Licensed Residential Care Facilities
Not Including Day Care
Acknowledgements:

This presentation was created by the Office of the State Fire Marshal, Residential Care Facility Advisory Committee, Ad-Hoc Committee on Education. The Committee members were:

- Gregory Lake, Sacramento Metro Fire, Chair
- Pat Stranahan, San Francisco Fire, Co-Chair
- Steven April, Contra Costa County Fire
- Tricia Nishio, Community Care Licensing
- Joe Garcia, Tulare County Fire
- Heather Harrison, California Assisted Living Assn.
- Rocque Yballa, California Fire Chief’s Assn.
- Terri Merry, Small Provider Alliance
- Bryan Healey, Orange County Fire Authority
- Denise Johnson, Community Residential Care Assn. of California
- Steve Hart, Godfather to the Fire Service and Consultant to the Office of the State Fire Marshal
- Daisy Braxton, Community Care Licensing
Course Objectives

- An understanding of the historical aspect of these types of occupancies.
- An understanding of the differing roles of Community Care Licensing, the State Fire Marshal and the local Authority Having Jurisdiction.
- An understanding of the various categories of Residential Care Facilities.
- An understanding of the various limitations of law applicable to Residential Care Facilities.
- An understanding of the various requirements applicable to the different levels of care.
- Ask questions anytime, but keep them pertinent to topic being discussed. Otherwise, hold questions until we are in the topic of discussion
History
Prior to 1980

- Institutions to care for the mentally or physically disabled were the “norm:”
  - People were lined up in dorm style buildings
  - Separated by type of malady
  - The buildings were laid out in a campus style
1980 – The first residential based protective social care facilities and residential care facilities were created. The designations of D, I-1A and I-2A were used.

1986 – D and I-1A and 2A’s combined eliminating the D occupancy

1991 – The R-2 and the R-6 were created

1998 – The I-1A/2A’s are eliminated merging these categories into the R-2’s
1998 – Bedridden were introduced into Residential Care Facilities due to the combination with I-1A/2A’s and Hospice

2001 – SB1896-Ortiz, Bedridden allowed in RCF is passed

2005 – SFM creates emergency regulations to allow a single bedridden client in 6 or less facility without sprinklers

2007 – Adoption of I-Codes. New Code introduces I-1, R-4 and R-3.1 occupancies; Bedridden allowed in all facilities
Previous Code Occupancy Classifications
Previous Code Occupancy Classifications 2001 CBC

R-2.1  (Seven or more non-ambulatory)

R-2.1.1  (6 or less non-ambs)
R-2.2  (Seven or more ambulatory – may have up to 6 non-ambs)
R-2.2.1  (6 or less ambs.- may include 2 non-amb.)
R-2.3  (Hospice, 7 or more bedridden.)
R-2.3.1 (Hospice, 6 or less bedridden.)
R-6.1  (Seven or more non-ambulatory)
R-6.1.1 (6 or less non-ambulatory)
R-6.2  (Seven or more ambulatory)
R-6.2.1 (6 or less ambulatory)

Inherent problems – different licensing agencies, different types of clients.
Occupancy Classifications 2007

CBC

I-1, R-4, R3.1
Occupancy Classifications - 2010 CBC

- R2.1, R-4, R3.1
Group R2.1 Occupancies Defined

- Facilities housing more than six non-ambulatory or bedridden regardless of licensing agency. CBC 310.1
- May include: Assisted living facilities, residential care facilities for the elderly, Adult residential homes, congregate living health facilities, group homes, residential care facilities for the chronically ill, halfway houses, community correctional centers, community treatment programs, drug and alcohol rehab programs and treatment facilities.
Group R-4 Occupancies Defined

- Facilities housing seven or more ambulatory may have up to six non-ambulatory or bedridden; regardless of licensing agency. CBC 310.1

- May include: Residential care facilities for the elderly, adult residential facilities, congregate living health facilities, group homes, halfway houses, community treatment programs, correction re-entry programs, alcohol and drug abuse recovery and treatment centers.
Group R-3.1 Occupancies Defined

- Facilities housing six or less clients of any age. CBC Section 310.1 (Ambulatory, non-ambulatory or bedridden – regardless of licensing agency).

- May include: Adult residential facilities, Congregate living health facilities, foster homes, group homes, ICF-DDH’s (federal), ICF-DDN’s (federal), residential care facilities for the elderly, Small family homes & Residential care facilities for the chronically ill, halfway houses, etc.
Important General Changes

- Bedridden are now allowed in all occupancies
- Bedridden resulted from passage of SB-1896
- Who licenses facility is no longer an issue
- In small facilities, ambulatory status no longer an issue
- 850 process stays intact
- Bedridden definition modified.
- New 2010 CRC requires automatic sprinklers in new single family residences and town-houses.
Definitions

- **Existing** means facilities licensed prior to January 1, 2008 are viewed, inspected and regulated under the 2001 CBC standards. See SFM Code Interpretation 08-060. (Page 35)

- **New** means facilities licensed after January 1, 2008 are to meet current standards.

