

Orange County Fire Authority

Community Risk Reduction

1 Fire Authority Road, Building A, Irvine, CA. 92602 www.ocfa.org 714-573-6180

Residential Based Care Facilities



Guideline F-03

Serving the Cities of Buena Park • Cypress • Dana Point • Irvine • Laguna Hills • Laguna Niguel • Laguna Woods • Lake Forest • La Palma • Los Alamitos • Mission Viejo • Placentia • Rancho Santa Margarita • San Clemente • San Juan Capistrano • Seal Beach • Santa Ana • Stanton • Tustin • Villa Park • Westminster • Yorba Linda • and Unincorporated Areas of Orange County

Residential Based Care Facilities

PURPOSE

The following guideline is intended to ensure compliance with the appropriate requirements for residentially based care facilities. The regulations regarding residentially based care facilities are found in the California Code of Regulations (CCR), Title 19, as well as the 2013 California Fire Code (CFC) and California Building Code (CBC). The purpose of this guideline is to assist applicants with plan submittals for review and approval through the Orange County Fire Authority (OCFA). Plans not conforming to the requirements listed within this guideline will be returned to the applicant as “incomplete.”

SCOPE

This guideline is intended to provide the minimum requirements necessary for review and approval of licensed care facilities housing six or less in a single family residence located within the jurisdiction of the OCFA. See Attachment 1 for Prevention Field Services section field offices. Plans for larger licensed care facilities must be submitted through the OCFA Planning and Development Services section for approval. Contact the OCFA at 714-573-6100 for more information regarding care facilities housing more than six clients.

Permits shall be secured from the local building department as required for any structural and electrical modifications. Final building department inspection shall be signed off prior to OCFA inspection.

Upon OCFA approval, a Fire and Life Safety form will be signed and forwarded to the licensing agency.

SUBMITTAL REQUIREMENTS

Prior to requesting a fire safety inspection, two sets of dimensioned or scaled site and floor plans shall be submitted to the local Prevention Field Services office for review and approval (see attachment A for office phone numbers). Please submit these drawings at least two weeks prior to requesting an inspection. The plans must include the building address, occupancy classification, location of smoke detectors/alarms, exit doors, landings, ramps, stairways, steps, sidewalks and gates.

All dimensions must be included. A floor plan showing furniture layout shall be provided for each client bedroom. Aisle widths shall also be indicated in the plan (see attachment B).

Please be aware that clearance from OCFA ***does not*** constitute zoning clearances. Contact the community development or planning department of your local jurisdiction for zoning information.

GENERAL REQUIREMENTS

Use this guideline to ensure that your plans have at least the minimum amount of information required to begin a review. It may be necessary to provide additional information beyond what is initially requested in this guideline, depending on the project.

1. Address numbers shall be posted on the house be visible from the street. Said numbers shall contrast with their background and shall be sufficiently illuminated for viewing at night. Illumination may be either internal or external. In no care shall the numbers be less than 4 inches in height (CBC 505.1).
2. There shall be a minimum of 2 exits from the dwelling. All exits (doors and gates) shall have single action, no knowledge required hardware. This hardware is operable from the inside without a key or any special knowledge or effort. If a deadbolt is provided, it shall release when the primary doorknob or lever is turned. No other locks or latches shall be installed on doors or gates. Exits shall be 3 feet wide by 6 feet 8 inches high and provide a 32 inch clear opening. A sliding door may be used as an exit from bedrooms; however, in order to provide a 32 inch clear opening a 6 foot or larger door will be necessary. Exits shall not pass through kitchens, garages, store rooms or closets and shall not pass through more than one intervening room (CBC 425.8.2.1).
3. Bedroom used by non-ambulatory clients shall have access to at least 1 required exit that conforms to one or more of the conditions listed below (CBC 425.8.3.2):
 - A. 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 walls. 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 installed in accordance with 715.4.8.
 - B. 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 self-closing or shall be automatic closing by actuation of a smoke detector installed in accordance with 715.4.8.
 - C. Direct exit from the bedroom to the exterior.
 - D. An exit that passes through an adjoining bedroom that exits to the exterior. No privacy locks on bedroom doors are allowed if the exit path goes through an adjoining bedroom (see attachment C). Note: Spiral staircases may not be used as second exits.
4. Corridors and hallways on floors serving clients shall be a minimum of 36 inches 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 exits to the public way (CBC 425.8.4.2).

