REQUIREMENTS FOR STATE LICENSED FACILITIES WITH SIX OR LESS CLIENTS

R-3.1

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APPROVED BY: *MEsparza*

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:

R-3.1 Residentially-based, licensed facilities accommodating six (6) or less non ambulatory, ambulatory or bedridden clients.

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

Construction:

1. R-3.1 occupancies shall not be of less than one-hour fire resistive construction throughout if they house clients above the first story, having more than two stories in height or have more than 3,000 square feet of floor area above the first floor. (2007 CBC, Sec. 425.3.2)

2. R-3.1 occupancies shall be provided with a non-fire resistance constructed floor separation which will prevent the smoke migration between floors. Construction shall be equivalent to 1/2 –inch gypsum wallboard on one side of the wall studs. Doors within the floor separation the door glazing shall not exceed 1296 square inches with no dimension grater than 54 inches. Such doors shall be protected by positive latching, smoke gasketed doors that are automatic self-closing by smoke detection. A floor separation need not be provided if at least one exterior exit door is provided from each floor occupied by clients or if the building is protected by an automatic fire sprinkler system. (2007 CBC, Sec. 425.8.7, see exceptions)

Non-ambulatory:

1. In R-3.1 occupancies of non-rated construction, bedrooms used by non-ambulatory clients shall exit to the exterior in one of the following methods: (2007 CBC, Sec. 425.8.3.2)

    a. Through a corridor/hallway exiting directly to the exterior.

b. Through a corridor/hallway and into another bedroom, in the immediate area, which exits directly to the exterior.
c. A direct exit door from the bedroom to the exterior.
d. An exit through an adjacent bedroom to the exterior.

2. Hallways shall be separated from common areas by a solid wood door not less than 1 3/8 inch in the thickness and maintained self closing. (2007 CBC, Sec. 425.8.3.2)

3. Interior changes in level up to 0.25 inch may be vertical and without edge treatment. Changes in level between 0.25 and 0.5 inch shall be beveled with a slope no greater than 1 unit vertical in 2 units horizontal. Changes greater than 0.5 inch shall be accompanied by means of a ramp. Ramps used as part of a means of egress shall have a running slope not steeper than one unit vertical in 12 unit's horizontal (8-percent slope). (2007 CBC Sec. 425.8.5)

4. For exterior ramps contact Building and Safety for requirements.

Bedridden:

1. Group R-3.1 housing bedridden client, a direct exit to the exterior of the residence shall be provided from the client sleeping room. (2007 CBC, Sec. 425.8.3.3)

   Doors to the clients sleeping room shall be self-closing, positive latching 1 3/8 inch solid wood door. Provide a gasket to seal the door around the jam on both sides and across the top. Every required exit doorway shall be not less than 3 feet in width and not less than 6 feet 8 inches in height. (2007 CBC Sec. 425.8.3.3)

   Doors from a bedridden client's rooms shall be readily openable without the use of a key or special knowledge or effort. (2007 CBC, Sec. 425.8.3.3)

2. Group R-3.1 occupancies housing a bedridden client shall comply with interior wall and ceiling finish requirements specified for Group I-2 occupancies in Table 803.5 (2007 CBC, Sec. 425.6.1)

3. Clients who become temporarily bedridden may continue to be housed in R-3.1 occupancies. The operator must, within 48 hours, inform the Fire Department of the length of time the resident will remain bedridden. (2007, Sec. 425.2.3 2007 CBC)

4. Bedridden clients shall not be located above the first floor. (2007 CBC, Section 425.3.4)

Exits:

1. Exits through adjoining dwelling units are not permitted. (2007 CBC Sec. 425.8.3.1)

2. R-3.1 occupancies shall have a minimum two remotely located exits. Additional exits must be provided as for other occupancies. If constructed of not less than Type V, 1-hour construction and equipped with an automatic fire extinguishing system, only one exit may be required. (2007 CBC Sec. 425.8.2)

3. Exits shall not pass through more than one intervening room. Required exits shall not pass through kitchens, storerooms, closets or spaces used for similar purposes such as garages. Exits may pass through kitchens that do not form separate rooms. (2007 CBC, Sec. 425.8.3.4)

4. The minimum clear width of corridors shall not be less than 36 inches in R-3.1 occupancies. (2007 CBC 425.8.4.2)

5. Regardless of the occupant load served, exit doors shall be openable from the inside without the use of a key or any special knowledge or effort. All locking devices and latches must release with a single motion. (2007 CBC Sec. 1008.1.8.5 & 1008.1.8.7)

6. A level and clear area is required on each side of all exit doors. The level area must have a length of not less than 36 inches in the direction of door swing as measured from the plane of the door. (2007 CBC 1008.1.5)

7. For R-3.1 each accessible means of egress shall be continuous from each required accessible occupied area to public way and shall be include accessible routes, ramps, exit stairs, elevators, horizontal exits, or smoke barriers. (2007 CFC Sec.1003.6 & 1007.2)

8. R-3.1 occupancies may continue to use existing stairways if the stairways have a minimum width of 30 inches, a maximum rise of 8 inches and a minimum run of 9 inches. (2007 CBC Sec. 425.8.6.2)

Fire Protection:

1. In new construction and in newly classified Group R-3.1 occp. and all facilities having 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. All smoke alarms shall be electrically interconnected and audible throughout the facility. Smoke alarms shall be provided throughout all areas for living, sleeping or eating, except kitchens. (2007 CBC Sec. 907.2.10.1.2, 907.2.10.1.5, 907.2.10.2, 907.2.10.3)

2. Group R-3.1 fire sprinkler system is not required, not housing bedridden clients, not housing nonambulatory clients above the first floor and not housing clients above the second floor. (2007 CBC, Sec. 903.2.7)

3. 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. (2007 CBC, Sec. 907.9.1.5)

4. At least one fire extinguisher with a minimum rating of 2A-10BC shall be provided on each floor of every R-3.1 Occupancy. (2007 CBC, Sec. 906)

Other:

1. The amount of flammable and combustible liquids stored in R-3.1 occupancies shall not exceed the amounts needed for maintenance purposes or operation of equipment. (2007 CFC Sec. 3405.3.5.2)

2. Approved numbers or addresses shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the

property. Said numbers shall be placed on a contrasting background. (2007 CFC Sec. 505)

3. Door openings between a private garage and the dwelling unit shall be equipped with either solid wood doors or solid or honeycomb core steel doors not less than 1 3/8 inches thick. Doors shall be self–closing and self-latching. (2007 CBC, Sec.406.1.4 #1)

If you have any questions, please contact the Fire Prevention Division.

Fire Prevention
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