing facilities that are not requesting a change of use shall be inspected in accordance with the regulations in place when the facility was originally licensed.

AUTHORITY

This standard is in accordance with RCFPD Ordinance FD 46, the 2007 California Fire Code, the 2007 California Building Code, Health & Safety Code, and Office of the State Fire Marshal.

APPLICABLE CODE REQUIREMENTS

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 of the Building Code
- Residential Care Facilities for the Elderly
- Small Family Homes and Residential Care for the Chronically Ill

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

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.
- The client sleeping room of a bedridden client 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 of the Building Code.

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 of the Building Code 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.

Exception #4

Occupancies housing only one bedridden client and complying with Section 425.8.3.3 of the Building Code.

• Smoke Alarms (CBC 907.2.10)

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

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MEANS OF EGRESS PROVISIONS (CBC 425.8)

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.

- **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.

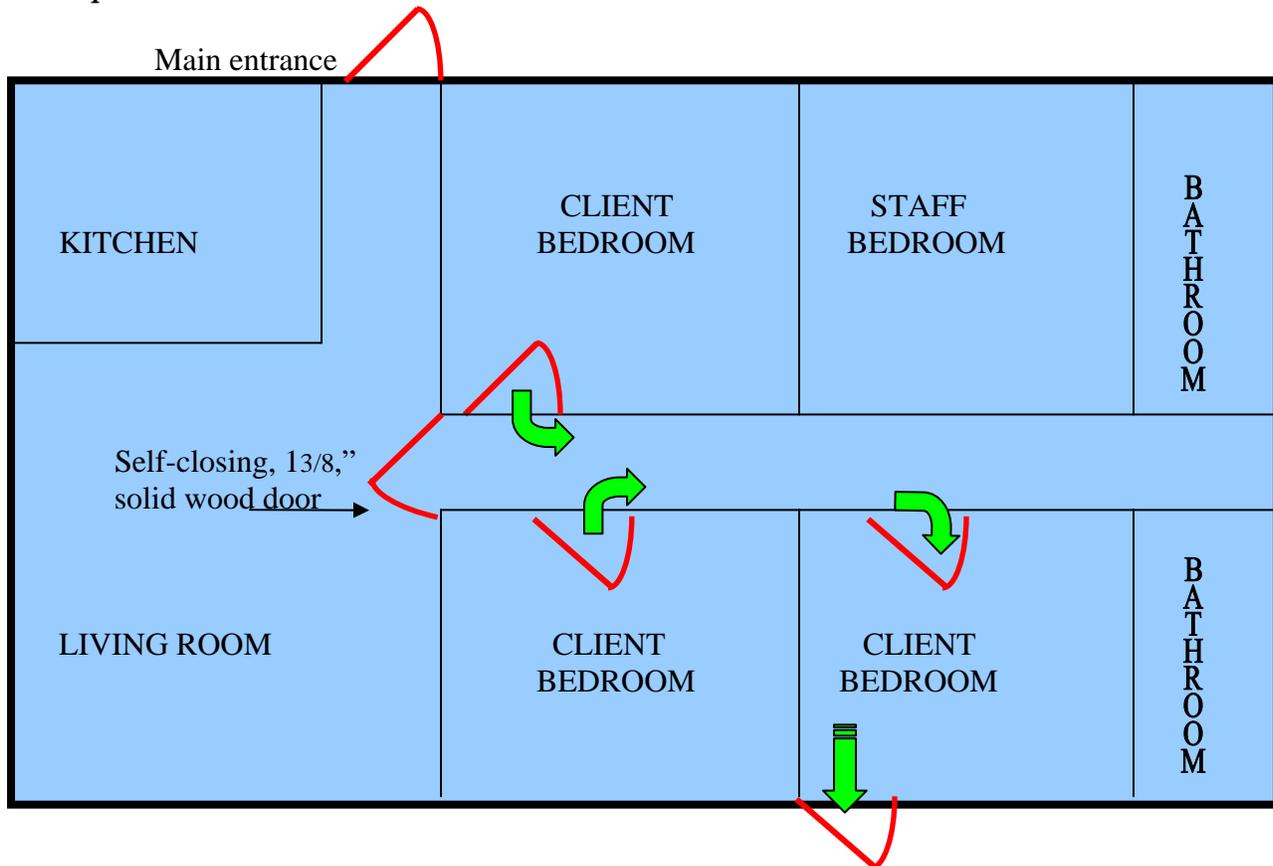
- **Egress arrangements**

- **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 inches in thickness, maintained self-closing or shall be automatic closing by actuation of a smoke detector.

See Example Below

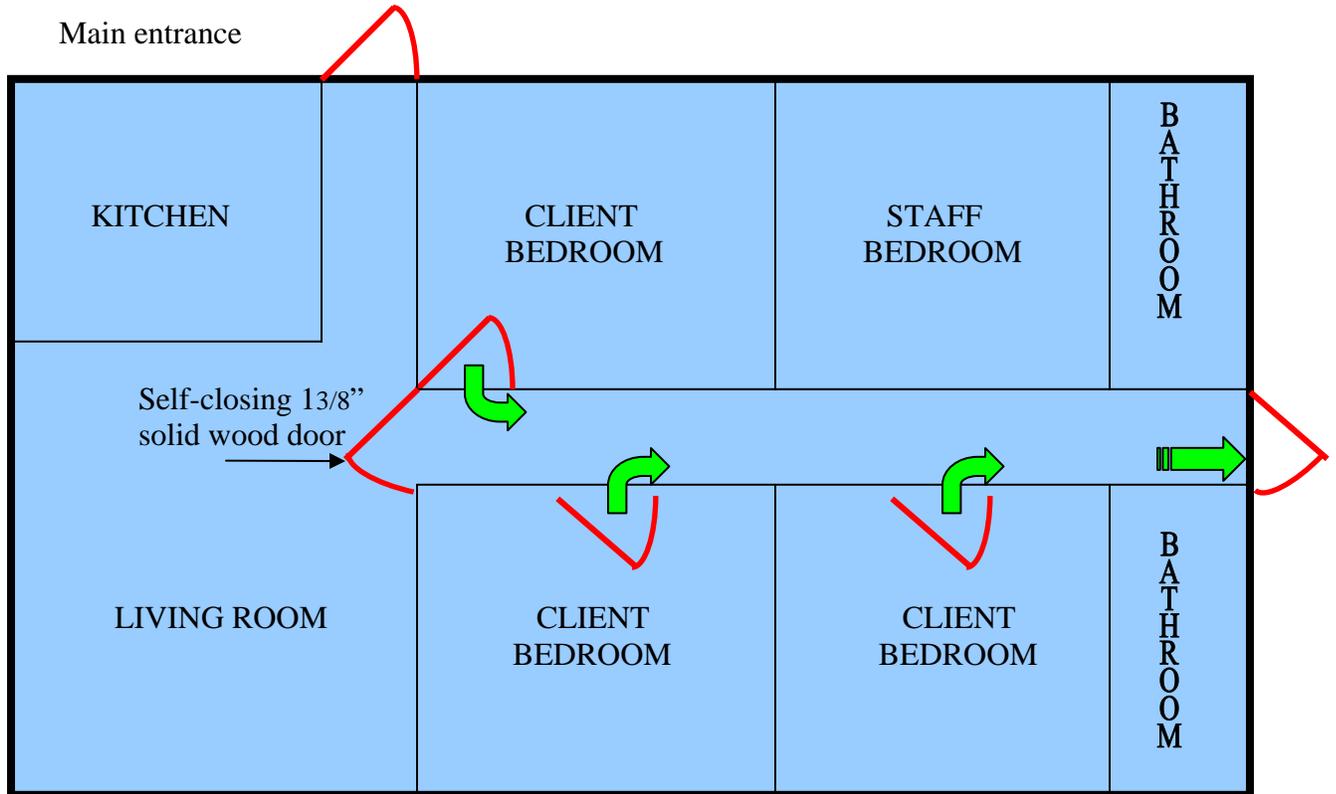


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Option #2 – Non-Ambulatory

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 inches in thickness, maintained self-closing or shall be automatic closing by actuation of a smoke detector.