5. A floor or landing shall be provided on each side of every exit door. The floor or landing shall not be more than $\frac{1}{2}$ inch lower than the threshold of the doorway (CBC 1010.7).
 - A. **Slope:** Landings shall have a slope not steeper than 2% in any direction (CBC 1010.7.1).
 - B. **Width:** The landing shall be at least as wide as the widest ramp run adjoining the landing (CBC 1010.7.2).
 - C. **Length:** The landing shall have a minimum length of 60 inches (CBC 1010.7.3).
6. If the landing is part of the exit path for non-ambulatory or disable residents and there is more than a $\frac{1}{2}$ inch difference in elevation between the landing and the adjacent walkway or patio, a ramp shall be installed. The slope of the ramp shall not be steeper than 1 inch vertical to 12 inches horizontal with a minimum clear width of 3 feet. For example, a 6 inch drop from a landing would require a 6 foot long ramp. Ramps shall have a nonskid surface (CBC 1010.3).
7. Minimum ramp width shall be 36 inches (CBC 1010.5).
8. All ramps shall be built of material consistent with the types permitted for the type of construction of the building (CBC 1010.8).
9. The surface of the ramp shall be of slip resistant materials that are securely attached (CBC 1010.8.1).
10. Outdoor ramps and outdoor approaches to ramps shall be designed so that water will not accumulate on walking surfaces (CBC 010.8.2).
11. Handrails shall be provided on each side of the ramp with the rise greater than 6 inches. Handrails shall not be less than 34 inches and not more than 38 inches above the ramp surface (CBC 1012.2).
12. Handrails shall be $1\frac{1}{4}$ to 2 inches in cross section dimensions (CBC 1012.3).
13. Handrail gripping surfaces shall be continuous, without interruption by newel posts or other obstructions (CBC 1012.43.1).

14. Guardrails shall be provided if ramps are more than 30 inches above grade (CBC 1013.2).
15. Guardrails shall form a protective barrier not less than 42 inches high, measured vertically above the leading edge of the tread, adjacent walking surface of adjacent seat board (CBC 1013.3).
16. 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 3 and 5 feet above finished floor level. The extinguisher shall be visually inspected annually by a licensed company. A current annual service tag shall be attached to the fire extinguisher at all times. Every 6 years the extinguisher must be serviced by a licensed company (Title 19).
17. If the garage is attached to the dwelling, the door between the dwelling and the garage shall be maintained to be self-closing and latching. The door shall be solid wood that is a minimum of 1 3/8 inches thick. The garage shall not be used for sleeping purposes. **There shall be no openings from the garage into any of the sleeping areas.**
18. A non-rated floor separation is required in R-3.1 occupancies to prevent smoke migration between floors. Such a separation shall have the equivalent construction of 1/2 inch gypsum wallboard on one side of the wall framing (CBC 425.8.7).
Exceptions:
 - i. Occupancies with at least 1 exterior exit from floors occupied by clients.
 - ii. Occupancies provided with automatic fire sprinkler systems complying with Chapter 9.
19. For SRA and VHFHSZ areas, chimneys shall be equipped with a spark arrester (CFC Chapter 3).
20. Post evacuation signs in a central location. The signs shall be properly framed, mounted and shall include the statement, "In Case of Emergency Dial 911."
21. In Group R-3.1: Protective Social Care facilities which house persons who are hearing impaired, shall be provided with notification appliances to be installed in accordance with NFPA 72 and which shall activate upon initiation of the fire alarm system or the smoke alarms (CFC 907.5.2.3.5).

Definition of Protective Social Care: *The housing and care of any person of any age when such person is referred to or placed within such home or facility for care and supervision services by any governmental agency.*

22. Single or multiple station smoke alarms shall be installed and maintained regardless of occupant load at all of the following locations:
- A. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.
 - B. In each room used for sleeping purposes.
 - C. In each story within a dwelling unit, including basements but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than 1 full story below the upper level.
 - D. In a Group R-3.1 occupancy, in addition to the above, smoke alarms shall be provided throughout the habitable areas of the dwelling unit except kitchens (CBC 907.2.11.2).
23. In new construction and in *newly* classified R-3.1 occupancies, required smoke alarms shall receive their primary power from building wiring where such wiring is served from a commercial source and shall be equipped with a battery backup. Smoke alarms shall emit a signal when the batteries are low. Wiring shall be permanent and without a disconnecting switch other than as a requirement for over current protection (CBC 907.2.11.4).
24. Where more than one smoke alarm is required to be installed within an individual dwelling unit in Group R-2, R-3, R-3-1 or R-4, or within an individual dwelling unit or sleeping unit in Group R-1, 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 of the bedrooms over background noise levels with all intervening doors closed (CBC 907.2.11.3).