- **Restraint** CBC 202 – shall mean the physical retention of a person within a room, cell or holding facility by any means, or within a building by means of locked doors.
**Bedridden** [CBC 310.2] means a person, requiring assistance in turning and repositioning in bed, or being unable to independently transfer to and from bed, except in facilities with appropriate and sufficient care staff, mechanical devices if necessary, and safety precautions as determined in Title 22 regulations, by the Director of Social Services or his or her designated representative. H&S Code 1566.456
The Director of Social Services or his or her designated representative shall make the determination of the bedridden status of persons with or without developmental disabilities.

- **Temporarily Bedridden** Licensee shall notify AHJ within 48 hours. Clients are ok for 14 days; and up to 60 days with CCLD approval.

- Note: Clients may just require assistance in getting out of bed, but be otherwise ambulatory or they may be totally “bedridden”
- **Boarding House** is a building arranged or used for lodging for compensation, with or without meals, and not occupied as a single-family unit.
Care and Supervision means any one or more of the following activities provided by a person or facility to meet the needs of the clients:

- Assistance in dressing, grooming, bathing and other personal hygiene
- Assistance in taking medication
- Central storage and/or distribution of medications
- Arrangement of and assistance with medical and dental care
- Maintenance of house rules for the protection of clients.
- Supervision of client schedules and activities
- Maintenance and/or supervision of client cash resources or property.
- Monitoring of food intake or special diets
- Providing basic services required by applicable law and regulation to be provided by the licensee in order to obtain and maintain a community-care facility license
- **Congregate Living Facility** – A building or part thereof that contains sleeping units where residents share bathroom and/or kitchen facilities.

- **Non-Ambulatory Persons** are persons unable to leave a building unassisted under emergency conditions. It includes, but is not limited to, persons who depend on mechanical aids such as crutches, walkers and wheelchairs and any person who is unable to physically or mentally respond to a sensory signal approved by the State Fire Marshal or an oral instruction relating to fire danger. HS-13131

- **H&S 1566.45 (Rosenthal) (AB-762)** Clients who are unable to independently transfer to and from a bed, but who do not need assistance to turn or reposition in bed shall be considered non-ambulatory. Effective 01/01/2010
The Director of Social Services or his or her designated representative shall make the determination of the ambulatory or non-ambulatory status of persons with or without developmental disabilities.

Residential Care Facility for the Elderly (RCFE) shall mean a facility with a housing arrangement chosen voluntarily by persons 60 years of age or older, or their authorized representative. It may include persons under 60 if approved by DSS. H&S Code 1569.2
Residential Facility (RF) shall mean any family home, group care facility, or similar facility determined by the director of Social Services, for 24-hour nonmedical care of persons in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual.

H&S Code 1566 Residential Care Facilities – “Six or fewer persons” does not include the licensee or members of the licensee’s family or persons employed as facility staff.
**Integral Facilities**

- Campus style facility under one license
  Example: R-4 with several R-3.1 living units
- If individual living units that are part of a larger facility depend on each other for evacuation assistance, an approved manual fire alarm system throughout is required.

*SFM Interpretation 05-025 (page 29)*
Licensing Agencies

- Department of Social Services, Community Care Licensing
- Department of Developmental Services
- Department of Health Services
- Department of Public Health
- Department of Corrections
- Department of Drug and Alcohol Rehabilitation
Department of Social Services has responsibility for:

- Determining resident ambulatory, non-ambulatory or bedridden status.
- Determining the facility staffing requirements for the type of clients for all shifts.
- The qualification of care givers that serve in that capacity.
Licenses through Department of Social Services

- Residential Care Facilities (RCF)
- RCF for the Elderly (RCFE)
- Adult Residential Facilities (ARF)
- Group Homes
- RCF Chronically Ill
- CLF Terminally Ill
- Foster Homes
- Intermediate Care Facilities for the Developmentally Disabled (ICFDD)-Nursing or Habilitative
Department of Developmental Services

- Provides assistance to Dept. of Social Services to determine the ambulatory, non-ambulatory or bedridden status of persons with developmental disabilities.
Department of Health Services

- Large facilities – hospitals, nursing homes, convalescent homes, rehabs, etc.
- Small facilities – ICF-DDH, ICF-DDN.
Licenses through the Department of Corrections

- Community Correctional Centers.
- Community Correctional Re-entry Centers.
- Work Furlough Programs.
Licenses through the Department of Drug and Alcohol Rehabilitation

- Halfway houses.
- Alcoholism or drug abuse treatment facilities.
- Community treatment programs.
- 850 process is different....
Office of the State Fire Marshal

- Writes Regulations For The Protection of Life And Property - H&S Code 13143
- Shall provide interpretations for the regulations they write - H&S 13143.8
- SFM Shall Prepare and Conduct Training Sessions – H&S 13144.5
How Do Local Fire Jurisdictions and SFM Get Involved?

