

# Residential Care Facilities Requirements\*

*(R3.1 Occupancies for six or fewer clients)*

## PLANS SHALL INCLUDE THE FOLLOWING:

### General Information

Plans shall be drawn upon sheet size 11" x 17" minimum, and/or per the [Electronic Plan Review Document Submittal Requirements](#). Plans must be drawn to scale; fully dimensioned; shall be clear and legible (illegible plans will not be accepted for review\*\*); and shall include the following:

- Every Plan Sheet
  - Provide written name and signature of person responsible for the design.
  - Indicate project address.
- First Plan Sheet or Cover Sheet
  - Provide property owner name; and where applicable, designer and/or contractor name, include contact information.
  - Provide a detailed, written scope of work.
  - Identify codes applicable to the proposed project with code year referenced. *(CA Residential Code, CA Building Code, CA Electrical Code, etc.)*
  - Include sheet index (if more than one plan sheet is provided).
  - Identify the Occupancy Classification (e.g., R3.1 for a 24-hour Residential Care Facility accommodating six (6) or fewer clients of any age)
  - Identify the Construction Type (e.g., V-B for wood frame construction)
  - Indicate whether or not the home is equipped with a fire sprinkler system  
*[A fire sprinkler system is required if more than one client is bedridden, if any non-ambulatory clients are housed on the second or higher floor, or if any clients are housed on the third or higher floor. (CRC R335.5.1)]*

### Site Plan/Plot plan

- Show and identify all property lines (with dimensions), streets, the location and use of all structures (distinguish between existing and proposed)
- Provide a North arrow.

### Floor Plan

- Label use of rooms (i.e. bedrooms; common areas such as living rooms, family rooms, TV rooms, etc.; kitchens; bathrooms, etc.)
- Label bedrooms with number of clients and type of clients (i.e. ambulatory, non-ambulatory, or bedridden)
- Indicate door and window sizes (length and height) and operation (i.e. fixed, single hung, slider, casement, etc.)
- Label required exits
- Indicate width of all hallways in client areas
- Show and label smoke detector and carbon monoxide detector locations
- Show stairs and landing locations

### Additional Documents Required

- Residential Care Facilities Worksheet

*\*Note: These requirements are in addition to typical room addition or remodel requirements. Please visit the City's website at [www.Roseville.Ca.Us/AppsFormsHandouts](http://www.Roseville.Ca.Us/AppsFormsHandouts) for addition and remodel handouts and checklists.*

*\*\* The Building Official may require the exiting design to be designed by a California licensed architect or a California licensed engineer.*

## Residential Care Facilities (R3.1) Information Based on the California Residential Code (CRC)<sup>1</sup>

This occupancy group shall 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, non-ambulatory, or bedridden. This handout is general information for a typical project and is not to be considered all-inclusive. Regulations regarding residential care facilities are found in the current applicable edition of the California Building Code (CBC), California Residential Code (CRC), California Fire Code (CFC), Title 19 of the California Code of Regulations (CCR), National Fire Protection Association NFPA), and the California Health & Safety Code.

This occupancy group may include:

- Adult Residential Facilities
- Congregate Living Heath Facilities
- Foster Family Homes
- Group Homes
- Intermediate Care Facilities for the Developmentally Disabled Habilitative
- Intermediate Care Facilities for the Developmentally Disabled Nursing
- Nurseries for full-time care of children under the age of 6, but not including “infants” as defined in CBC Chapter 2 [CBC Section 310]
- Residential Care Facilities for the Elderly
- Small Family Homes and Residential Care Facilities for the Chronically Ill

### **BUILDING HEIGHT AND AREA PROVISIONS (CRC R335.3.1)**

One-hour fire resistant construction is required throughout the building when **any** of the following conditions exist:

- non-ambulatory clients are housed above the first story, or
- the building is more than two stories in height, or
- there is more than 3,000 square feet of floor area above the first story.

### **AUTOMATIC SPRINKLER SYSTEMS (CRC 335.5.1)**

An automatic sprinkler system shall be designed and installed per CRC R313 or NFPA 13D, except where:

- Existing R-3 converted to R-3.1 not housing bedridden clients, not housing non-ambulatory clients above the first floor and not housing clients above the second floor.
- Existing R-3 converted to R-3.1 housing only 1 bedridden client and complying with section R335.6.3.3.
- Existing R-3.1 occupancies housing ambulatory children only, none of whom are mentally ill children or children with intellectual disabilities, 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.
- Existing R-3.1 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 older).

<sup>1</sup> This handout is general information for a typical project and is not to be considered all-inclusive.

## **INTERIOR FINISH PROVISIONS (CRC R335.4.1, CBC Table 803.13, 803.1.2)**

Occupancies housing a bedridden client shall comply with the interior wall and ceiling finish requirements specified for Group I-2 occupancies in California Building Code Table 803.13. See Attachment B for more information.

### **SMOKE ALARMS (CRC R335.5.2)**

Smoke alarms shall be installed where required in section CRC R310:

- Ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms (such as a hallway)
- In each room used for sleeping purposes.
- In each story within a dwelling unit, including the basement and habitable attics.
- Within the room to which a sleeping loft is open, in the immediate vicinity of the sleeping loft.

