



CITY OF NEWPORT BEACH

Fire Department

Fire Prevention Division

GUIDELINES AND STANDARDS

GUIDELINE A.09 – Residential Group R-3.1 Occupancies

A.09.1 PURPOSE

The purpose of this guideline is to provide the minimum requirements necessary for review and approval of residentially based 24-hour care facilities. The regulations regarding a residentially based 24-hour care facility are found in the California Code of Regulations, Title 19, California Fire Code (CFC), and California Building Code (CBC).

A.09.2 SCOPE

This guideline shall apply to residentially based 24-hour care facilities providing accommodations for six or fewer clients of any age. Clients may be classified as ambulatory, nonambulatory, or bedridden. They include facilities such as social rehabilitation facilities (SRF) and residential care facilities for the elderly (RCFE).

Residential facilities classified as alcoholism or drug abuse recovery homes are exempt from these requirements (ambulatory clients only).

This document does not include all regulations that may apply to residentially based care facilities. It is only intended to provide guidance on issues and commonly asked questions.

A.09.3 PROCEDURE

1. Permits shall be secured from the Building Division for any structural, electrical, or plumbing modifications. Building Division permits shall be finalized prior to a fire clearance inspection. Call (949) 644-3200 for additional information.
2. A zoning clearance letter is required to be obtained from the Planning Division prior to a fire clearance inspection. Call (949) 644-3221 for additional information.
3. Once building and planning items are completed, the fire department will conduct a fire clearance inspection and complete the STD 850 form.
4. Submit a site plan and floor plan to the Fire Prevention Division at fdprevention@newportbeachca.gov.

- Site Plan shall include the following:
 - Outline of the home and any other structures on the property (detached garages, sheds, etc.)
 - Exit pathways from the home to the street—note the width of the pathway at its narrowest point
 - The location of exit doors, landings, ramps, stairways, steps
 - Fences and walls over 3 feet tall
 - Gates—note the clear opening width

- Floor Plan shall include the following:
 - All rooms in the home—label each room with its function (bedroom, kitchen, bathroom, etc.) and clearly identify which rooms are being used as bedrooms for clients and how many clients are housed in each room
 - Attached garages—show doors, windows, or other openings between the garage and the rest of the home
 - Interior and exterior exit doors—note the clear height/width of each exterior door
 - The location of all smoke alarms and carbon monoxide detectors—note whether they are existing devices or newly added

A.09.4 GENERAL REQUIREMENTS

1. Address numbers shall be posted on the residence and shall be visible from the street. The numbers shall not be less than 4 inches in height and contrast with their background.
2. A fire extinguisher with a minimum classification of 2A:10BC is required and shall be securely attached to a wall in a visible and readily accessible location. The top of the extinguisher shall not be more than 5 feet above finished floor level. A current annual service tag shall be attached to the fire extinguisher or if the extinguisher was purchased within the last year, proof of purchase date is required.
3. Smoke alarms shall be installed in all habitable areas of the home and in accordance with the manufacturer's instructions. Do not install in kitchens, bathrooms, garage, or closets.
4. The smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all the alarms.

All devices shall be hardwired to the home's electrical system and shall have battery backup power. Wireless smoke alarms are not permitted.

In new construction and 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.

5. There shall be a minimum of two exits from the dwelling. Exterior doors shall be 36 inches with a 32-inch clear opening. (Interior doors are not regulated unless required to meet accessibility requirements in Chapter 11 of the California Building Code.)

A sliding glass door may be used as a bedroom exit however to provide a 32-inch clear opening a 6 foot or larger door will be necessary.

Exits shall not pass through kitchens, garages, storerooms, or closets and shall not pass through more than one intervening room.

6. Bedrooms used by nonambulatory clients shall have access to at least one of the required exits, which conform to one of the following: (sample diagrams attached)
 - 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.
 - 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.
 - Direct exit from the bedroom to the exterior shall be 3 feet in width and not less than 6 feet 8 inches in height. A minimum of 32 inches clear exit width shall be provided.
 - An exit that passes through an adjoining bedroom that exits to the exterior.
7. In new construction, corridors and hallways on floors serving clients shall be a minimum of 36 inches in width.
8. Existing stairways (except winding and spiral stairways which are not permitted as a required means of egress) may be used as a means of egress provided the stairs have a maximum rise of 8 inches with a minimum run of 9 inches. The minimum stairway width may be 30 inches.