REQUIREMENTS FOR BEDRIDDEN CLIENTS

In group R-3.1 occupancies housing a bedridden client, all of the following shall apply (CBC 425.8.3.1):

1. Clients who become *temporarily* bedridden may continue to be housed on any story in homes classified as Residential Care Facilities for the Elderly (RCFE). Every RCFE admitting or retaining a bedridden resident shall, within 48 hours of the resident's admission or retention in the facility, notify OCFA of the estimated length of time the resident will retain his or her bedridden status in the facility (CBC 425.10).

2. Occupancies classified as R-3.1 shall not house bedridden clients above or below the first floor (CBC 425.3).
3. 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 (CBC 425.8.3.3).
4. 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 and installed 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; *exempt in sprinklered buildings* (CBC 425.8.3.3).
5. 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 interior doors leading from bedroom to any interior area such as a corridor, hallway and/or general use areas of the residence (CBC 1008.1.9.3).
6. The exterior exit door to a bedridden client's sleeping room shall be operable from both the interior and the exterior of the residence (CBC 425.8.3.3).
7. 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 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 a clear width of the exit way is not less than 32 inches (CBC 425.8.3.3).
8. An automatic sprinkler system shall be installed throughout residences where more than one bedridden client is approved. An approved National Fire Protection Association (NFPA) 13D fire sprinkler system may be installed (CBC 903.2.8). The exceptions allowed for a single bedridden client (425.8.3.3) in a non-sprinklered building do not apply if the building has a fully automatic sprinkler system.

Exceptions:

- i. Existing Group R-3 occupancies converted to 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.
- ii. Existing Group R-3 occupancies converted to R-3.1 occupancies housing only one bedridden client and complying with 425.8.3.3.
- iii. Pursuant to Health and Safety Code 13113, occupancies housing ambulatory children only, none of whom are mentally ill or mentally

retarded, and the buildings or portions thereof in which such children are housed, are not more than two stories in height and buildings or portions thereof housing such children have an automatic fire alarm system activated by approved smoke detectors.

- iv. Pursuant to Health and Safety Code 13143.6, occupancies licensed for protective social care which house ambulatory clients only, none of whom is a child (under the age of 18 years), or who is elderly (65 years of age or over). An automatic sprinkler system designed in accordance with 903.3.1.3 shall not be utilized in Group R-2.1 or R-4 occupancies.
9. In all facilities housing a bedridden client, smoke alarms shall receive their primary power from the building wiring when such wiring is served from a commercial source and shall be equipped with a battery backup. Smoke alarms shall be electronically interconnected so as to cause all smoke alarms to sound a distinctive alarm signal upon actuation of any single smoke alarm. Such alarm signal shall be audible throughout the facility at a minimal level of 15 db above ambient noise level. These devices need not be interconnected to any other fire alarm device, have a control panel, or be electrically supervised or provided with emergency power (CBC 9072.10.1.5).

OCCUPANCY CLASSIFICATIONS

R-3.1 Occupancies classified as R-3.1 are residentially based licensing facilities accommodating 6 or less ambulatory, non-ambulatory and bedridden clients. This division may include ambulatory clients. Licensing categories that may use this classification include:

