

GROUP R-3.1
BUILDING AND FIRE CODE REQUIREMENTS

[B] - California Building Code regulation

[F] - California Fire Code regulation

[F] CHAPTER 2 DEFINITIONS

[F] SECTION 202 GENERAL DEFINITIONS

R-3.1 This occupancy group may include facilities licensed by a governmental agency for a residentially based 24-hour care facility providing accommodations for six or fewer clients of any age. Clients may be classified as ambulatory, nonambulatory or bedridden. A Group R-3.1 occupancy shall meet the requirements for construction as defined for Group R-3, except as otherwise provided for in Section 425 Special Provisions For Licensed 24-Hour Care Facilities in a Group I-1, R-3.1 or R-4 Occupancy. This group may 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

Nurseries for the full-time care of children under the age of six, but not including "infants" as defined in Section 310

Residential Care Facilities for the Elderly

Small Family Homes and Residential Care Facilities for the Chronically Ill.

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

Pursuant to Health and Safety Code Section 13143 with respect to these exempted facilities, no city, county, or public district shall adopt or enforce any requirement for the prevention of fire or for the protection of life and property against fire and panic unless the requirement would be applicable to a structure regardless of the special occupancy. Nothing shall restrict the application of state or local housing standards to such facilities if the standards are applicable to residential occupancies and are not based on the use of the structure as a facility for ambulatory children. For the purpose of this exception, "ambulatory children" does not include relatives of the licensee or the licensee's spouse.

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CHAPTER 4 SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY

SECTION 419 GROUP I-1, R-1, R-2, R-3, R-3.1, R-4

[B] 419.1 General.

Occupancies in Groups I-1, R-1, R-2, R-3, R-3.1 and R-4 shall comply with the provisions of this section and other applicable provisions of this code.

[B] 419.2 Separation walls.

Walls separating dwelling units in the same building and walls separating sleeping units in the same building shall comply with Section 708.

[B] 419.3 Horizontal separation.

Floor/ceiling assemblies separating dwelling units in the same buildings and floor/ceiling assemblies separating sleeping units in the same building shall be constructed in accordance with Section 711.

[B] 419.4 Townhouses. [HCD 1]

Each townhouse unit shall be considered a separate building and shall comply with the following:

- 1. Adjacent townhouse units shall each be provided with a 1-hour fire-resistance-rated wall assembly separating the units.*
- 2. Openings are not permitted.*
- 3. Penetrations shall comply with Section 712.*

***Exception:** In lieu of the two 1-hour walls a common 2-hour fire-resistance-rated wall shall be permitted for townhouses if such walls do not contain plumbing or mechanical equipment, ducts or vents in the cavity of the common wall. Electrical installations shall be installed in accordance with the California Electrical Code. Penetrations of electrical outlet boxes shall be in accordance with Section 712.*

For purposes of determining accessibility requirements to accommodate persons with disability, dwelling units within a single structure separated by a firewall do not constitute separate structures or buildings and are treated as a single building. For additional information, see Chapter 11A, Section 1102A.1.

[B] 419.4.1 Continuity. [HCD 1]

The fire-resistance-rated wall or assembly separating townhouses shall be continuous from the foundation to the underside of the roof sheathing, deck or slab. The fire-resistance rating shall extend the full length of the wall or assembly, including wall extensions through and separating attached enclosed accessory structures.

[B] 419.4.2 Parapets. [HCD 1]

Parapets constructed in accordance with Section 419.4.3 shall be constructed for townhouses as an extension of exterior walls or common walls in accordance with the following:

- 1. Where roof surfaces adjacent to the wall or walls are at the same elevation, the parapet shall extend not less than 30 inches (762 mm) above the roof surfaces.*
- 2. Where roof surfaces adjacent to the wall or walls are at different elevations and the higher roof is not more than 30 inches (762 mm) above the lower roof, the parapet shall extend not less than 30 inches (762 mm) above the lower roof surface.*

Exception: *A parapet is not required in the two cases above when the roof is covered with a minimum Class C roof covering, and the roof decking or sheathing is of noncombustible materials or approved fire-retardant-treated wood for a distance of 4 feet (1219 mm) on each side of the wall or walls, or one layer of 5/8-inch (15.9 mm).*

Type X gypsum board is installed directly beneath the roof decking or sheathing, supported by a minimum of nominal 2-inch (51 mm) ledgers attached to the sides of the roof framing members, for a minimum distance of 4 feet (1220 mm) on each side of the wall or walls.