See Example Below

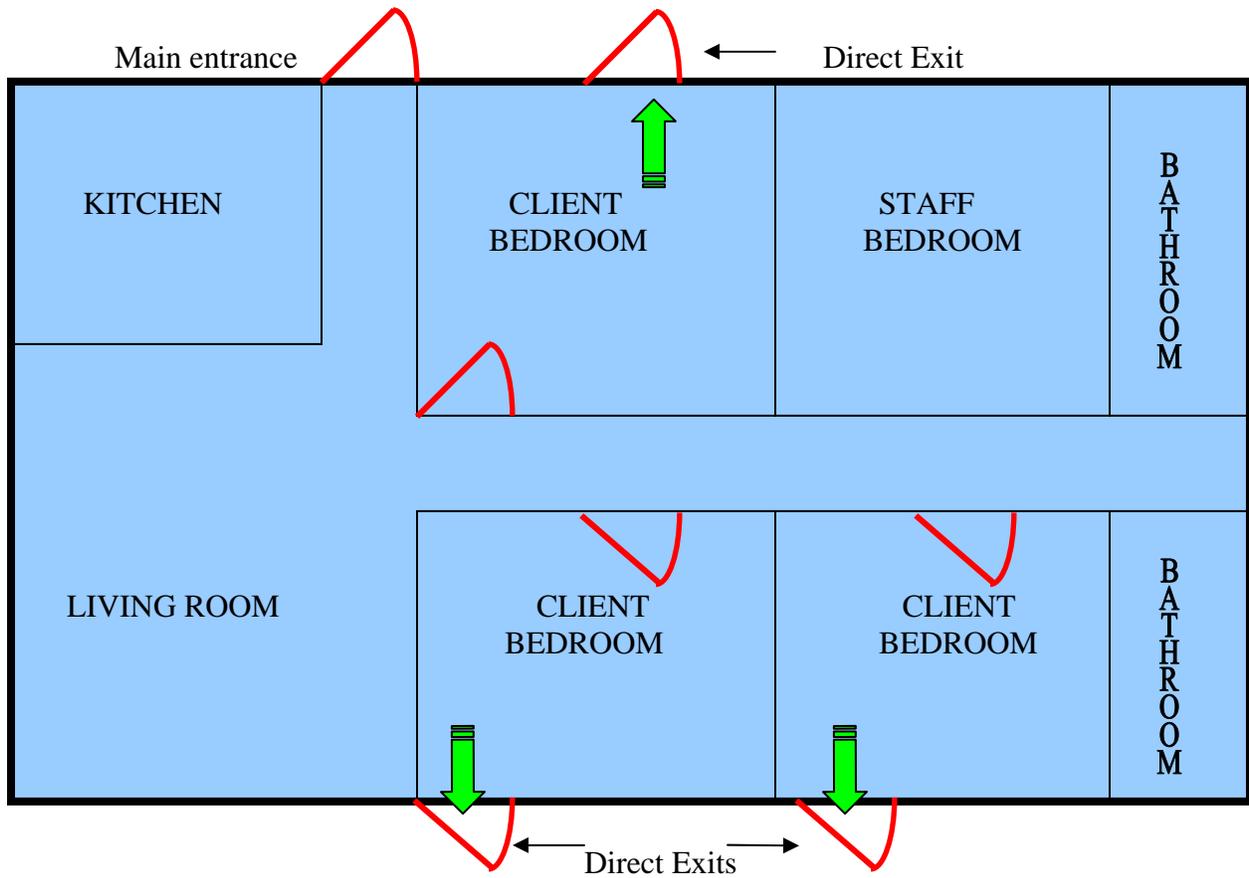


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Option #3 – Non-Ambulatory

Direct exit from the bedroom to the exterior.