In addition, the following shall apply:

- Smoke alarms shall be provided throughout the habitable areas of the dwelling unit, except kitchens.
- When 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.
  - ✓ And 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 and shall be the standard fire alarm evacuation signal, "three pulse temporal pattern". 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.

### **Alterations, Repairs, And Additions (CRC R310.2.2)**

When alterations, repairs or additions requiring a permit occur for existing Group R occupancies, or when one or more sleeping rooms are added or created in existing dwellings, the individual dwelling unit shall be equipped with smoke alarms located as required for new dwellings.

### **Interconnection (CRC R310.4)**

Where more than one smoke alarm is required to be installed within an individual dwelling unit or sleeping unit, the smoke alarms shall be interconnected in such a manner that the activation of one alarm shall activate all of the alarms in the dwelling unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed.

*Exception: interconnection is not required in buildings that are not undergoing alterations, repairs or construction of any kind or in existing areas 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.*

### **Power Source (CRC R310.6)**

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.

*Exception: smoke alarms are permitted to be solely battery operated in existing buildings where no construction is taking place or in existing areas 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.*

## **CARBON MONOXIDE ALARMS (CRC R311)**

### **Existing Buildings and New Construction (CRC R311.2.1)**

For existing buildings and new construction, carbon monoxide alarms shall be provided in dwelling units where either or both of the following conditions exist.

1. The dwelling unit contains a fuel-fired appliance or fireplace.
2. The dwelling unit has an attached garage with an opening that communicates with the dwelling unit.

### **Alarm Location Requirements (CRC R311.3)**

Single- or multiple-station carbon monoxide alarms shall be installed at the following locations:

- Ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms (such as a hallway)
- On every occupiable level of a dwelling unit, including the basement
- Where a fuel-burning appliance is located within a bedroom or its attached bathroom, a carbon monoxide alarm shall be installed within the bedroom

### **Where Required in Existing Dwellings (CRC R311.2.2)**

Where an addition is made to an existing dwelling, or a fuel-burning heater, appliance or fireplace is added to an existing dwelling, not previously required to be provided with carbon monoxide alarms, new carbon monoxide alarms shall be installed in accordance with Section CRC R311.

Exceptions:

1. Work involving the exterior surfaces of dwellings, such as the replacement of roofing or siding, or the addition or replacement of windows or doors, or the addition of a porch or deck.
2. Installation, alteration or repairs of plumbing systems.
3. Installation, alteration or repairs of mechanical systems that are not fuel fired.

### **Interconnection (CRC R311.5)**

Where more than one carbon monoxide alarm is required to be installed within an individual dwelling unit in accordance with Section R311.3, the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual dwelling unit. Physical interconnection of carbon monoxide alarms shall not be required where listed wireless alarms are installed and all alarms sound upon activation of one alarm.

Exception: Interconnection of carbon monoxide alarms in existing buildings built prior to January 1, 2011, shall not be required under any of the following conditions:

1. Where alterations or repairs do not result in removal of interior wall or ceiling finishes exposing the structure, unless there is an attic, crawl space or basement available that could provide access for interconnection without the removal of interior finishes.
2. No construction is taking place.
3. Repairs or alterations are limited to the exterior surfaces of dwellings, such as the replacement of roofing or siding, or the addition or replacement of windows or doors, or the addition of a porch or deck.
4. Work is limited to the installation, alteration or repair of plumbing, mechanical or electrical systems, which do not result in the removal of interior wall or ceiling finishes exposing the structure in areas/spaces where carbon monoxide alarms are required.

### **Power Source (CRC R311.6)**

Carbon monoxide alarms shall receive their primary power from the building wiring where such wiring is served from a commercial source and, where primary power is interrupted, shall receive power from a battery. Wiring shall be permanent and without a disconnecting switch other than those required for overcurrent protection.

Exceptions:

1. Carbon monoxide alarms installed in accordance with Section CRC R311.2.2 shall be permitted to be battery powered.
2. Carbon monoxide alarms in Group R occupancies shall be permitted to be battery-powered or plug-in with a battery backup in existing buildings built prior to January 1, 2011, under any of the following conditions:

- a. No construction is taking place.
- b. Repairs or alterations do not result in the removal of interior wall and ceiling finishes exposing the structure in areas/spaces where carbon monoxide alarms are required.
- c. Repairs or alterations are limited to the exterior surfaces of dwellings, such as the replacement of roofing or siding, or the addition or replacement of windows or doors, or the addition of a porch or deck.
- d. Work is limited to the installation, alteration or repair of plumbing, mechanical or electrical systems, which do not result in the removal of interior wall or ceiling finishes exposing the structure in areas/spaces where carbon monoxide alarms are required.

**HEARING IMPAIRED (CRC R335.5.2.2) See CBC 907.5.2.3**

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 smoke alarms.