- 3. A parapet is not required where roof surfaces adjacent to the wall or walls are at different elevations and the higher roof is more than 30 inches (762 mm) above the lower roof. The common wall construction from the lower roof to the underside of the higher roof deck shall have not less than a 1-hour fire-resistance rating. The wall shall be rated for exposure from both sides.*

[B] 419.4.3 Parapet construction. [HCD 1]

Parapets shall have the same fire-resistance rating as that required for the supporting wall or walls. On any side adjacent to a roof surface, the parapet shall have noncombustible faces for the uppermost 18 inches (457 mm), to include counterflashing and coping materials. Where the roof slopes toward a parapet at slopes greater than two units vertical in 12 units horizontal (16.7-percent slope), the parapet shall extend to the same height as any portion of the roof within a distance of 3 feet (914 mm), but in no case shall the height be less than 30 inches (762 mm).

[B] 419.4.4 Structural independence. [HCD 1]

Each individual townhouse shall be structurally independent.

Exceptions:

- 1. Foundations supporting exterior walls or common walls.*
- 2. Structural roof and wall sheathing from each unit may fasten to the common wall framing.*
- 3. Nonstructural wall coverings.*
- 4. Flashing at termination of roof covering over common wall.*
- 5. Townhouses separated by a common 2-hour fire-resistance-rated wall as provided in Section 419.4.*

[B] 419.5 Licensed 24-hour care facilities in a Group I-1, R-3.1, or R-4 occupancy. [SFM]
See Section 425.

[B] 419.6 Existing Group R occupancies. [SFM]
See Chapter 34.

CHAPTER 5 GENERAL BUILDING HEIGHTS AND AREAS
SECTION 503 GENERAL HEIGHT AND AREA LIMITATIONS

TABLE 503
ALLOWABLE HEIGHT AND BUILDING AREAS^a
Height limitations shown as stories and feet above grade plane.
Area limitations as determined by the definition of "Area, building," per story
(Extracted Occupancy Group R-3/R-3.1 only)

| | | TYPE OF CONSTRUCTION | | | | | | | | |
|-------|-----------|----------------------|-----|---------|----|----------|----|---------|--------|----|
| | | TYPE I | | TYPE II | | TYPE III | | TYPE IV | TYPE V | |
| | | A | B | A | B | A | B | HT | A | B |
| | HGT(feet) | | | | | | | | | |
| GROUP | HGT(S) | UL | 160 | 65 | 55 | 65 | 55 | 65 | 50 | 40 |
| R-3/ | S | UL | 11 | 4 | 4 | 4 | 4 | 4 | 3 | 3 |
| R-3.1 | A | UL | UL | UL | UL | UL | UL | UL | UL | UL |

For SI: 1 foot = 304.8 mm, 1 square foot = 0.0929m².

UL = Unlimited, NP = Not permitted.

- a. See the following sections for general exceptions to Table 503:
1. Section 504.2, Allowable height increase due to automatic sprinkler system installation.
 2. Section 506.2, Allowable area increase due to street frontage.
 3. Section 506.3, Allowable area increase due to automatic sprinkler system installation.
 4. Section 507, Unlimited area buildings.

[B] 509.9 Group I or R. [SFM] Buildings housing protective social care homes or in occupancies housing inmates who are not restrained need not be of 1-hour fire-resistive construction when not more than two stories in height. In no case shall individual floor areas exceed 3,000 square feet (279 m²). The fire-resistive protection of the exterior walls shall not be less than 1 hour where such walls are located within 5 feet (1524 mm) of the property line. Openings within such walls are not permitted. Openings in exterior nonrated walls need not be protected.

PROTECTIVE SOCIAL CARE [SFM] is 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.

