



REQUIREMENTS FOR STATE LICENSED FACILITIES WITH LESS THAN SIX AMBULATORY/NON-AMBS/OR BEDRIDDEN CLIENTS R-3.1 OCCUPANCY

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There are requirements set forth by California Code of Regulations (CCR), 2019 California Fire Code (CFC) and 2019 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 where non-ambulatory 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 floor shall not be of less than one-hour fire resistive construction throughout. (CBC, Sec. 435.3.2)
2. R-3.1 occupancies with non-ambulatory clients housed above the first floor shall be provided with a non-fire resistance constructed floor separation at stairs 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 shall be tight fitting solid wood at least one and three-eighth thick (1 3/8 inch) the door glazing shall not exceed 1296 square inches with no dimension greater 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. (CBC, Sec. 435.8.7, see exceptions and 435.8.7.1)

Non-ambulatory:

- A. 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: (CBC, Sec. 435.8.3.2)
 1. 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 CBC, Section 716.2.6.6
 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 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 716.2.6.6
 3. Direct exit from the bedroom to the exterior 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, 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.
 4. Egress through an adjoining bedroom which exits to the exterior.
- B. In Group R3.1 housing non-ambulatory clients 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 slope no greater than one unit vertical in 2 unit's horizontal (50-percent slope). (CBC Sec. 435.8.5)
- C. For exterior ramps contact Building and Safety for requirements.

Bedridden:

- A. Group R-3.1 housing only one bedridden client and **not provided with an approved automatic fire sprinkler system (NFPA 13D)** all of the following shall apply:
 1. A direct exit to the exterior of the residence shall be provided from the client sleeping room. (CBC, Sec. 435.8.3.3)

2. 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. Doors to client's sleeping room shall be sized not less than 36 inches in width, minimum of 6 foot 8 inches in height. Shall open 90 degrees with a clear width of 32 inches. (CBC Sec. 435.8.3.3)

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 exit way is not less than 32 inches.

3. Interior and exterior doors from a bedridden client's rooms shall be readily operable without the use of a key or special knowledge or effort. (CBC, Sec. 435.8.3.3)
4. 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 803.9 (CBC, Sec. 435.6.1)
5. In group R3.1 occupancies housing a bedridden client, the client sleeping room shall not be located above or below the first story.

Exception: Clients who become bedridden as a result of a temporary illness as defined in Health and Safety Code Sections 1566.45, 1568.0832 and 1569.72. A temporary illness is an illness, which persists for 14 days or less. A bedridden client may be retained in excess of the 14 days upon approval by the Department of Social Services and may continue to be housed on any story in a Group R3.1 occupancy classified as a licensed residential facility. Every licensee admitting or retaining a bedridden resident shall, within 48 hours of the resident's admission or retention in the facility, notify the Fire Department of the length of time the resident will retain his or her bedridden status in the facility. (CBC, Sec. 435.3.2)

- B. More than one bedridden client will require additional fire protection system(s) and construction requirements per the 2019 California Building Code. Contact Fire Prevention for more information.

Exits:

1. Exits through adjoining dwelling units are not permitted. (CBC Sec. 435.8.3.1)
2. R-3.1 occupancies shall have a minimum two remotely located exits. (CBC Sec. 435.8.2.1)
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. (CBC, Sec. 435.8.3.4)
4. 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. (CBC Sec. 435.8.6.2)

Fire Protection:

1. 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. All smoke alarms shall be electrically interconnected and audible throughout the facility. Such alarm signal shall be audible throughout the facility at a minimum 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. Smoke alarms shall be provided throughout all areas for living, sleeping or eating, except kitchens. (CBC Sec. 907.2.11.2, 907.2.11.2.2, 907.2.10.2.2)
2. Group R-3.1 fire sprinkler system is **not required**, not housing bedridden clients (more than one requires an automatic fire sprinkler system), not housing non-ambulatory clients above the first floor and not housing clients above the second floor. (CBC, Sec. 903.2.8)
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. (CBC, Sec. 907.5.2.3.4)
4. At least one fire extinguisher with a minimum rating of 2A-10BC shall be provided with a maximum travel distance of 75 feet. (CBC, Sec. 906)
5. Single or multiple-station smoke alarms shall be installed and maintained in R3.1 occupancies and shall be located in 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 of the dwelling unit, including basements. In dwelling units or dwellings 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.
 4. In addition to the above, smoke alarms shall be provided throughout the habitable areas of the dwelling unit except kitchens.
6. Carbon monoxide alarms in existing and new construction, group R occupancies with fossil fuel-burning heater or appliance, fireplace or an attached garage shall have single station carbon monoxide alarms installed in the following locations (CRC Sec. 315.2.1):
 - A. Outside of each separate dwelling unit sleeping area in the immediate vicinity of the bedroom(s).
 - B. On every level of a dwelling unit including basements.

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. (CFC Sec. 5705.3.5.2)
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. (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 and with a fire protection rating of 20 minutes. (CBC, Sec.406.3.4.1, 406.3.2.1)

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