See Example Below

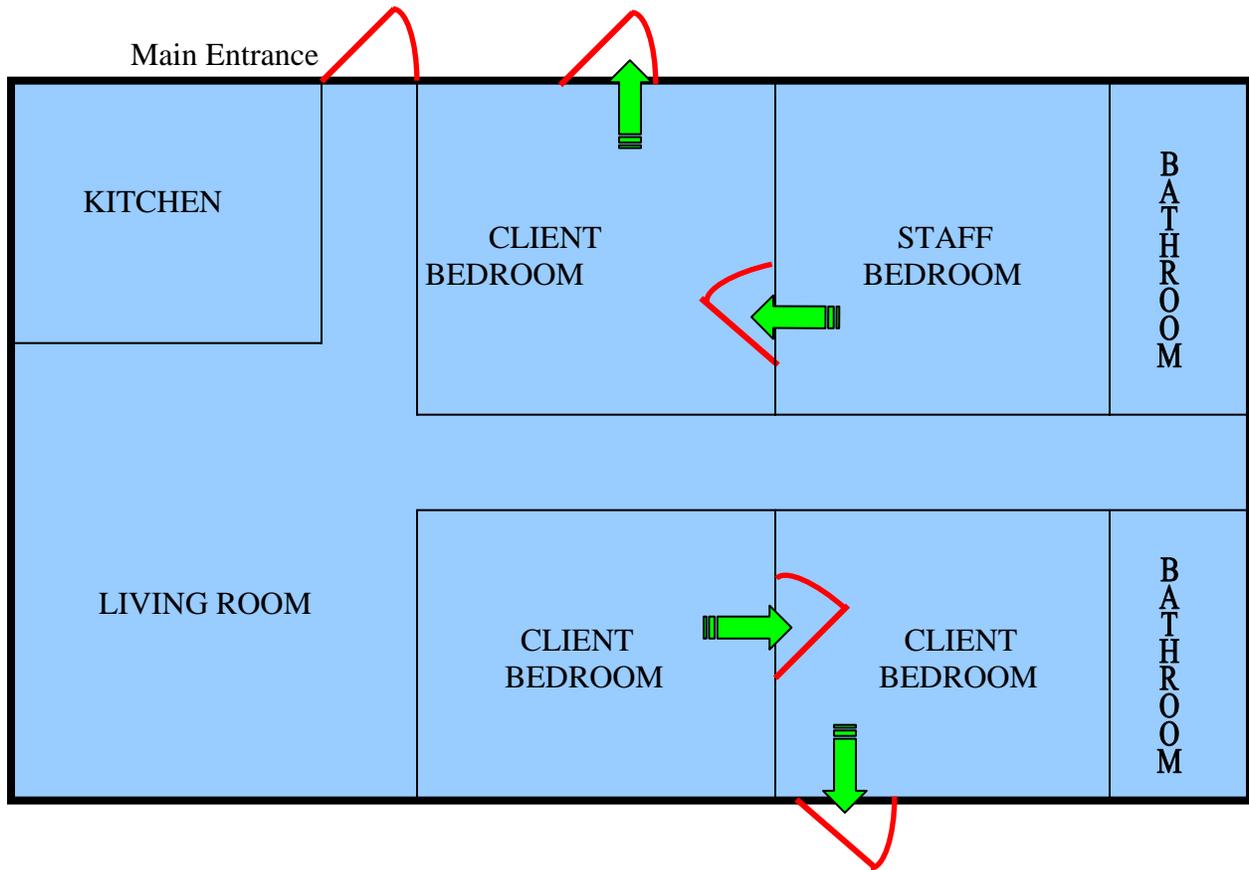


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Option #4 – Non-Ambulatory

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

See Example Below



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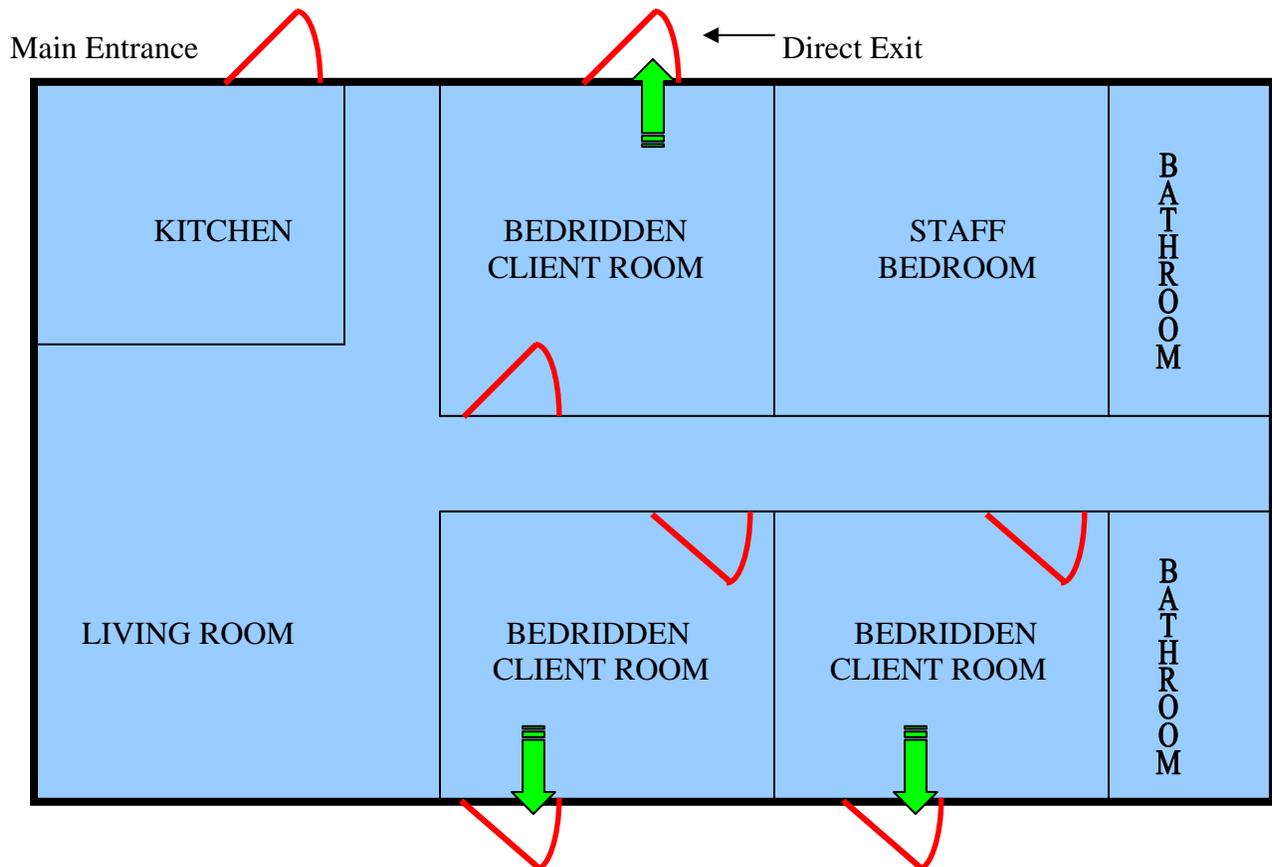
Bedridden Clients – (CBC 425.8.3.3)

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 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 of the Building Code.
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 3 feet in width and not less than 6 feet 8 inches 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!



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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.

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

Ramp specifications – Building Code Section 1010

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.