Adult Residential Facilities

Congregate Living Health Facilities

Foster Family Homes

Group Homes

Intermediate Care Facilities for the Developmentally Disabled, Habilitative

Intermediate Care Facilities for the Developmentally Disabled, Nursing

Residential Care Facilities for the Elderly

Small Family Homes

Residential Care Facilities for the Chronically Ill

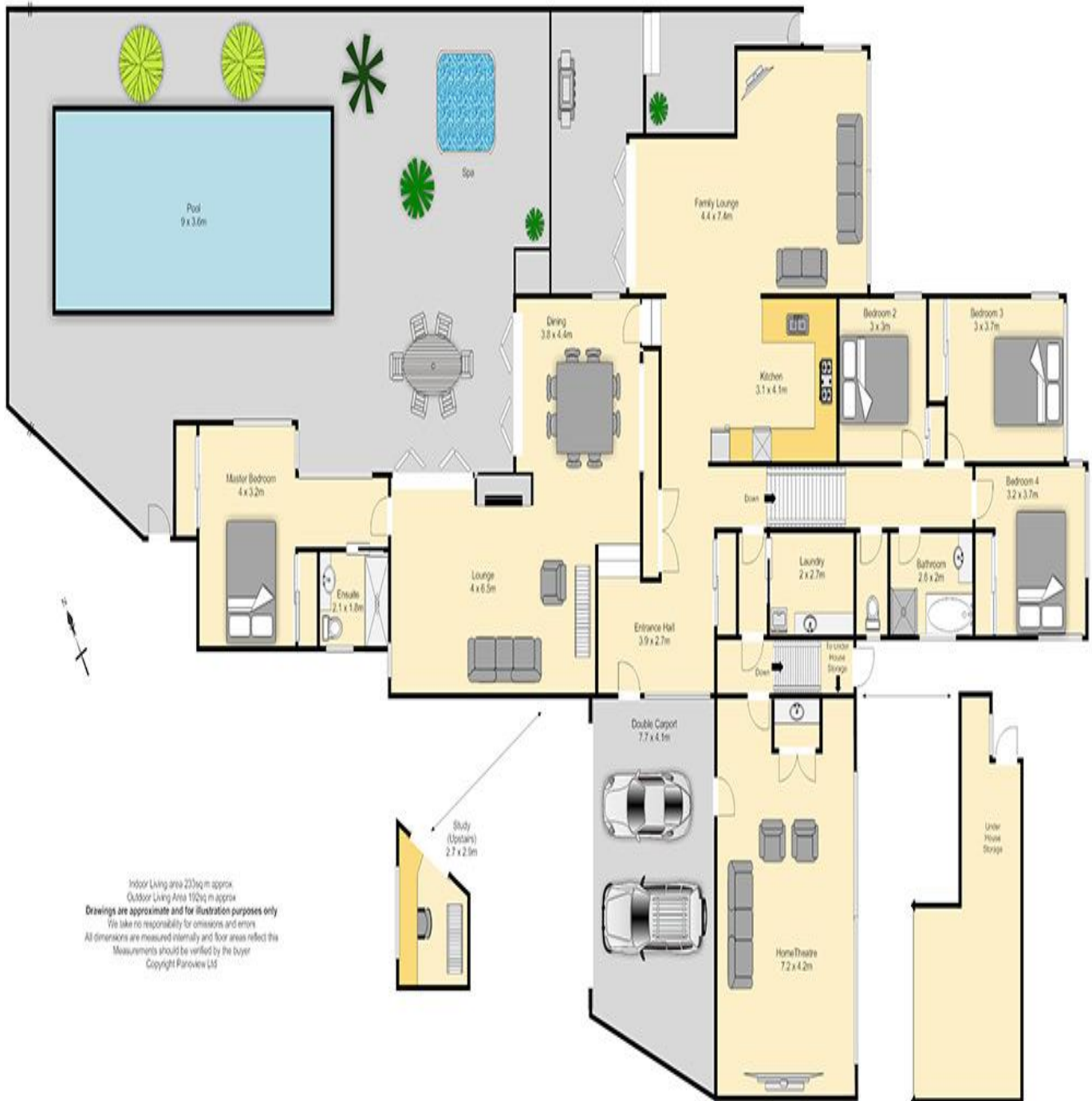
Nurseries for the full time care of children under the age of 6, but not including "infants" (CBC 310).

Exception: Group Homes licensed by the Department of Social Services which provide non-medical board, room and care for six or fewer ambulatory children or children 2 years of age or younger, and which do not have any non-ambulatory clients shall not be subject to regulations found in CBC 425.