CHAPTER 9 FIRE PROTECTION SYSTEMS
SECTION 907 FIRE ALARM AND DETECTION SYSTEMS

[F] 907.9.1.5 Groups I-1, R-3.1 and R-4.

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.

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**CHAPTER 3 GENERAL PRECAUTIONS AGAINST FIRE
SECTION 308 OPEN FLAMES**

[F] 308.3.9 Group I, Group R-3.1, Group R-4 occupancies or any licensed care facility.
A person shall not utilize or allow to be utilized, an open flame in Group I, Group R-3.1, Group R-4 occupancies or any licensed care facilities.

**CHAPTER 8 INTERIOR FINISH, DECORATIVE MATERIALS AND FURNISHINGS
SECTION 803 INTERIOR WALL AND CEILING FINISH AND TRIM IN EXISTING BUILDINGS**

**TABLE 803.3
INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY^k
(Extracted Occupancy Group R-3.1 only)**

| GROUP | SPRINKLERED ^l | | | NONSPRINKLERED ^m | | |
|------------|---|-----------|--|---|-----------|--|
| | Exit enclosures and exit passageways ^{a,b} | Corridors | Rooms and enclosed spaces ^c | Exit enclosures and exit passageways ^{a,b} | Corridors | Rooms and enclosed spaces ^c |
| R-3, R-3.1 | C | C | C | C | C | C |

For SI: 1 inch = 25.4 mm, 1 square foot = 0.0929m².

- a. Class C interior finish materials shall be allowed for wainscoting or paneling of not more than 1,000 square feet of applied surface area in the grade lobby where applied directly to a noncombustible base or over furring strips applied to a noncombustible base and fireblocked as required by Section 803.4 of the *California Building Code*.
- b. In exit enclosures of buildings less than three stories in height of other than Group I-3, Class B interior finish for nonsprinklered buildings and Class C for sprinklered buildings shall be permitted.
- c. Requirements for rooms and enclosed spaces shall be based upon spaces enclosed by partitions. Where a fire-resistance rating is required for structural elements, the enclosing partitions shall extend from the floor to the ceiling. Partitions that do not comply with this shall be considered as enclosing spaces and the rooms or spaces on both sides shall be considered as one. In determining the applicable requirements for rooms and enclosed spaces, the specific occupancy thereof shall be the governing factor regardless of the group classification of the building or structure.
- k. Finish materials as provided for in other sections of the fire code.
- l. Applies when vertical exits, exit passageways, corridors or rooms and spaces are protected by an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2.
- m. [SFM] Not Permitted for Group I-3.

**CHAPTER 9 FIRE PROTECTION SYSTEMS
SECTION 903 AUTOMATIC SPRINKLER SYSTEMS**

[F] 903.2.7 Group R.
An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area.

Exceptions:

1. Detached one- and two-family dwellings and multiple single-family dwellings (town houses) not more than three stories above grade plane in height with a separate means of egress, unless specifically required by other sections of this code or classified as Group R-4.

2. *Group U private garages accessory to a Group R-3 occupancy.*
3. *Group R-3.1 occupancies not housing bedridden clients, not housing nonambulatory clients above the first floor, and not housing clients above the second floor.*
4. *Pursuant to Health and Safety Code Section 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.*
5. *Pursuant to Health and Safety Code Section 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 Section 903.3.1.3 shall not be utilized in Group R-4.

SECTION 907 FIRE ALARM AND DETECTION SYSTEMS

[F] 907.2.10 Single- and multiple-station smoke alarms.

[F] 907.2.10.1.2 Groups R-2, R-3, R-3.1, R-4 and I-1.

Single- or multiple-station smoke alarms shall be installed and maintained in Groups R-2, R-3, R-3.1, R-4 and I-1 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.
4. *In enclosed common stairwells of apartment complexes and other multiple-dwelling complexes.*
5. *In Group R-3.1 occupancies, in addition to the above, smoke alarms shall be provided throughout the habitable areas of the dwelling unit except kitchens.*

[F] 907.2.10.1.5 Group R-3.1.

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. Smoke alarms shall be electrically 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.

[F] 907.2.10.2 Power source.

In new construction and in newly classified Group R-3.1 occupancies, required smoke alarms shall receive their primary power from the 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 required for overcurrent protection.