- They are agents of the State Fire Marshal to enforce regulations.
- They perform Pre-Inspections at the request of an applicant (Form 9092) (Page 43).
- They conduct Fire Safety Inspections as requested by Licensing (Form 850).
Local Fire Authority Is Derived From the H&S Code

- Enforcement Authority of Local AHJ to enforce regulations of SFM – H&S Code 13145.
- Local Authority Delegated by SFM – H&S 13146
- Enforcement shall be by Local AHJ and State Fire Marshal in state owned buildings – H&S 13146.5
Local Fire Authority Responsibility

- Assist the applicant with facility Pre-Inspections when requested
- Assist the applicant in obtaining a facility Fire Safety Clearance
- Review Plans for Code compliance
  SFM Int. 00-011, Pg. 21
- Correctly apply the regulations of the State Fire Marshal in the CBC, SFM Care Facility Interpretations and Information Bulletins
- Perform inspections to verify compliance with applicable CBC regulations
The Pre-Inspection Request
Pre-Inspection Requests for All Facilities

- Can be used by any licensing agency
- Needs to state what the applicant is requesting:
  - Ambulatory, Non-Ambulatory or Bedridden
  - Number of clients
Pre-Inspection Information for the Fire Inspector

- CALIFORNIA HEALTH AND SAFETY CODE §13235
- 13235. (a) Upon receipt of a request from a prospective licensee of
  - a community care facility, as defined in Section 1502, of a residential care facility for the elderly, as defined in Section 1569.2, or of a child day care facility, as defined in Section 1596.750, the local fire enforcing agency, as defined in Section 13244, or State Fire Marshal, whichever has primary jurisdiction, shall conduct a pre-inspection of the facility prior to the final fire clearance approval.
Pre-Inspection Information for the Fire Inspector

- At the time of the pre-inspection, the primary fire enforcing agency shall provide consultation and interpretation of fire safety regulations, and shall notify the prospective licensee of the facility in writing of the specific fire safety regulations which shall be enforced in order to obtain fire clearance approval. A fee equal to, but not exceeding, the actual cost of the pre-inspection services may be charged for the pre-inspection of a facility.
Pre-Inspection Information for the Fire Inspector

(b) The primary fire enforcing agency shall complete the final fire clearance inspection for a community care facility, residential care facility for the elderly, or child day care facility within 30 days of receipt of the request for the final inspection, or as of the date the prospective facility requests the final pre-licensure inspection by the State Department of Social Services, whichever is later.
The Pre-Inspection

- Schedule the inspection as soon as possible
- Take a written list of the requirements for the requested occupancy – Checklist (Page 46-52)
- DSS in process of revising their pre-inspection form
Fire Safety Inspection Request
Fire Safety Inspection Request
(Sample on page 45)

- State Form 850 can be used by any State Agency. It is not a State Fire Marshal form.
- Top of form is to be completed by Community Care Licensing for Residential Facilities and Residential Care Facilities for the Elderly
- Form states number and ambulatory status of clients
- Facility and contact information
- Fire Inspector inspection date and conditions
- Final inspection must be completed within 30 days. CBC 1.11.4.5
STATE OF CALIFORNIA

FIRE SAFETY INSPECTION REQUEST

See instructions on reverse.

STD.850 (REV.10-94)

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<td>Community Care Licensing</td>
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<td>Ima Nice person (530) 555-1212</td>
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SPECIAL CONDITIONS

TO BE COMPLETED BY INSPECTING AUTHORITY

CLEARANCE/DENIAL CODE
**TO BE COMPLETED BY INSPECTING AUTHORITY**

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<td>B. CONSTRUCTION</td>
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<td>C. FIRE ALARM</td>
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<td>Maria Juezco</td>
<td>(916) 987-6543</td>
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**EXPLAIN DENIAL OR LIST SPECIAL CONDITIONS**

BEDRIDDEN APPROVAL FOR BEDROOM 5 ONLY, NON-AMBULATORY APPROVAL FOR BEDROOMS 1, 2, AND 5 ONLY, AMBULATORY APPROVED FOR ALL BEDROOMS
**850 Form Explain denial or list special conditions**

- Must be for compliance with the CBC, not personal opinion
- List rooms by number on the plans and then refer conditions to the room number.
- Identify which clients (ambulatory status) are approved for what floors, if applicable
- Explain special conditions and attach separate piece of paper if necessary
Processing 850 Request

- For DSS, the top half of the 850 Form must be filled out by their agency
- Review floor and site plans for current and future reference
- Meet CBC requirements for construction based on 850
- Verify Building Permits for all construction
- Conduct the fire safety inspection
- Complete and send the form to the requesting agency
- Include a copy of the approved floor plan with the completed 850 form
The Requirements for New Facilities
Applicable Code Section

- Applicable requirements for RCF’s found in CBC Section 425.
- In 2010 Codes, requirements are still found in Section 425.
- Changes in 2010 code – Biggest = I-1 goes back to R-2.1. Other classifications stay same. All requirements are the same.