Attachment A

<p>Area 1 / Station 61 8081 Western Av Buena Park, CA 90620 (714) 527-9475 Fax (714) 229-8806</p>	<p>Area 2 / HQ 1 Fire Authority Rd Irvine, CA 92602 (714) 573-6184 Fax (714)368-8836</p>
<p>FVU Fountain Valley UNI GGU Garden Grove UNI LAF Los Alamitos MCU Midway City UNI NVW Naval Weapons Station -SLB RSU Rossmoor UNI SLB Seal Beach WST Westminster ANU Anaheim UNI BPK Buena Park CYP Cypress City LAP La Palma LHU La Habra UNI STN Stanton City STU Stanton UNI BRU Brea UNI FLU Fullerton UNI PLA Placentia City PLU Placentia UNI YBL Yorba Linda City YLU Yorba Linda UNI</p>	<p>CMU Costa Mesa UNI EBU Emerald Bay UNI IRU Irvine UNI IRV Irvine City LAB Laguna Beach NCU Newport Coast (IRVRanch) UNI SHU Santa Ana Heights UNI UCI University of California at IRV JWA John Wayne Airport EMU El Modena UNI OPU Orange Park UNI ORU Orange UNI SCU Santiago Canyon UNI SHU Santa Ana Heights UNI SLU Silverado Canyon UNI TST Tustin City TSU Tustin/Redhill Lemon/Cowan Heights VPK Villa Park City</p>
<p>Area 3 / Station 58 58 Station Wy Ladera Ranch, CA 92694 (949) 347-2240 Fax (949) 347-9206</p>	<p>Area 4 / Station 74 1439 S Broadway Santa Ana, Ca 927071 (714) 567-3240 Fax (714) 368-8836</p>
<p>Coto De Caza Unincorporated Dana Point City Ladera Unincorporated Las Flores Laguna Niguel City Modjeska Canyon Unincorporated Mission Viejo City Ortega Highway Unincorporated Portola Hills Unincorporated Rancho Santa Margarita San Clemente City San Juan Capistrano City San Juan Capistrano Unincorporated Trabuco Canyon Unincorporated Talega San Clemente Unincorporated Talega Valley Unincorporated</p>	<p>STA Santa Ana</p>

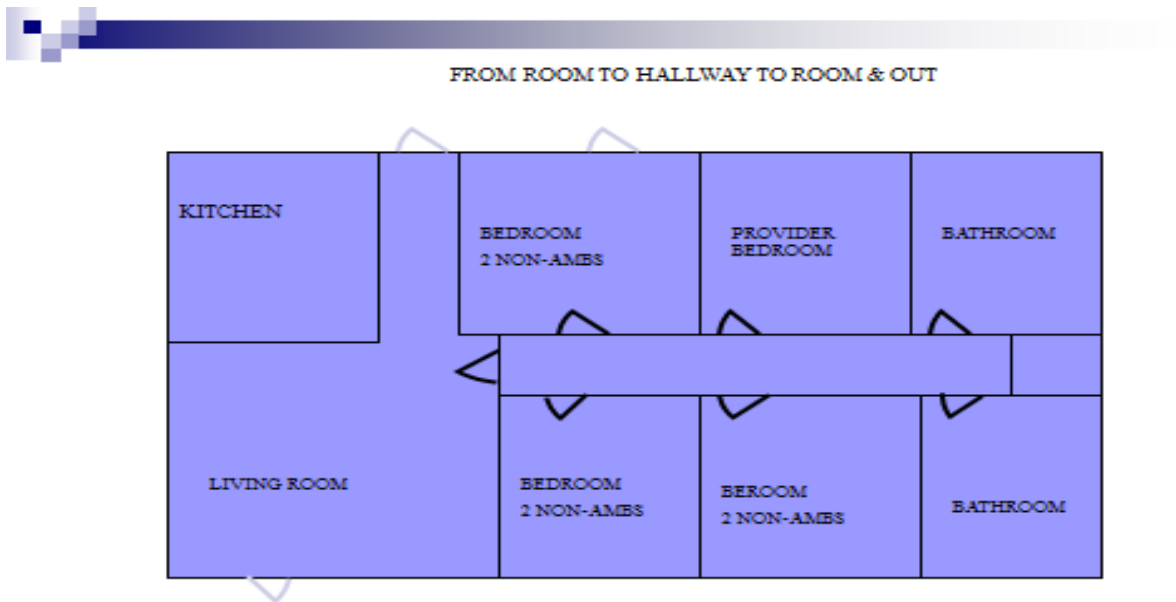
ATTACHMENT B (Site Plan Example)



