

STANDARDS FOR RESIDENTIAL CARE FACILITIES (R2.1.1 & R2.2.1 Occupancies for six or fewer clients)

Authority Cited: California Fire Code (CFC); California Building Code (CBC); California Health & Safety Code; Title 19, California Code of Regulations (CCR)

GENERAL

This document is intended to help residential care facility owners/operators comply with minimum requirements necessary for local fire jurisdiction review and approval of licensed care facilities housing six (6) or less clients in single-family residences. It does not address every possible code or situation. Regulations regarding residential care facilities are found in the 2001 edition of the California Building Code (CBC), the California Fire Code (CFC), and Title 19 of the California Code of Regulations (CCR). The fire marshal's inspection does not constitute zoning or building department approval. The applicant is urged to contact their local Planning and Building departments to ensure that all local conditions and requirements are clearly understood before applying for state licensing.

GENERAL CODE COMPLIANCE

1. Address Numbers

Address numbers shall be provided for all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property.

2. Garages

If a garage is attached to the residence, the door between the residence and the garage shall be maintained to be self-closing and self-latching. The door shall be fire rated or a minimum 1-³/₄ inch (") thick solid wood door (e.g. 20 minute rating). The garage shall not be used for sleeping purposes. There shall be no openings from the garage into any portion of the residence. Maintain the garage in a neat, orderly fashion with minimal combustible storage. Clearance between the water heater and any combustible material shall be maintained in accordance with the manufacturer's specifications and the heater's listing. Typically, 18" is the minimum clearance required.

3. Bedridden Clients

Clients who become temporarily bedridden may continue to be housed, providing the fire district is notified within 48 hours of the resident's admission or retention in the facility. Fire district will require an estimated length of time the resident will retain his or her bedridden status in the facility and may require additional fire safety criteria be met.

4. Decorative Materials

Decorative materials in all residential care occupancies, including drapes, wall hangings, curtains, and seasonal decorations, (i.e., Christmas trees) located in

the common areas of the residence shall be inherently non-flammable or made flame-retardant by a process approved by the State Fire Marshal.

EGRESS

1. Landings

A floor or landing shall be provided on each side of every exit door. The exterior floor or landing shall have a minimum length of 44" and be at least as wide as the opening. Landings for hinged doors shall extend 24" past the edge of the door.

2. Ramps

If any part of the exit path for non-ambulatory residents is more than one-half inch difference in elevation, a ramp shall be installed. The slope of the ramp shall not be steeper than 1" vertical to 12" horizontal with a minimum clear width of three feet. For example, a 6" drop from a landing would require a six foot long ramp. Ramps shall have a non-skid surface.

3. Hand Rails

Hand rails shall be provided on each side of any ramp. Hand rails shall be 34" to 38" above the ramp surface. These handrails shall be 1¼" to 2" in cross-section dimension. *Note: Contact Town of Windsor Building Department for necessary permits and further requirements.*

4. Guard Rails

Guard rails shall be provided if ramps are more than 30" above grade. The top of each guard rail shall be at least 36" in height. . *Note: Contact Town of Windsor Building Department for necessary permits and further requirements.*

5. Bedroom Exits

Bedrooms used by non-ambulatory clients shall have access to at least one required exit that conforms to one or more of the conditions listed below.

- An exit that leads directly from the bedroom to the exterior.
- An exit that passes through an adjoining bedroom which exits to the exterior. *(Note: No privacy locks on bedroom doors are allowed if the exit goes through an adjoining bedroom.)*
- An exit that passes through a corridor/hallway or area and into a bedroom in the immediate area which has an exit directly to the exterior. Bedroom doors used as exits shall have exit signs and shall not be provided with a latch or lock preventing egress. The color and design of lettering, arrows, and other symbols on exit signs shall be of high contrast with their background. Words on the signs shall be in black letters, 6" in height with a stroke of not less than ¾".

- An exit that passes through a corridor/hallway serving the sleeping area, which then exits directly to the exterior.