- Significant changes - 2010, Section 425.8.3.3- Note: A sliding glass door can be used as an exterior exit doorway as long as it is operable from the inside and outside and the clear width of the exitway is not less than 32 inches. Also, 2010 California Residential Code adopted and requires sprinkler protection for new townhouses and single-family residences.
R-2.1 Occupancies
308.2 Group R-2.1 Occupancy
(formerly I-1)

- Definition – More than six nonambulatory or bedridden clients. CBC 310.1
- Minimum construction – Type V-A. Max. 10,500 sq. ft., 3 stories, CBC 425.3.1 & Table 503.
- Smoke barriers – Required when exceeding 6,000 sq. ft. Thermal barrier. CBC 425.5.1 & 425.5.2
- Sprinklers – NFPA 13 throughout. CBC 903.2.8
- Smoke alarms – Required unless you have an automatic fire alarm system as per 907.2.9.3.
308.2 Group R-2.I Occupancy
(formerly I-1)

- Fire Alarms – Manual and automatic.
  (Exceptions – non-ambs on first story, sprinklered, manual fire alarm system & and smoke alarms) CBC 907.2.9.3. The devices on an automatic system shall be smoke detectors.
- Exits – At least two. CBC 425.8.2.
308.2 Group R-2.1 Occupancy
(formerly I-1)

- Corridors – Rated. Table 1018.1 Exc. – *Corridor door closers in patient rooms not required in sprinklered buildings*. CBC 425.8.4.2.
- Corridor Width – 60” non-ambs & 44” amb. CBC 425.8.4.2.
- Intervening rooms – Corridors to have only typical intervening rooms. (CBC 1018.6)
- Exit enclosures – Enclosed stairwells required if 7 or more non-ambs located above first floor. CBC 425.8.6.1
308.2 Group R-2.1 Occupancy
(formerly I-1)

- Delayed egress allowed as per 1008.1.9.7
- Exit signs – Yes, including tactile exit signs, low level exit signs, exit path marking. CBC 1011.1, 1011.3, 1011.6 & 1011.7
- Emergency lighting required. 1006.3
- Fire extinguishers required. CFC 906.1
- Exit ramps required if changes in floor level. CBC 1003.5
Bedridden Requests for Large Facilities

- Review Information Bulletin April 10, 2007 (Handouts, Page 41) and OSFM Code Interpretations 07-152 (Page 31) and 08-050 (Page 35).
R-4 Occupancies
**R-4 Occupancies**  
(Formerly R2.2 & R6.2’s)

- Seven or more ambulatory – may have up to 6 non-ambulatory or bedridden. CBC 310.1
- Non-rated construction unless non-ambulatory residents are above the first floor, or more than 3,000 sq. ft. of area above first floor – then, it must be 1-hour fire resistance rated construction. Table 503 & CBC 425.3.3.
- Rated corridors if serving 11 or more. CBC Table 1018.1.
R-4 Occupancies
(Formerly R2.2 & R6.2’s)

- Smoke barriers are required if the individual floor areas exceed 6,000 sq. ft. CBC 425.5.1.
- NFPA 13 sprinklers – Exception: Protective Social Care Facilities housing ambulatory persons ages 18-64. CBC 903.2.8 (#4)
- Smoke alarms – required CBC 907.2.10.
- Fire alarm – manual and automatic. There are three exceptions for manual and two for automatic systems. CBC 907.2.10.1 & 907.2.10.2.
- Delayed egress allowed if complying with CBC, Section 1008.1.9.7.
R-3.1 Occupancies
**R-3.1 Occupancies**  
(Formerly R-2.1.1, 2.2.1, R-3.1.1 and R-6.1.1)

- Residentially based, 24-hour care
- 6 or fewer clients of any age
- May be ambulatory, non-ambulatory or bedridden
- Construction as defined for an R-3 except as provided by CBC 425, Special Provisions
R-3.1 Limitations - Taxes and Fees
H&S Code 1566.2

- Not subject to:
  - Business taxes
  - Local registration fees
  - Use permits
  - Or any other fees to which other family dwellings of the same type in the same zone are not likewise subject
R-3.1 Limitations - Taxes and Fees
H&S Code 1566.2

