



Clovis Fire Department

Standard #3.1

Residential Care Facilities

Scope

This guideline is intended to provide the minimum requirements necessary for review and approval of licensed 24-hour care facilities housing six or less clients in single family residences located within the jurisdiction of the Clovis Fire Department. Some situations may require additional requirements that are not included in this standard. Plans for larger licensed care facilities must be submitted through the Planning and Development Services for approval.

Occupancy Classification: **R-3.1**

This group may include: Adult Residential Facilities, Foster Family Homes, Group Homes, Residential Care Facilities for the Elderly.

Pre-inspection

A pre-inspection of the home is **strongly** recommended. The information you receive from the pre-inspection will prevent delays in fire clearance. To schedule a pre-inspection, submit the following items to the Clovis Fire Department:

- ◆ The attached pre-inspection form filled out
- ◆ A check for the appropriate fee made out to the "City of Clovis"
- ◆ An 8½" x 11" floor plan of the home. The plan must include the address, interior and exterior walls, smoke alarms, stairs, exit doors, and ramps. The plan must be neat, easily readable and have each bedroom numbered.

***** IMPORTANT NOTICE *****

When adding new doors, fire sprinklers, smoke alarms or doing other remodeling, you must have Fire Department approval before the work begins.

1. **Addressing** Illuminated address signs for existing homes shall have numbers a minimum of three inches in height with a principle stroke of not less than one-half inch in width, on contrasting backgrounds and new homes shall have numbers a minimum of four inches in height with a principle stroke of not less than one-half inch in width, on contrasting backgrounds . The address number shall be located on that portion of the structure nearest to a public street and shall be visible from the street from which the structure is addressed.

2. **Exits**

There shall be a minimum of two exits from the facility (2016 CBC 423.8.2). All door latching hardware shall be openable from the inside without a key. A double keyed dead bolt is prohibited.

The exit doors shall be a minimum of 6 feet 8 inches high and provide a 32-inch clear opening. A sliding door may be used as an exit. (2016 CBC 1010.1.1)

3. Exit Discharge

All required exits shall have a landing and provide a hard smooth surface, such as concrete, to the public street with a minimum of thirty-six inches (36") in width. A ramp may be required for non-ambulatory use.

4. Exit Access for Non-Ambulatory Clients (2016 CBC 435.8.3.2)

In Group R-3.1 occupancy, bedrooms used by non-ambulatory clients shall have access to at least one of the required exits which shall conform to one of the following:

- a. Exit 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 walls. The hallway shall be separated from 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 installed in accordance with CBC Section 716.5.9.
- b. Direct exit from the bedroom to the exterior.
- c. Exit through an adjoining bedroom which exits to the exterior.

Note – Bedrooms used for exiting cannot have locks on the interior doors.

5. Intervening Rooms

Means of egress shall not pass through more than one intervening room. A means of egress shall not pass through kitchens, closets, garages, or spaces used for similar purposes. 2016 CBC Section 435.8.3.4. **Exception:** Kitchens that do not form separate rooms by construction.

6. Automatic Fire Sprinklers (2016 CBC 903.2.8)

Automatic fire sprinklers shall be required when:

- a) Housing more than one (1) bedridden client
- b) Housing any non-ambulatory clients above the first floor
- c) When housing any clients above the second floor

7. Carbon Monoxide Detectors (2016 CBC 455.3)

Carbon monoxide detectors shall be located in the in the following locations:

- a. Outside of each separate sleeping area in the immediate vicinity of the bedroom
- b. On every occupiable level of a dwelling a dwelling unit, including basements.
- c. Where a fuel fire appliance is located within a bedroom or its attached bathroom, carbon monoxide detection shall be installed within the bedroom.

8. Smoke Alarms (2016 CBC 907.2.11.2)

Smoke alarms shall be installed and maintained in all of the following locations:

- a. Outside of each separate sleeping area in the immediate vicinity of bedrooms.
- b. In each room used for sleeping purposes.
- c. Throughout the habitable areas of the dwelling unit except kitchens.
- d. In each story.

Power Source. 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. Wiring shall be permanent and without a disconnecting switch other than as required for over-current protection. (2016 CBC 907.2.11.6)

Interconnection. The smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed. (2016 CBC 907.2.11.5)

9. Fire Extinguisher

A fire extinguisher with a minimum classification of 2A10BC shall be mounted in a conspicuous and unobstructed location. The top of the extinguisher shall be between three and five feet above finished floor level. The extinguisher shall be serviced by a licensed company and affixed with a tag either every 12 months or immediately after each use. (2016 CBC 906.1)

10. Bedridden Clients (2016 CBC 435.8.3.3)

Facilities can have only **one** bedridden client. If housing one bedridden client, the following must be met if not provided with an approved automatic sprinkler system:

- a. In Group R-3.1 occupancies housing a bedridden client, a direct exit to the exterior of the residence shall be provided from the client sleeping room.
- b. 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 or shall be automatic closing by actuation of a smoke alarm in accordance with Section 716.5.9
- c. Group R-3.1 occupancies housing a bedridden client shall not have a night latch, dead bolt, security chain or any similar locking device installed on any interior door leading from a bedridden client's sleeping room and/or general use areas of the residence in accordance with Chapter 10.
- d. The exterior exit door to a bedridden client's sleeping room shall be operable from both the interior and exterior of the residence.
- e. Every required exit doorway from a bedridden client's sleeping room shall be of a size as to permit the installation of a door not less than 3 feet (3') in width and not less than 6 feet 8 inches (6' 8") 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 (32").
- f. Bedridden clients sleeping rooms shall only be allowed on the first floor. (2016 CBC 435.3.2)
- g. See #6 "Automatic Fire Sprinklers" for more information for more than 1 bedridden client. (2016 CBC 903.2.8)

