REQUIRMENTS FOR STATE LICENSED FACILITIES WITH SIX OR MORE CLIENTS I-1 AND R-4

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APPROVED BY: Michael D. Esparza

There are requirements set forth by California Code of Regulations (CCR), California Fire Code (CFC) and California Building Code (CBC). The above referenced sections from the California Building Code (CBC) are defined as follows:

I-1 Residentially-based licensed facilities accommodating six (6) or more non-ambulatory and/or bedridden clients.

R-4 Residentially-based licensed facilities accommodating six (6) or more ambulatory clients, excluding staff. This occupancy classification may include a maximum six nonambulatory or bedridden clients.

The City of Riverside Fire Department will approve your license only when these requirements have been met.

Construction:

A. Group I-1 occupancies are not permitted in nonfire-resistive-rated construction; 2007 CBC, Section 425.3.1, 425.4.1 and Health and Safety Code Section 13131.5.
B. Group R-4 occupancies seven or more nonambulatory clients are housed above the first story and there is more than 3,000 square feet of floor area above the first story or housing more than 16 clients above the first story shall be constructed of not less than 1-hour fire-resistance-rated construction throughout. (2007 CBC, Section 425.3.5)
C. Group R-4 occupancies housing nonambulatory elderly clients (60 years of age or more) shall be of not less than 1-hour fire-resistive-rated construction throughout. (2007 CBC, Section 425.3.4)
D. Group I-1 and R-4 occupancies licensed as a Residential Care Facility (RCF) with individual floor areas over 6,000 square feet per floor, shall be provided with smoke barriers, constructed in accordance with the 2007 CBC, Section 709.

E. Group I-1 and R-4 occupancies where smoke partitions are required, framing shall be covered with noncombustible material having an approved thermal barrier with an index of not less than 15 in accordance with FM 4880, UL 1040, NFPA 286 or UL 1715. (2007 CBC, Section 425.5.2)

Fire Sprinkler Systems

A. Group's I-1 and R-4 occupancies. A National Fire Protection Association (NFPA) 13R automatic sprinkler system shall be in installed. (2007 CBC, Section 425.7.1)

Smoke Alarms

A. Groups I-1 and R-4 occupancies single- or multiple-station smoke alarms shall be installed and maintained regardless of occupant load at all of the following locations:

   1. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.
   2. In each room used for sleeping purposes.
   3. 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 one full story below the upper level. (2007 CBC, Section 907.2.10.1.2)

B. Group I-1 single- or multiple-station smoke alarms shall be installed and maintained in sleeping areas. (2007 CBC, Section 907.2.10.1.3)

   Exception: Single- or multiple-station smoke alarms shall not be required where the building is equipped throughout with an automatic fire detection system in accordance with 907.2.6.

C. Group I-1 and R-4 occupancies 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. (2007 CBC, Section 907.2.10.3)

D. Group's I-1 and R-4 occupancies housing hearing impaired persons in protective social care facilities shall be provided with notification appliances in accordance with NFPA 72 and which shall activate upon initiation of the fire alarm system or the smoke alarm. (2007 CBC, Section 907.9.1.5)

Fire Alarm System

A. Licensed group I-1 occupancies housing more than six non-ambulatory, elderly clients shall be provided with an approved manual and automatic fire alarm system. (2007 CBC, Section 907.2.6.1.1)

   Exception: Building housing non-ambulatory clients on the first story only and which are protected by the following:

   1. An approved and supervised automatic sprinkler system, as specified in Sections 903.3.1.1 and 903.3.1.2, which upon activation will initiate the fire alarm system to notify all occupants.