“Family Dwelling” includes
- Single family dwellings
- Mobile homes including those in mobile home parks
- Units in:
  - Multi-family dwellings
  - Duplexes
  - Apartment dwellings
  - Cooperatives
  - Condominiums
  - Townhouses
  - Planned unit developments
R-3.1 Limitations – Zoning

H&S Code 1566.3

- Shall be considered a residential use of property
- Residents and operators shall be considered a family
- Applies to any law or zoning ordinance which relates to the residential use of property pursuant to this article
R-3.1 Limitations – Zoning
H&S Code 1566.3

For the purpose of all local ordinances

- Shall not be included within the definition of:
  - A boarding house
  - Rooming house
  - Institution or home for the care of
    - Minors
    - The Aged
    - The Mentally Infirm
    - Foster Care Home
- Guest home
- Rest home
- Sanitarium
- Mental Hygiene Home or
- Other similar term which implies that the residential facility is a business run for profit or differs in any other way from a family dwelling
**R-3.1 Limitations – Local Ordinances**  
**H&S Code 13133**

- Not applicable to Residential Care Facilities
- Not applicable to Residential Care Facilities for the Elderly 6 or less except roof coverings
- Regulations may not be altered at the local level unless applicable to all R-3 occupancies; except for roof coverings for RCFE’s

H&S 13133 and CBC 310.2 (See SFM Int.03-018, Pg 25)
R-3.1 Occupancy

Regulations found in CBC 425 are also found in the California Fire Code, Appendix Chapter 4.
In the 2010 codes, they are also found in the CFC, Appendix Chapter 4.
R-3.1 Limitations

- CBC 425.2.1 Restraint shall not be practiced.
R-3.1 Height and Area

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

- **Table 503** For Type V, A or B construction, buildings can be 3 stories in height and be unlimited in area.
R-3.1 Means of Egress - General

425.8.1 In addition to the general means of egress requirements of CBC 1001.1, this section shall apply to Group I-1, R-3.1 and R-4 occupancies.
**R-3.1 Means of Egress – General**

- **CBC 1001.1 General (Exiting)**
  
  Buildings or portions thereof shall be provided with a means of egress system as required by this chapter.

While R-3.1’s are required to meet the general exiting requirements of Chapter 10, the specific exiting requirements for these occupancies are found in Section 425.
R-3.1 Means of Egress – General

- 1003.1 Applicability – To all access, exit and exit discharge
- 1003.2 Ceiling Height – not less than 7’6”
- 1003.3 Protruding Objects
  - Headroom, Free-standing Objects, Horizontal Projections, Clear Width
- 1003.4 Floor Surface – Slip resistant surface
- 1003.5 Elevation Change
- 1003.6 Means of Egress Continuity
R-3.1 Means of Egress - General

- **425.8.2.1** Shall have a minimum of two exits
  
  (Not required to be separated by ½ the diagonal distance of the residence.)

  SFM Interpretation 05-025, No. 2, Pg 39

- **425.8.3.1** Egress through adjoining dwelling units shall not be permitted

- **425.8.3.4** Not pass through more than one intervening room. Shall not pass through kitchens, storerooms, closets, garages or spaces used for similar purposes
R-3.1 Means of Egress – Corridors
(Hallways)

- Not required to be rated construction
- Corridor width – Not addressed on 2010 code. 2007 code required 36 inches on floors housing clients. (2007 Section 425.8.4.2)
R-3.1 Means of Egress - Stairways

- 425.8.6.2 Existing stairways may continue to be used (except for winding and spiral stairways which are not permitted as a required means of egress) provided the stairs have a maximum rise of 8 inches and with a minimum run of 9 inches. Minimum stairway width may be 30 inches.
R-3.1 Means of Egress - Floor Separations

425.8.7 Group R-3.1 occupancies shall be provided with a non-fire resistance constructed floor separation at stairs which will prevent smoke migration between floors. Such floor separation shall have equivalent construction of 0.5 inch (12.7 mm) gypsum wallboard on one side of wall framing.
R-3.1 Means of Egress - Floor Separations

Exceptions:

1. Occupancies with at least one exterior exit from floors occupied by clients.
2. Occupancies provided with automatic fire sprinkler systems complying with Chapter 9.

Floor separations apply only if there are clients above the first floor.
R-3.1 Means of Egress – Doors Within Floor Separations

- 425.8.7.1 Shall be tight fitting solid wood, at least 1 3/8 inches in thickness
- Max 1,296 sq in of glazing with no dimension greater than 54 inches
- Shall be positive latching, smoke gasketed and be automatic-closing by smoke detection
R-3.1 Means of Egress – Fences and Gates

- 425.8.8 Grounds of a residential care facility for the elderly (including I-1 and R-4 occupancies) serving Alzheimer’s clients may be fenced and gates therein equipped with locks, provided safe dispersal areas are located not less than 50 feet (15 240 mm) from the buildings.