9. Facilities housing non-ambulatory clients above the first floor shall be provided with a non-fire-resistance constructed floor separation at stairs to prevent smoke migration between floors. Such a floor separation shall have equivalent construction of 0.5-inch gypsum wallboard on one side of wall framing.

Exceptions:

- Occupancies with at least one exterior exit from floors occupied by clients.
- Occupancies provided with an approved automatic fire sprinkler system.

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

10. Interior ramps are required when changes in level are greater than 0.5 inch. In facilities housing non-ambulatory clients, changes in level between 0.25 inch and 0.5 inch shall be beveled with a slope no greater than 1-unit vertical in 2 units horizontal (50% slope).
11. If exterior ramps, handrails, or guardrails are installed they shall meet the requirements of the California Building Code Chapter 10 or Chapter 11 for accessibility. Plans shall be submitted to the Building Division for review and approval.
12. If the garage is attached to the dwelling, the door between the dwelling and the garage shall be equipped with a self-closing device and be positive latching. The door shall be a minimum of a 1 3/8-inch-thick, solid wood door. There shall be no openings from the garage into any of the sleeping areas.

Maintain the garage in a neat, orderly fashion with minimal combustible storage. Clearance around the water heater shall be maintained in accordance with manufacturer's specifications.

13. Post evacuation signs in locations where they will be readily visible to clients and care providers. The signs shall at a minimum include a floor plan showing the location of exits, and state "In Case of Emergency Dial 911."
14. All drapes/curtains and other decorative material including Christmas trees shall be made from a nonflammable material or shall be treated and maintained in a flame-retardant condition by means of a flame-retardant solution or process approved by the State Fire Marshal.

Exception:

- Individual patient room window curtains and drapes.

15. Chimneys shall be equipped with a spark arrestor.

CARBON MONOXIDE DETECTORS/ALARMS

Carbon monoxide detection shall be provided in dwellings with gas or wood-burning fireplaces, or gas or fuel-oil forced air furnaces, or in homes with an attached garage where there is a door, duct, or other opening between the garage and the rest of the home.

Detectors/alarms shall be provided in:

- The room or space leading to each separate sleeping area in the home (i.e., in the hallway serving one or more bedrooms).
- On every occupiable level, including basements.
- In every bedroom or sleeping area where there is a fireplace or other fuel-burning appliance located within the space or if the fuel-burning appliance is in an attached bathroom.

Detectors/alarms shall be hardwired to the home's electrical system and shall have battery backup. All devices shall be interconnected so that if one activates, they all sound an alarm.

Combination smoke and carbon monoxide detectors are acceptable. All devices shall be UL listed and State Fire Marshal approved. Install devices in accordance with the manufacturer's instructions.

TEMPORARILY BEDRIDDEN CLIENTS

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 the fire department of the estimated length of time the resident will retain their bedridden status in the facility.