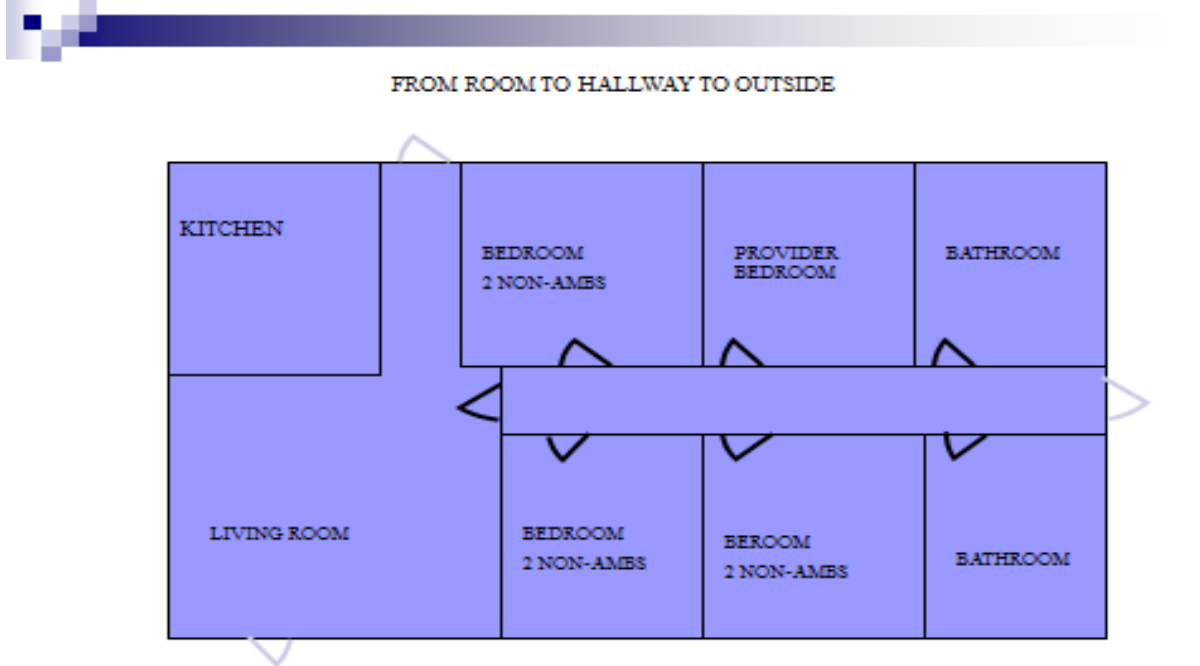
Indoor Living area 233sq m approx
Outdoor Living Area 192sq m approx
Drawings are approximate and for illustration purposes only
We take no responsibility for omissions and errors
All dimensions are measured internally and floor areas reflect this
Measurements should be verified by the buyer
Copyright Paroview Ltd

ATTACHMENT C (Exiting Examples)

Example # 1

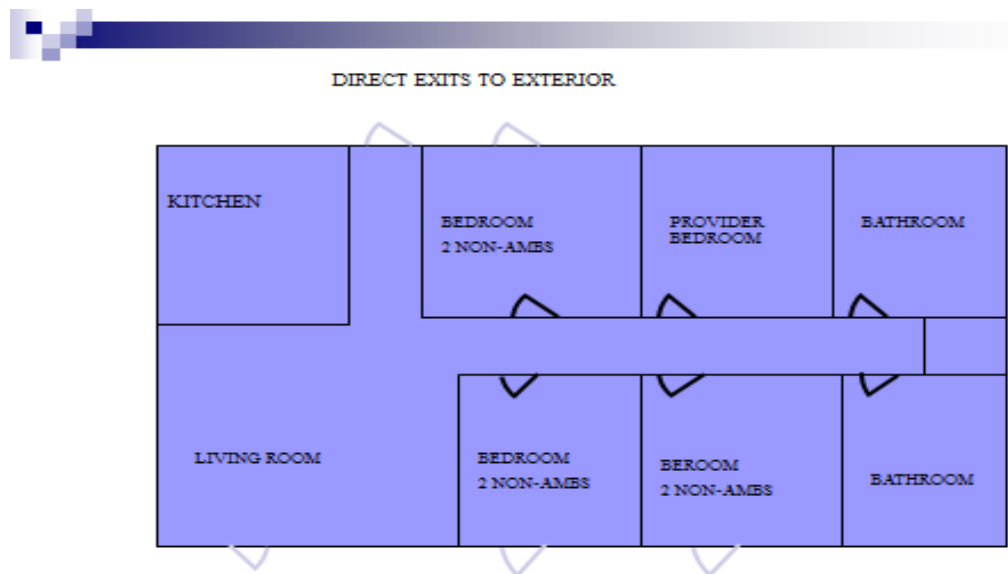


Example # 2



ATTACHMENT C (Exiting Examples)

Example # 3



Example #4