- Not less than 3 sq ft per person.

- Gates across corridors or passageways leading to dispersal areas must comply with egress requirements.
R-3.1 Means of Egress - Basements

- 425.8.9 One exit is required to grade level when the basement is accessible to clients
R3.1 Means of Egress – Delayed Egress Locks

- 425.8.10  Delayed egress locks are permitted if complying with all parts of CBC Section 1008.1.8.6
R-3.1 Means of Egress – Doors and Hardware

- Generally, doors and door hardware are not mentioned for R-3.1 occupancies in Section 425. The requirements are the same as for any other single family dwelling per the Residential Code for the year that it was permitted unless specifically addressed in Code for the occupancy type of the facility.
**R-3.1 Means of Egress Questions:**

- Is lever hardware required on the exterior exit doors?
  - No, SFM Interpretation 00-019, Pg 22

- When a SFD is converted to a care home, does an existing back door that is 28 inches wide have to be changed out to a 36 inch door to qualify as the second exit?
  - No, SFM Interpretation 02-050, Pg 24
Questions continued:

- Are all the client bedroom doors required to be 36 inch doors for ambulatory or non-ambulatory clients?
  - No, unless they are new exit doors being installed to meet care facility requirements
  - SFM Interpretation 00-003, No. 6 and 7, Pg 21
Questions continued:

- 2007 CBC 425.8.3.2 (1 and 2) says, “The hallway shall be separated from common areas…”

Since closets and bathrooms in a hallway are “common” areas, are they required to meet the same requirement as the door at the mouth of the hallway?

- No. SFM Interpretation 08-073, Pg 36
R-3.1 Non-Ambulatory Egress Arrangements

425.8.3.2 In a 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:
1. Egress through a hallway or area into a bedroom in the immediate area which has an exit directly to the exterior and the 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 (35 mm) in thickness, maintained self-closing or shall be automatic closing by actuation of a smoke detector installed in accordance with Section 715.4.8.
FROM ROOM TO HALLWAY TO ROOM & OUT
2. Egress through a hallway which has an exit directly to the exterior. The hallway shall be separated from the rest of the house by a wall constructed consistent with the dwelling unit interior walls and opening protected by a solid wood door not less than 13/8 inch (35 mm) in thickness, maintained self-closing or shall be automatic closing by actuation of a smoke detector installed in accordance with Section 715.4.8.
FROM ROOM TO HALLWAY TO OUTSIDE
Note: A hallway door is not required if either of the following two methods are utilized for non-ambulatory exiting:

3. Direct exit from the bedroom to the exterior.
DIRECT EXITS TO EXTERIOR

- KITCHEN
- BEDROOM 2 NON-AMBS
- PROVIDER BEDROOM
- BATHROOM
- LIVING ROOM
- BEDROOM 2 NON-AMBS
- BEROOM 2 NON-AMBS
- BATHROOM
4. **Egress through an adjoining bedroom which exits to the exterior.**
FROM ROOM TO ROOM TO OUTSIDE
Exiting From Small Facilities - Exercise

In the next three slides, you will be shown a residential floor plan which could be used as an R3.1 Occupancy. You will be asked to verbally provide one of the four previously discussed means of egress from the non-ambulatory bedrooms. You can choose any one of the four.
R-3.1 Non-Ambulatory Egress  
Changes in Level

- 425.8.5 Changes is level up to 0.25 inch (6 mm) may be vertical and without edge treatment. Changes in level between 0.25 inch (6 mm) and 0.5 inch (12.7 mm) shall be beveled with a slope no greater than 1 unit vertical in 2 units horizontal (50 percent slope.) Changes in level greater than 0.5 inch (12.7 mm) shall be accomplished by means of a ramp.
R-3.1 Non-Ambulatory Egress
Changes in Level

- SFM Information Bulletin March 10, 2009, Pg 42
- SFM Interpretation 02-025 - “Changes in Level” applies specifically to the interior exiting system, Pg 23
- SFM Interpretation 02-039 - In the 2001 CBC “changes in elevation” did not apply to ambulatory-only facilities; now applies to all R-3.1 occupancies, Pg 23
**R-3.1 Sprinklers**

- **903.2.8** Automatic Sprinkler System installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area. Exception 3: Group R-3.1 occupancies not housing bedridden clients, not housing non-ambulatory clients above the first floor and not housing clients above the second floor.