Exception: Smoke alarms are not required to be equipped with battery backup in Group R-1 where they are connected to an emergency electrical system.

[F] 907.2.10.3 Interconnection.

Where more than one smoke alarm is required to be installed within an individual dwelling unit or sleeping unit in Group R-2, R-3, R-3.1, or R-4, or within an individual 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 bedrooms over background noise levels with all intervening doors closed.

[F] 907.3 Where required – retroactive in existing buildings and structures.

[F] 907.3.2 Single- and multiple-station smoke alarms.

[F] 907.3.2.2 Interconnection.

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, R-4, and *Group I-1* or within an individual 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 bedrooms over background noise levels with all intervening doors closed.

Exceptions:

1. Interconnection is not required in buildings that are not undergoing alterations, repairs or construction of any kind.
2. Smoke alarms in existing areas are not required to be interconnected where alterations or repairs do not result in the removal of interior wall or ceiling finishes exposing the structure, unless there is an attic, crawl space or basement available which could provide access for interconnection without the removal of interior finishes.

[F] 907.3.2.4 Group R-3.1.

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. Smoke alarms shall be electrically 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.

[F] 907.10 Alarm notification appliances.

[F] 907.10.1.5 Groups I-1, R-3.1 and R-4.

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.

[B] APPENDIX CHAPTER 4

[B] SECTION 425

SPECIAL PROVISIONS FOR LICENSED 24-HOUR CARE FACILITIES IN GROUPS I-1, R-3.1 AND R-4

[B] 425.1 Scope.

The provisions of this chapter shall apply to 24-hour care facilities in a Group 1-1, R-3.1, or R-4 occupancy licensed by a governmental agency.

[B] 425.2 General.

[B] 425.2.1

Restraint shall not be practiced in Group I-1, R-3.1, or R-4 occupancies.

Exception: Occupancies which meet all of the requirements for a Group I-3 occupancy.

[B] 425.3 Building height and area provisions.

[B] 425.3.1

Group I-1, R-3.1, and R-4 shall be constructed in accordance with California Building Code Table 503.

[B] 425.3.2 Limitations six or less clients.

Group R-3.1 occupancies where clients are housed above the first story, having more than two stories in height or having more than 3,000 square feet (279 m²) of floor area above the first story shall not be of less than 1-hour fire-resistance-rated construction throughout.

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: 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 that 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 R, Division 2 3.1 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 local fire authority with jurisdiction of the estimated length of time the resident will retain his or her bedridden status in the facility.

[B] 425.6.1 Interior wall and ceiling finish.

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 California Building Code Table 803.5.

**TABLE 803.5
INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY^k
(Extracted Occupancy Groups I-2, I-2.1 and R-3, R-3.1 only)**

| GROUP | SPRINKLERED ^l | | | NONSPRINKLERED ^m | | |
|------------|---|-----------|--|---|-----------|--|
| | Exit enclosures and exit passageways ^{a,b} | Corridors | Rooms and enclosed spaces ^c | Exit enclosures and exit passageways ^{a,b} | Corridors | Rooms and enclosed spaces ^c |
| I-2, I-2.1 | B | B | B ^{h,i} | A | A | B |
| R-3, R-3.1 | C | C | C | C | C | C |

For SI: 1 inch = 25.4 mm, 1 square foot = 0.0929m².

- a. Class C interior finish materials shall be allowed for wainscoting or paneling of not more than 1,000 square feet of applied surface area in the grade lobby where applied directly to a noncombustible base or over furring strips applied to a noncombustible base and fireblocked as required by Section 803.4.1.
- b. In exit enclosures of buildings less than three stories in height of other than Group I-3, Class B interior finish for nonsprinklered buildings and Class C interior finish for sprinklered buildings shall be permitted.
- c. Requirements for rooms and enclosed spaces shall be based upon spaces enclosed by partitions. Where a fire-resistance rating is required for structural elements, the enclosing partitions shall extend from the floor to the ceiling. Partitions that do not comply with this shall be considered as enclosing spaces and the rooms or spaces on both sides shall be considered as one. In determining the applicable requirements for rooms and enclosed spaces, the specific occupancy thereof shall be the governing factor regardless of the group classification of the building or structure.
- h. Class C interior finish materials shall be permitted in administrative spaces.
- i. Class C interior finish materials shall be permitted in rooms with a capacity of four persons or less.
- k. Finish materials as provided for in other sections of the fire code.
- l. Applies when the exit enclosures, exit passageways, corridors or rooms and enclosed spaces are protected by a sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2.
- m. [SFM] Not Permitted for Group I-3.