2. A manual fire alarm system.
3. Smoke alarms required by Section 907.2.10.

B. Group R-4 occupancies. An approved manual and automatic fire alarm system shall be installed. (2007 CBC, Section 907.2.8.4)

Exception: Protective social care occupancies. **Contact the Fire Department for more details.**

C. Hearing impaired, see Section 907.9.1. (2007 CBC, Section 425.7.4) Group I-1 occupancies sleeping units in accordance with Table 907.9.1.3 (number of sleeping units – 6 to 25, sleeping units with visible and audible alarms – 2) shall be provided with a visible alarm notification appliance, activated by both the in-room smoke alarm and the building fire alarm system. (2007 CBC, Section 907.9.1.3)

Exits

A. Group I-1 and R-4 occupancies shall have a minimum of two exits. (2007 CBC, Section 425.8.2.1)
B. Egress through adjoining dwelling units shall not be permitted. (2007 CBC, Sections 425.8.3 & 425.8.3.1)
C. Means of egress 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. Except kitchens that do not form separate rooms by construction. (2007 CBC, Section 425.8.3.4)

Doors:

A. Except as specifically permitted by this section egress doors shall be readily openable from the egress side without the use of a key or special knowledge or effort. (2007 CBC, Section 1008.1.8)
B. Doors from individual dwelling or sleeping units of Group R-4 occupancies having an occupant load or 10 or less are permitted to be equipped with a night latch, dead bolt or security chain, provided such device are openable from the inside without the use of a key or tool. (2007 CBC, Section 1008.1.8.3, #4)
C. Manually operated flush bolts or surface bolts are not permitted. (2007 CBC, Section 1008.1.8.4)
D. Gates used as a component in a means of egress shall conform to the applicable requirements for doors. (2007 CBC, Section 1008.2)
E. The minimum width of each door opening shall be 32 inches clear width. The door may be required to be greater in width to accommodate the passage of a wheel chair, portable bed or any other items/equipment used for assistance for a client. (2007 CBC, Section 1008.1.1)

Corridors:

A. Unless specified by Section 425.8.4, corridors serving Group I-1 and Group R-4 occupancies shall comply with Section 1017.1. (2007 CBC, Section 425.8.4)
B. Section 1017.1, Table 1017.1 corridor fire-resistive rating for Group I-1 occupancy with greater than 6 occupants shall be one hour with a sprinkler system. (2007 CBC)

C. Section 1017.1, Table 1017.1 corridor fire-resistive rating for Group R-4 occupancy with greater than 10 occupants shall be one hour with a sprinkler system. (2007 CBC)
D. The minimum clear width of a corridor shall be as follows:
    1. Group I-1 occupancies shall have 60 inches on floors housing non-ambulatory clients and 44 inches on floors housing only ambulatory clients.
    2. Group R-4 occupancies shall have 44 inches on floors housing clients.

Exceptions:

a. Corridors serving an occupant load of 10 or less than 36 inches in width.
b. Corridors serving ambulatory persons only and having an occupant load of 49 or less shall not be less than 36 inches in width.
c. In Group I-1 occupancies provided with fire sprinklers throughout and which are required to have rated corridors, door closers need not be installed on doors to clients sleeping rooms. (2007CBC, Section 425.8.4.2)

Fences and gates

1. Grounds of a residential care for the elderly serving Alzheimer's clients may be fenced and gates therein equipped with locks, provided safe dispersal area are located not less than 50 feet from the building. Dispersal areas shall be sized to provide an area of not less than 3 square feet per occupant. (2007 CBC, Section 425.8.8)

Ramps

1. Ramps used as part of a means of egress shall have a running slope not steeper than one unit vertical in 12 units horizontal (8-percent slope). Contact the Fire Department for more details on ramps. (2007 CBC, Section 1010)

Some helpful definitions:

Residential Care Facility for the Elderly (elderly client) – Persons 60 years or over. (2007 CBC, Section 310)

Dwelling – A building that contains one or two dwelling units used, intended or designed to be used, rented, leased, let or hired out to be occupied for living purposes. (2007 CBC, Section 202)

Dwelling Unit – A single unit providing complete, independent living facilities for one or more persons including permanent provisions for living, sleeping, eating, cooking and sanitation. (2007 CBC, Section 202)

Protective Social Care – Is the housing and care 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. (2007 CBC, Section 202)