



CITY OF NEWPORT BEACH

Fire Department

Fire Prevention Division

GUIDELINES AND STANDARDS

GUIDELINE A.19 – Residential Group R-3 Occupancies

A.19.1 PURPOSE

The purpose of this guideline is to ensure compliance with the appropriate requirements for residentially based alcoholism or drug abuse recovery homes housing ambulatory clients only. The regulations regarding these facilities are found in the California Health and Safety Code, California Code of Regulations Title 19, California Fire Code, and California Building Code.

A.19.2 SCOPE

This guideline is intended to provide the minimum requirements for licensed residentially based alcoholism or drug abuse recovery homes serving six or fewer clients in a building that does not contain more than two dwelling units.

The code requirements in this guideline also apply to residential care facilities for the elderly housing ambulatory clients only.

Plans for facilities housing seven or more clients are required to be submitted to the City's Community Development Department. Call (949) 644-3200 for additional information or visit the City's website at [Community Development Department | City of Newport Beach](http://www.cityofnewportbeach.org/CommunityDevelopmentDepartment).

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.

Additional requirements apply if non-ambulatory or bedridden clients are housed at the facility.

A.19.3 PROCEDURE

1. A zoning clearance letter is required to be obtained from the Planning Division prior to a fire clearance inspection. Call (949) 644-3204 for additional information.

2. Permits shall be secured and finalized by Community Development for any structural, electrical, or plumbing modifications. Call (949) 644-3200 for additional information.

3. Submit a site plan and floor plan to the Fire Prevention Division at fdprevention@newportbeachca.gov.

☐ Site Plan shall include the following:

- Address of the property
- 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
- 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 width of each exterior door
- The location of all smoke alarms, carbon monoxide alarms, and fire extinguishers

A.19.4 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 four 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, attach proof of purchase receipt with date.
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, garages, or closets.

The smoke alarms shall be interconnected so that the activation of one alarm will activate all the alarms in the building. Smoke alarms can be interconnected to each other physically or wirelessly.

4. There shall be a minimum of two exits from the dwelling that are remotely located from each other. Exterior doors shall be 36" with a 32-inch clear opening.

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".

All lockable exit doors and gates shall be equipped with hardware that does not require any special effort or knowledge or require the use of a key or other tool. Deadbolts, security chains, and night latches are permitted on the doors opening to the exterior; deadbolts do not have to unlatch with the primary doorknob.

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

Exit paths both inside and outside the home shall be maintained clear with no furniture, equipment, storage, or other items obstructing the exit path.

5. Existing stairways may be used as a means of egress provided the stairs have a maximum rise of 8" and a minimum run of 9". The minimum stairway width may be 30". (Winding and spiral stairways are not permitted as a required means of egress.)
6. Emergency escape and rescue openings shall be maintained free of any obstructions and shall be operational from inside the room without the use of keys or tools.
7. 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.

8. 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."
9. Chimneys shall be equipped with a spark arrestor.