- Required for ambulatory above the 2\textsuperscript{nd} floor
- Required for non-amb above 1\textsuperscript{st} floor
- Required for more than 1 bedridden
- Note: After 01/01/2011 – sprinklers required in all new R-3’s that become RCF’s.
Questions:
SFM Interpretation 08-047, Pg 34

- Can sprinklers be used for 1-hour construction by substitution?
  - No

- Can sprinklers be used for mitigation of egress from a back yard to the public way or safe area?
  - No, there is no requirement for egress to the public way.
Questions:

- Can sprinklers mitigate the need for non-ambulatory exiting from a “more than one” bedridden facility?
  - No

- Can sprinklers be used to mitigate the need for the second exit from 2\textsuperscript{nd} floors housing non-amb clients?
  - No
Questions:

- Do sprinklers mitigate the requirement for emergency escape and rescue windows?  
  - NO

- Other questions??
Smoke Alarms – General

- 907.2.9.2, 907.2.10.3, 907.2.11.2  Single- or multiple-station smoke alarms shall be installed and maintained in R-2.1, R-3, R-3.1 and R-4 regardless of occupant load at all of the following locations:
  1. On ceiling or wall outside each sleeping area in the immediate vicinity of bedrooms.
  2. In each room used for sleeping
  3. In each story
Smoke Alarms – General

4. In enclosed common stairwells of apartments and other multi-dwelling complexes

5. In R-3.1 in addition to above, throughout the habitable areas of the dwelling except kitchens.
R-3.1 Smoke Alarms

- Smoke alarms shall receive their primary power from the building wiring and be equipped with a battery backup.
- Shall be electrically interconnected so as to cause all smoke alarms to sound upon actuation of any single smoke alarm.
- Shall be audible throughout the facility, minimum 15db above ambient noise.
**R-3.1 Smoke Alarms Continued:**

- Need not be interconnected to any other fire alarm device, have a control panel, or be electrically supervised or provided with emergency power.
- Shall be provided throughout the **habitable** areas of the dwelling unit except kitchens.
- Shall be replaced after 10 years (NFPA 72)
What is a habitable space?
A space in a building for living, sleeping, eating, or cooking. Bathrooms, toilet rooms, closets, halls, storage or utility spaces and similar areas are not considered habitable spaces. CBC 202
**R-3.1 Interconnected Smoke Alarms**

- May use SFM approved and listed smoke alarms that are hard-wired for power and interconnected wireless.  
  SFM Interpretation 08-025, Pg 34
- To locate, do a web search for: Wireless Interconnected Smoke Alarm (AC Ionization sensor-hardwired)
R-3.1 Smoke Alarms for the Hearing Impaired

- 907.5.2.3.3 & 907.5.2.3.5 Groups R-2.1, R-4 and R-3.1  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 fire alarm system or the smoke alarms.
R-3.1 Portable Fire Extinguishers

- CBC 906.1 – Portable fire extinguishers needed.
- Title 19, Section 3.29 (a) Portable fire extinguishers conforming to the requirements of Div 1, Ch 3, Title 19, CCR, shall be installed and maintained in accordance with the guides established therein.
- (b) Class A, B, C units of adequate extinguishing potential shall be provided for any other hazard as determined by the enforcing agency.
- Subsection (d) speaks to garden hose. Not the intent as T-19 has not been updated. Use subsection B!
**R-3.1 Facility Hospice Waiver**

H&S 1569.73

- Applies to the facility not to specific residents
- Provided for terminally ill residents
- Utilizes services of a Hospice Certified provider
- DSS determines that facility staff is trained and can care for resident
- Written agreement between facility and Hospice Provider
- Does not change the character of the facility
R-3.1 Facility Hospice Waiver

- The Department [CCL] can require the relocation of a terminally ill resident whose needs for personal care and supervision or health care are not being met in the facility.
- A hospice waiver does not affect the way that codes are applied to any care facility.
- A hospice waiver and bedridden is not the same.
**R-3.1 Bedridden, General**

- In addition to the general requirements for all R-3.1 occupancies,
- Add the requirements for non-ambulatory clients, then,
- Add the specific requirements for bedridden:
R-3.1 Bedridden, General

425.3.2 In Group R-3.1 occupancies housing a bedridden client, the client sleeping room shall not be located above or below the first story.

Exception: Temporary illness per H&S 1566.45, 1568.0832, 1569.72

Bedridden may be retained in excess of 14 days upon approval of DSS per H&S 1566.45(e)
R-3.1 Bedridden Egress Regulations for One Bedridden Sleeping Room

425.8.3.3 In Group R-3.1 occupancies housing a bedridden client, all of the following shall apply:

1. 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.
R-3.1 One Bedridden (continued)

2. Doors to a bedridden client’s sleeping room shall be of a self-closing, positive latching 1 3/8 inch (35 mm) 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 715.4.8.