Corridors and hallways on floors serving clients shall be a minimum of 36" in width. No bed, chair, equipment, storage materials, or any other item shall be placed in any manner that would block or obstruct the required width of any corridor, hallway, door, or exit path. This shall include the exterior sidewalks leading from the exit to the public way.

In addition to exit doors, all sleeping rooms are required to have escape or rescue windows with a minimum net clear operable area of 5.7 square feet (24" high by 20" wide) which shall have a finished maximum sill height of 44" above the floor. Escape or rescue windows shall not have bars, grilles or gates.

6. Exit Door Hardware There shall be a minimum of two exits from the residence. All exits (i.e., doors and gates) shall have single-action hardware. This hardware is openable from the inside without a key or any special knowledge or effort. If a deadbolt is provided, it shall automatically release when the primary doorknob or lever is turned. No other locks or latches shall be installed on doors, screen doors, or gates. Exits shall be at least three feet wide by six feet eight inches high and provide a 32" clear opening

7. Deadbolt Locks When deadbolt security is desired, locks that disengage with only one action required satisfy lock state requirements. According to the manufacturers, these locks provide a greater level of security than a regular door knob, and are available locally from many retailers.

8. Sliding Doors Sliding doors may be approved as required exits provided that only the manufacturer's locking/latching hardware is used. No additional locks or devices (e.g., broomsticks placed in the track, for example) may be added.

FIRE ALARM SYSTEMS

1. Smoke Detectors

A smoke detector/alarm shall be installed in each sleeping room and at a point centrally located in the corridor or area giving access to the sleeping areas. Additional detectors/alarms may be required for vaulted ceilings adjacent to the corridor. Detectors/alarms shall sound an alarm audible in all sleeping areas of the unit in which they are located. New construction requires smoke detectors to be interconnected and wired directly into the home's electrical system. Detectors shall be equipped with battery back-up.

2. Manual Pull Station

A manual pull station and alarm device shall be installed in the facility. The manual alarm pull station shall be listed by the California State Fire Marshal. The wiring shall be in accordance with the National Electric Code. The fire alarm,

when activated, shall provide a distinctive tone and shall be audible throughout the facility. The power supply to the manual pull station shall be wired.

FIRE SUPPRESSION SYSTEMS:

1. Fire Extinguishers

A fire extinguisher with a minimum classification of 2A:10BC shall be mounted in a conspicuous and unobstructed location. The top of the extinguisher shall be between three and five feet above the finished floor. The extinguisher shall be serviced by a state-licensed company and affixed with a tag annually, or immediately after each use. When purchasing a new fire extinguisher, be sure to check the label for the date of manufacture. The unit will need to be serviced one year from this date, so choose the one with the most current date. Tip: Look in the yellow pages under "Fire Extinguishers" for a State-certified fire extinguisher contractor. Fire Extinguisher Rating and Classification (e.g., 2-A:10-B:C) may be found near the UL trademark Date of Manufacture Punched dates indicate month, day, and year when serviced, not expiration date.

2. Training and General Fire Extinguishing Information

Fire extinguishers are easy to use and very effective. Fire extinguisher should be viewed as a "first aid tool" only and should not delay in evacuation and notifying 9-1-1. If a fire extinguisher is used, using the PASS (pull the pin, aim the hose, squeeze the trigger, and sweep the fire). Directions are located on the fire extinguisher. Most fire extinguisher companies will provide fire extinguisher training.

Fire Sprinkler Systems Many new homes are equipped with a fire sprinkler system. Those homes with fire sprinkler systems shall check the system (pressure) every month. This can be done by the owner or the staff. The fire sprinkler system will need to be reviewed and serviced every five (5) years by a licensed fire sprinkler vender.

TRAINING and STAFF ORIENTATION

1. Basic Training

Evacuation and fire extinguisher training should be performed no less than once a month and all employees receiving training shall record such training. Contact the fire marshal for methods and detail of training.

2. Record keeping:

Facility owners or managers shall keep records of any fire-safety related item for the facility, including fire extinguisher training, alarm maintenance, evacuation drills, etc.