11. Temporarily Bedridden Clients (14 Days or Less)

Clients, who become temporarily bedridden as defined in Health and Safety Code Section 1569.72, as enforced by the Department of Social Services, may continue to be housed. Every Residential Care Facility for the Elderly admitting or retaining a bedridden resident shall, within 48 hours of the resident's admission or retention in the facility, notify the local fire authority with jurisdiction of the estimated length of time the resident will retain his or her bedridden status in the facility. (2016 CBC 435.10)

12. Corridors

Corridors serving clients shall be a minimum of 36 inches in width. (2016 CBC 435.8.4.2)

13. Changes in Level

In Group R-3.1 occupancies housing non-ambulatory clients interior, changes in level greater than 0.5 inch shall be accomplished by means of a ramp. (2016 CBC 435.8.5)

14. Rated Construction

Group R-3.1 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. (2016 CBC 435.3.2)

15. Garage

If the garage is attached to the facility, the door between the facility and the garage shall be not less than 1^{3/8}" solid core, maintained to be self-closing and latching. The garage shall not be used for sleeping purposes. There shall be no openings from the garage into any of the sleeping areas. The garage shall be kept in a neat, orderly fashion with a minimal amount of combustible storage. The integrity of the one-hour wall shall be maintained. Any garages converted into living space will require a building permit and pass a final inspection. (2016 CBC Table 435.8.7)

16. Floor Separation

Floor separations shall be provided with non-rated smoke partition to prevent smoke travel between floors. Such partitions shall have construction equal to ½ "gypsum board on one side of wall framing." (2016 CBC 435.8.7)

Exceptions:

- a. Occupancies with at least one exterior exit from floor occupied by patients.
- b. Occupancies provided with automatic fire sprinkler systems.

Doors Within Floor Separations

Doors within such floor separations shall be tight fitting solid wood at least 1-3/8" inches in thickness. Door glazing shall not exceed 1,296 square inches with no dimension greater than 54 inches. Such doors shall be positive latching, smoke gasketed and shall be automatic-closing by smoke detection. (2013 CBC 425.8.7.1)

17. Stairs

Stairs in existing homes shall have a maximum rise of eight inches (8") with a minimum run of nine inches (9"). The minimum stairway width may be thirty inches (30"). (2016 CBC 435.8.6.2) Stairs in new homes shall comply with the requirements of the current California Residential Code.

18. Evacuation Plan

Post an evacuation plan in a central location. The sign shall be properly framed and mounted and shall state, "In Case of Emergency Dial 911".

19. Emergency Escape Windows & Doors

Every sleeping room shall have at least one operable window or door approved for emergency escape or rescue which shall open directly to the outside. It shall be openable from the inside.

Escape windows shall have a minimum net clear openable area of 5.7 square feet. The minimum net clear openable height dimension shall be 24 inches and width shall be 20 inches. When the windows are provided as a means of escape or rescue, they shall have a finished sill height of not more than 44 inches above the floor. *(2016 CBC 1030.2)*

No bars, grilles, grates or similar devices are permitted to be placed over any windows in a R-3.1 occupancy.

20. Housekeeping

Good housekeeping shall be maintained. The storage of flammable and combustible liquids is not permitted inside the living area of the facility. *(Title 19 - 3.19)*

21. Open Flame Devices

Open flame devices shall not be used in residential care facilities. This includes torches and candles. *(Title 19 - 3.25)*

22. Smoking

Smoking shall be prohibited and no smoking signs installed in any client room utilizing oxygen or air induced- mattresses.

23. Decorative Material

With the exception of individual client rooms' curtains and drapes, all curtains, drapes, hangings, drops and all other decorative material, including Christmas trees, shall be made from non-flammable material or shall be treated and maintained by a flame-retardant approved by the State Fire Marshal. Exit doors shall not be concealed or obstructed by decorative material. *(Title 19 - 3.08)*

24. Permits

Permits shall be secured from the Clovis Building Department as required for any structural and electrical modifications. Final building department inspection shall be signed off prior to a Clovis Fire Department inspection.



City of Clovis

Fire Headquarters
1233 Fifth Street, Clovis, CA 93612
(559) 324-2200 FAX (559) 324-2846



FIRE PRE-INSPECTION /CONSULTATION REQUEST

I hereby request the City of Clovis Fire Department to survey my property for compliance with the fire and life safety provisions for licensing as a:

Residential Care Facility for Elderly (Health & Safety Code Section 1569.2)

With a capacity of:

**6 or less clients
(\$363 fee)**

**7 or more clients
(\$694 fee)**

Facility Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Owner/Contact: _____ Phone # _____

Signed: _____ Date: _____

(Please make checks payable to "City of Clovis")

Finance Department: Deposit to account 62000-46041

For Fire Department Use Only

Request/Fee Received ____ / ____ / ____ By _____

Inspection Date ____ / ____ / ____ By _____

850 Received ____ / ____ / ____ By _____

Cleared ____ / ____ / ____ By _____