SFM Interpretation 07-154, Pg 32 - Door must be solid wood 1 3/8” or 20 minute rated.
R-3.1 One Bedridden (continued)

3. 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 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 door to a bedridden client's sleeping room shall be operable from both the interior and exterior of the residence. SFM Interpretation 08-014, Pg 33
R-3.1 One Bedridden (continued)

5. 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 (914 mm) in width and not less than 6 feet 8 inches (2032 mm) in height. When installed in exit doorways, exit doors shall be capable of opening at least 90 degrees (1.57 rad) and shall be so mounted that the clear width of the exit way is not less than 32 inches (813 mm).

**Applies to the direct exit door only!**
R-3.1 One Bedridden (continued)

- None of the above requirements of CBC 425.8.3.3 apply if the facility has fire sprinklers. SFM Interpretation 07-080, Pg 30
- When fire sprinklered, individual sleeping rooms are not required to meet the 5 criteria for a single bedridden room. SFM Interpretation 08-073, Pg 36
Applicable SFM Interpretations

- Current non-amb requirements
  - SFM Interpretation 08-060, Pg 35
- Interconnected smoke alarms
  - SFM Interpretation 07-158, Pg 33, Must be audible throughout
  - SFM Interpretation 08-025, Pg 34, May be hardwired with wireless interconnection
**Applicable SFM Interpretations**

- Exiting per CBC 425.8.3.2
  - Int 00-003 Intervening rooms, Pg 21
  - Int 00-011, Pg 21, 00-019 Accessibility does not apply.
  - Int 03-028 #2 Interlocking dead bolt not required, Pg 27
  - Int 08-014 Sliding door, Pg 33
  - Int 05-043 2 Exits in Townhouses, Pg 30
Existing Occupancies

- Do not get rid of your 2001 or 2007 code books
- Existing occupancies remain under the code they were approved under
  - CBC Section 1.11.5.1, 2010 CBC
Existing Occupancies

- R-2.1.1 or R-2.2.1 facilities licensed before January 1, 2008 can continue to comply with the previous regulations as long as there are no changes to their license relative to capacity or ambulatory status.

SFM Int. 08-060, Pg 35

- SFM Interpretations of the 2007 CBC or CFC are not applicable to facilities licensed under previous code editions unless a new license is required.
Questions from Inspectors:

- Are evacuation fire drills required for an R-3.1 by the State Fire Marshal?
  - No. This occupancy is not listed in Title 19, as one requiring fire drills. However, the staff are to be trained in evacuation procedures and records of training must be available. SFM Interpretation 00-017, Pg 22
**R-3 Occupancies**

- Fire Clearance Inspection Required CBC 111.4.5 and H&S 13143(b)
- May use 850 form or other format
- Includes Large Family Day Care and 6 or fewer as:
  - Foster Home
  - Group Home
  - Crisis Nursery
Foster, Group Home Inspections

- Address is visible from the street
- Front and back doors are easily opened
- There are no obvious hazards differing from a standard single-family dwelling – Judgment Call
- Recommend a minimum 2A:10B:C fire extinguisher
- Sign their Safety Inspection Request Form
**Maintenance/ Annual Inspections**

- Local Jurisdiction has no statutory authority to conduct annual inspections on R-2.1, R-4 or R-3.1
- They are target hazards
- 5-year service required on 13 and 13R, residential fire sprinkler systems. There is no regulation that requires it on a 13D. NFPA 13 and 25.
**Appeals**

- H&S 1566.1 Recourse to allowing RCFE’s in city or county
- 1566.45 SFM to provide written opinion concerning interpretations
- 1569.72(h)(2)(B)(ii) Applicant can require SFM to give written opinion within 45 days
- 1569.83 Applicant may sue for disallowance of application for RCFE.
Appeals continued

- H&S 13143.8 Local AHJ is required to apply an interpretation of the SFM at request of licensee.
- SFM to notify AHJ in writing
- If AHJ fails to apply the interpretation, SFM shall conduct an adjudication hearing before a hearing officer of The Office of Administrative Law within 30 days of notification.
- Adjudication decision shall be rendered within 15 days
**The Future**

- SFM Residential Advisory Committee is available for questions and answers.
- SB-183 (Senator Lowenthal) Chaptered May 7, 2010. Adds new H&S Section 17926. the Carbon Monoxide Poisoning Prevention Act of 2010. Requires carbon monoxide detectors on all dwelling units which have appliances that use fossil fuels........
Internet References:

- Health and Safety Code:  

- CalResCare:  
  Make request to crcac@comcast.net to be placed on list serve

- SFM: http://osfm.fire.ca.gov/programs/lawsregs.php  
  (Wear your reading glasses!)

- Mandated inspection reimbursement instructions:  
  http://www.sco.ca.gov/Files-ARD-Local/Manuals/localagenciesfy0708_programs_fsi283.pdf
Questions???