REQUIREMENTS AUTOMATIC SPRINKLER SYSTEMS

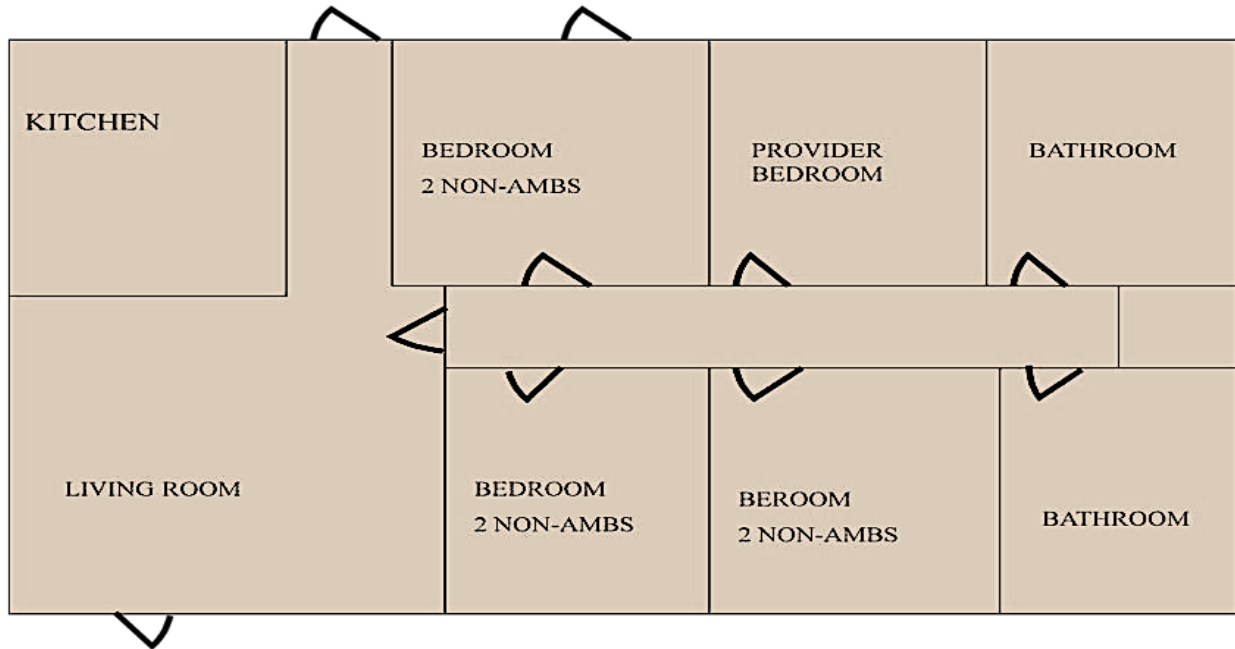
An automatic sprinkler system shall be designed and installed in accordance with the California Building Code and California Residential Code.

Exceptions:

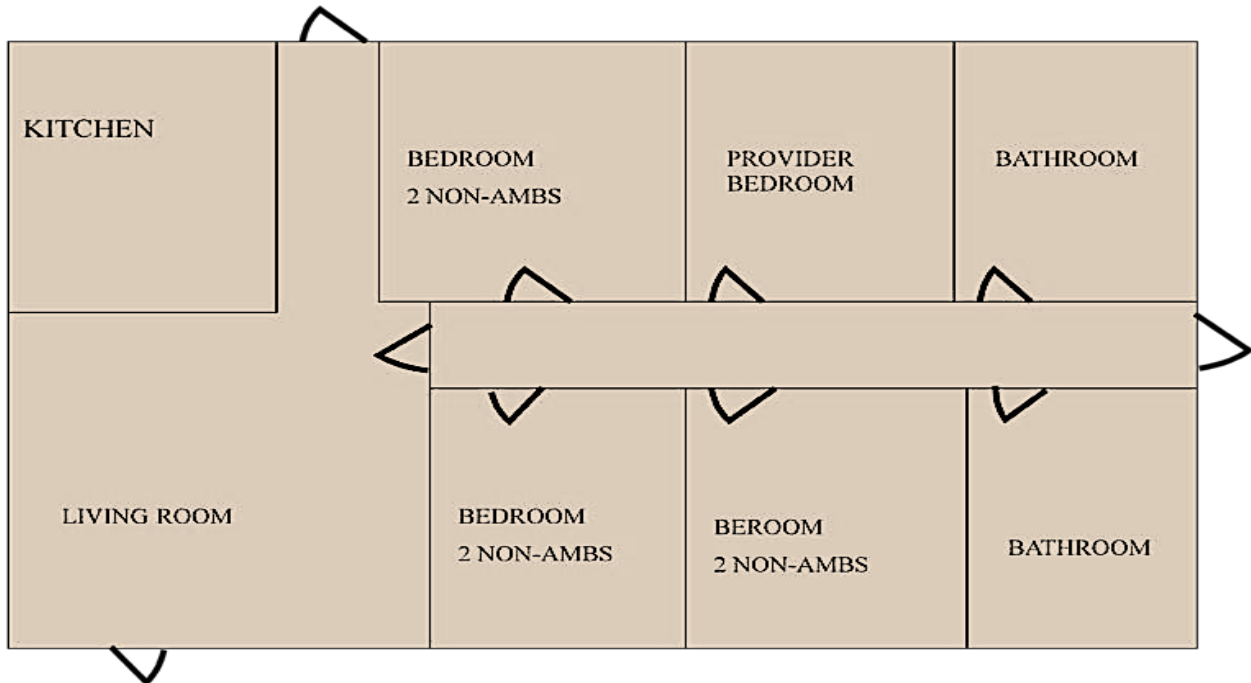
1. Existing Group R-3 occupancies converted to Group R-3.1 occupancies not housing bedridden clients, not housing nonambulatory clients above the first floor, and not housing clients above the second floor.
2. Existing Group R-3 occupancies converted to Group R-3.1 occupancies housing only one bedridden client, all the following shall apply:
 - A direct exit to the exterior of the residence shall be provided from the client sleeping room.
 - 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 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.
 - 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.
 - The exterior exit door to a bedridden client's sleeping room shall be operable from both the interior and the exterior of the residence.
 - 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.