[B] 425.7.1 Automatic sprinkler systems in Group I-1, R-3.1 and R-4 occupancies.

An automatic sprinkler system shall be installed where required in Section 903.

[B] 425.7.3 Smoke alarms in Group I-1, R-3.1, and R-4 occupancies.

Smoke alarms shall be installed where required in Section 907.2.10.

[B] 425.8 Means of egress provisions.

[B] 425.8.1 General.

In addition to the general means of egress requirements of Chapter 10, this section shall apply to Group I-1, R-3.1, and R-4 occupancies.

[B] 425.8.2 Number of exits.

[B] 425.8.2.1

Group I-1, R-3.1, and R-4 occupancies shall have a minimum of two exits.

Exception: Ancillary use areas or occupancies shall have egress as required by Section 1019.

[B] 425.8.3.2 Group R-3.1 occupancies housing nonambulatory clients.

In a Group R-3.1 occupancy, bedrooms used by nonambulatory 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 corridor/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 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 715.4.7.

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 715.4.7.
3. Direct exit from the bedroom to the exterior.
4. Egress through an adjoining bedroom which exits to the exterior.

[B] 425.8.3.3 Group R-3.1 occupancies housing bedridden clients.

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.
2. Doors to a bedridden client's sleeping room shall be of a self-closing, positive latching 13/8-inch 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 California Building Code Section 715.4.7.
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.
5. Every required exit doorway from a bedridden client 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 and shall be so mounted that the clear width of the exit way is not less than 32 inches (813 mm).

[B] 425.8.4 Corridors.

[B] 425.8.4.2

The minimum clear width of a corridor shall be as follows:

1. Group I-1 occupancies shall have 60 inches (1524 mm) on floors housing nonambulatory clients and 44 inches (1118 mm) on floors housing only ambulatory clients.
2. Group R-4 occupancies shall have 44 inches (1118 mm) on floors housing clients.

Exceptions:

1. Corridors serving an occupant load of 10 or less shall not be less than 36 inches (914 mm) in width.
2. Corridors serving ambulatory persons only and having an occupant load of 49 or less shall not be less than 36 inches (914 mm) in width.

3. Group R-3.1 occupancies shall have 36 inches (914 mm) on floors housing clients.

[B] 425.8.4.3

In Group I-1 and Group R-3.1 occupancies having smoke barriers, cross-corridor doors in corridors 6 feet (1829 mm) or less in width shall have, as a minimum, a door 36 inches (914 mm) in width.

[B] 425.8.5 Changes in level.

In Group R-3.1 occupancies housing nonambulatory clients, changes in 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.

[B] 425.8.6 Stairways

[B] 425.8.6.2

Group R-3.1 occupancies may continue to use existing stairways (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 (203 mm) with a minimum run of 9 inches (229 mm). The minimum stairway width may be 30 inches (762 mm).

[B] 425.8.7 Floor separation.

Group R-3.1 occupancies shall be provided with a nonfire-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.

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.

[B] 425.8.7.1 Doors within floor separations.

Doors within such floor separations shall be tight fitting solid wood at least 1 3/8 inches (35 mm) in thickness. Door glazing shall not exceed 1,296 inches (32 918 mm²) with no dimension greater than 54 inches (1372 mm). Such doors shall be positive latching, smoke gasketed and shall be automatic-closing by smoke detection.

[B] 425.8.8 Fences and gates.

Grounds of a residential care for the elderly facility 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. Dispersal areas shall be sized to provide an area of not less than 3 square feet (0.282) per occupant. Gates shall not be installed across corridors or passageways leading to such dispersal areas unless they comply with egress requirements.

