



# **CITY OF NEWPORT BEACH**

## **COMMUNITY DEVELOPMENT DEPARTMENT**

### **LIFE SAFETY SERVICES**

# **GUIDELINES AND STANDARDS**

## **GUIDELINE A.17 – Large Family Day Care Home**

### **A.17.1 PURPOSE**

The purpose of this guideline is to provide the minimum requirements necessary for review and approval of a large family day care in a residence. The regulations regarding this type of facility are found in the California Code of Regulations Title 19, California Fire Code (CFC), and California Building Code (CBC).

### **A.17.2 SCOPE**

The guidelines will address single-family residences that are licensed to provide day care for periods less than 24 hours per day for nine to 14 persons, including children under the age of 10 years who reside at the home.

### **A.17.3 PROCEDURE**

Prior to beginning the process for a fire clearance inspection, contact the Community Development Department for zoning approval. They can be reached at (949) 644-3200. Once approval is obtained, provide a copy to the fire department along with site and floor plans. Allow 10 days for plan review prior to a fire clearance inspection.

Provide a Site Plan on 11" x 8 ½" paper and include the following:

1. Address
2. Exterior structure exits
3. Landings and ramps for "non-ambulatory" applications
4. Fence lines
5. Gates
6. Pathways to a public way
7. Swimming pool and/or other water features

Provide a Floor Plan on 11" x 8 ½" paper and include the following:

1. Wall layout
2. Room descriptions
3. Exit doors
4. Garage location

Any Building Division permits for modifications, such as structural changes, room conversions, electrical work, door landings, ramps, windows and/or doors, shall be inspected and finalized prior to obtaining a fire clearance.

## **A.17.4 GENERAL REQUIREMENTS**

### Room Location

Rooms used for child care purposes shall not be located above the first story unless the building is equipped with an approved fire sprinkler system and the exit from the floor provides access directly to the exterior.

### Premises Identification

Address numbers not less than 4" in height shall be posted on the house and visible from the street.

### Exiting

Every story or basement shall have two exits which are remotely located from each other. Every required exit shall not be less than 6' 8" in height and have 32" clear width. Exits shall not pass through kitchens, garages, storerooms, or closets.

### Door Hardware

Doors shall be readily openable from the egress side without the use of a key or special knowledge or effort.

### Fire Extinguisher

One portable 2A10BC rated fire extinguisher shall be provided.

- Readily available in a centralized location
- Mounted so that the top is not higher than 5' above the floor
- Monthly visual inspections are required in addition to annual maintenance

### Fire Alarm

One wall-mounted, manually operated device shall be provided in a centralized location to produce a distinctive alarm when activated. The alarm shall be audible throughout the facility at a minimum level of 15 db above ambient noise level.

### Smoke Alarms

Single-station residential-type smoke alarms shall be provided. Smoke alarms shall be installed and maintained per manufacturer's instructions in the following areas:

- Inside all sleeping and/or napping rooms/areas
- Outside of each sleeping and/or napping areas
- On each floor, including basements

### Carbon Monoxide Alarms

Carbon monoxide alarms shall be installed per manufacturer's recommendations.

### Gas-fired Water Heaters or Furnaces

Heating equipment shall be protected to keep children from coming in contact with the appliances.

### Garage

The door shall be a solid door not less than 1 3/8" in thickness or a 20-minute fire-rated door. The garage door between the dwelling and the garage shall be self-closing and self-latching.

### Floor Elevation & Landings

A floor or landing shall be provided on each side of a door. Landings shall be level except exterior landings may have a slope not to exceed 0.25 unit vertical in 12 units horizontal. Landings shall have a width matching the width of the door.

Thresholds shall not exceed 3/4" in height for sliding doors or 1/2" for other doors. Thresholds at doorways greater than 1/4" shall be beveled.

### Ramps and Handrails

Ramps, when used as a component of a means of egress, shall comply with the following:

- Ramps shall not have a slope greater than 12 units horizontal for every 1 unit vertical
- Minimum ramp width shall be 36"
- Ramps shall be built of materials consistent with the type of construction of the building.
- The surface of the ramp shall be of slip resistant materials that are securely attached.
- Outdoor ramps shall be designed so that water will not accumulate on walking surfaces.

### Accessibility

Accessibility requirements for persons with disabilities are located in Chapter 11A & 11B of the California Building Code.