Note: A sliding glass door can be used as an exterior exit doorway if it is operable from the inside and outside and the clear width of the exit way is not less than 32 inches.

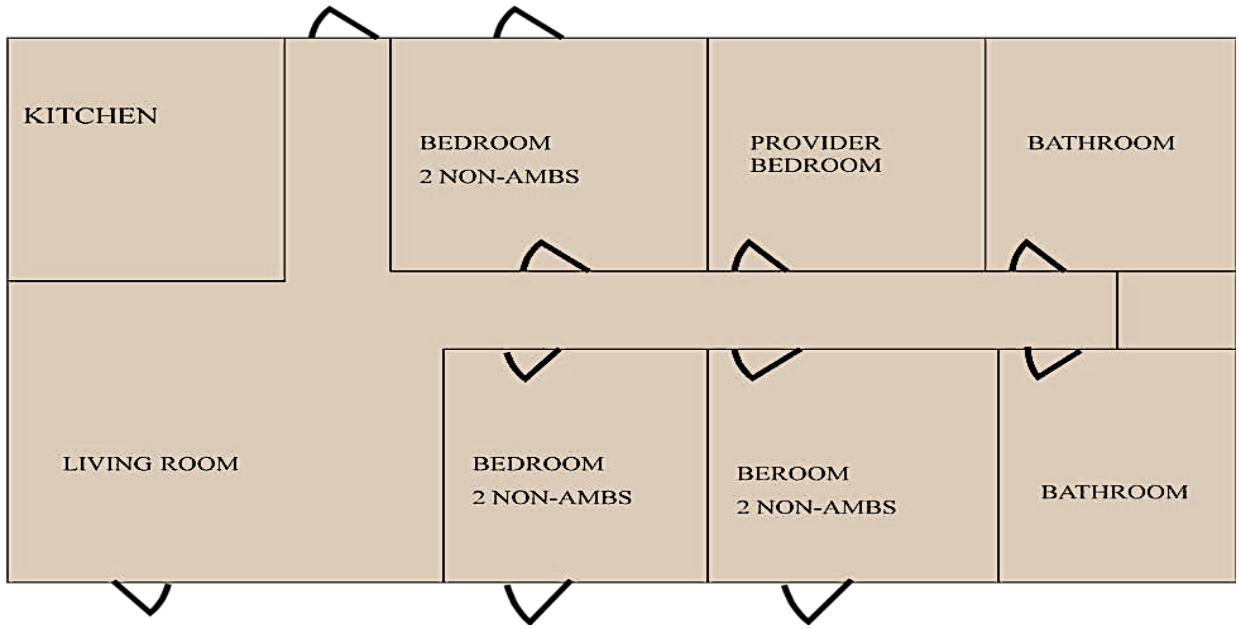
FROM ROOM TO HALLWAY TO ROOM TO OUTSIDE



FROM ROOM TO HALLWAY TO OUTSIDE



DIRECT EXITS TO THE OUTSIDE



FROM ROOM TO ROOM TO OUTSIDE