[B] 425.8.9 Basement exits.

One exit is required to grade level when the basement is accessible to clients.

[B] 425.8.10 Delayed egress locks. (See Section 1008.1.8.6)

[B] 1008.1.8.6 Delayed egress locks.

Approved, listed, delayed egress locks shall be permitted to be installed on doors serving any occupancy except Group A, E, H and L occupancies in buildings that are equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 *and* an approved automatic smoke detection system installed in accordance with Section 907, provided that the doors unlock in accordance with Items 1 through 9 below. A building occupant shall not be required to pass through more than one door equipped with a delayed egress lock before entering an exit. *Delayed egress devices shall conform to all of the following:*

1. The doors unlock upon actuation of the automatic sprinkler system or automatic smoke detection system.
2. The doors unlock upon loss of *electrical power to any one of the following:*
 - 2.1 *The egress-control device itself.*
 - 2.2 *The smoke detection system.*
 - 2.3 *Means of egress illumination as required by Section 1006.*
3. The door locks shall have the capability of being unlocked by a signal from a *switch located in an approved location.*
4. The initiation of an irreversible process which will release the latch in not more than 15 seconds when a force of not more than 15 pounds (67 N) is applied for 1 second to the release device. Initiation of the irreversible process shall activate an audible signal in the vicinity of the door. Once the door lock has been released by the application of force to the releasing device, relocking shall be by manual means only. *[SFM] The time delay established for each egress-control device shall not be field adjustable. For applications listed in Section 109.1 regulated by the Division of the State Architect – Access Compliance, see Chapter 11B, Section 1133B.2.5.*

Exception: *In facilities housing Alzheimer’s or dementia clients, a delay of not more than 30 seconds is permitted.*
5. A sign shall be provided on the door located above and within 12 inches (305 mm) of the release device reading: *“KEEP PUSHING. THIS DOOR WILL OPEN IN 15 [30] SECONDS. ALARM WILL SOUND.”* Sign lettering shall be at least 1 inch (25 mm) in height and shall have a stroke of not less than 1/8 inch (3.2 mm).

5.1A tactile sign shall also be provided in Braille and raised characters, which complies with Section 1117B.5.1, Item 1.
6. Emergency lighting shall be provided at the door.
7. *Actuation of the panic bar or other door-latching hardware shall activate an audible signal at the door.*
8. *The unlatching shall not require more than one operation.*
9. *Regardless of the means of deactivation, relocking of the egress-control device shall be by manual means only at the door.*

[B] 425.9 Request for alternate means of protection for facilities housing bedridden clients.

Request for alternate means of protection shall apply to Sections 425 through 425.9. Request for approval to use an alternative material, assembly or materials, equipment, method of

construction, method of installation of equipment or means of protection shall be made in writing to the local fire authority having jurisdiction by the facility, client or the client's authorized representative. Sufficient evidence shall be submitted to substantiate the need for an alternate means of protection.

The facility, client or the client's representative or the local fire authority having jurisdiction may request a written opinion from the State Fire Marshal concerning the interpretation of the regulations promulgated by the State Fire Marshal for a particular factual dispute. The State Fire Marshal shall issue the written opinion within 45 days following the request.

Approval of a request for use of an alternative material, assembly or materials, equipment, method of construction, method of installation of equipment, or means of protection made pursuant to this section shall be limited to Group R-3.1 occupancies housing a bedridden client.

Approvals made by the local fire authority having jurisdiction and the written opinion by the State Fire Marshal shall be applicable only to the requesting facility and shall not be construed as establishing any precedent for any future request by that facility or any other facility.

[B] 425.10 Temporarily bedridden clients.

Clients who become temporarily bedridden as defined in Health and Safety Code Section 1569.72, as enforced by the Department of Social Services, may continue to be housed on any story in Group I-1, R-3.1 or R-4 occupancies classified as Residential Care Facilities for the Elderly (RCFE). Every Residential Care Facility for the Elderly (RCFE) admitting or retaining a bedridden resident shall, within 48 hours of the resident's admission or retention in the facility, notify the local fire authority with jurisdiction of the estimated length of time the resident will retain his or her bedridden status in the facility.