**VISIBLE ALARMS (CRC R335.5.2.3 and R335.5.2.4)**

Visible alarm notification appliances shall be provided in accordance with CBC 907.5.2.3.1 through 907.5.2.3.5.

- Public use areas and common use areas
- Employee work areas
- 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 smoke alarms.

*Exceptions: (1) Visible alarm notification appliances are not required in alterations except where an existing fire alarm system is upgraded or replaced, or a new fire alarm system is installed; (2) Visible alarm notifications appliances shall not be required in enclosed exit stairways, exterior exit stairs and exterior exit ramps; (3) Visible alarm notification appliances shall not be required in elevator cars.*

**MEANS OF EGRESS (CRC R335.6)**

**General (CRC R335.6.1)**

Doors other than required egress doors shall be provided with landings or floors not more than 7-<sup>3</sup>/<sub>4</sub>" below the top of the threshold provided the door does not swing over the landing or floor. CRC R318.3.1 and R318.3.2.

Landings or floors at the required egress doors shall not be more than 1-<sup>1</sup>/<sub>2</sub>" lower than the top of the threshold (See "Non-ambulatory Clients" requirements section below) R318.3.1

In addition to the general means of egress requirements of CBC Chapter 10, the following specific sections shall apply to R-3.1 occupancies:

**Number of Exits (CRC R335.6.2)**

R-3.1 occupancies shall have a minimum of two exits. Egress through adjoining dwelling units shall not be permitted.

**Non-ambulatory Clients (CRC R335.6.3.2) -see 'Attachment A' for examples**

In occupancies housing non-ambulatory clients shall have access to at least one of the required exits, which conforms 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 the common areas by a solid wood door not less than 1-<sup>3</sup>/<sub>8</sub>" in thickness, maintained self-closing or shall be automatic closing by actuation of a smoke detector in accordance with section 716.2.6.6 of the CBC.
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- <sup>3</sup>/<sub>8</sub>" in thickness, maintained self-closing or shall be automatic closing by actuation of a smoke detector in accordance with section 716.2.6.6 of the CBC.

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'-8" 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.

**Housing Only One Bedridden Client – (CRC R335.6.3.3)**

In occupancies housing a bedridden client, and not provided with an approved automatic fire sprinkler system, all the following shall apply:

1. 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 a self-closing, positive latching 1- 3/8" 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 be automatic closing by actuation of smoke detector in accordance with section 716.2.6.6 of the CBC.
3. Bedridden clients shall not have a night latch, dead bolt, security chain or any other 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 California Building Code 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's sleeping room shall be of size as to permit the installation of a door not less than 3 feet in width and not less than 6'-8" 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". (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")

**Intervening Rooms (CRC R335.6.3.4)**

A means of exit shall not pass through more than one intervening room. A means of egress shall not pass-through kitchens, storerooms, closets, garages or spaces used for similar purposes. (Except kitchens which do not form separate rooms by construction.)

**Changes In Level (CRC R335.6.4)**

In Group R-3.1 occupancies 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 inch and 0.5 inch shall be beveled with a slope no greater than 1 unit vertical in 2 units horizontal (50% slope). Changes in level greater than 0.5 inch shall be accomplished by means of a ramp.

**Ramp Specifications (CRC R318.8)**

- Slope:
  - Ramps serving the required egress door(s) shall have a maximum slope of one unit vertical in 12 units horizontal (8.33% slope).
  - Other ramps that serve a building, porch, or deck, and that do not serve a required egress door(s), shall have a slope of not more than 1 unit vertical in 8 units horizontal (12.5% slope).

*Exception: Where it is technically infeasible to comply because of site constraints, ramps shall have a slope of not more than 1 unit vertical in 8 units horizontal (12.5% slope).*

- Landings: Ramps shall have a minimum 3' x 3' landing at the bottom and top of each ramp, points of turning, entrance, exits and at doors.
- Handrails shall be provided on at least one side of ramps that exceed a slope of one unit vertical to 12 units horizontal (8.33%). Handrails shall comply with CRC section R320.

**Stairways (CRC R335.6.5)**

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 with a minimum run of 9 inches. The minimum stairway width may be 30 inches.

**Floor Separation (CRC R335.6.6)**

Group 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 smoke migration between floors. Such floor separation shall have equivalent construction of ½" gypsum wallboard on one side of wall framing. (Except occupancies with at least one exterior exit from floors occupied by clients and those provided with automatic fire sprinkler systems complying with Chapter 9.)

CRC R335.6.6.1 Doors within floor separations. Doors within such floor separations shall be tight fitting solid wood at least 1-3/8" in thickness. Door glazing shall not exceed 1296 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.

**Fences and gates (CRC R335.6.7)**

Grounds of a Residential Care for the Elderly facility serving Alzheimer clients may be fenced and gates therein equipped with locks, provided safe dispersal areas are located not less than 50 feet from the buildings. Dispersal areas shall be sized to provide an area of not less than 3 square feet per occupant. Gates shall not be installed across corridors or passageways leading to such dispersal areas unless they comply with egress requirements.

**Basement Exits (CRC R335.6.8)**

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

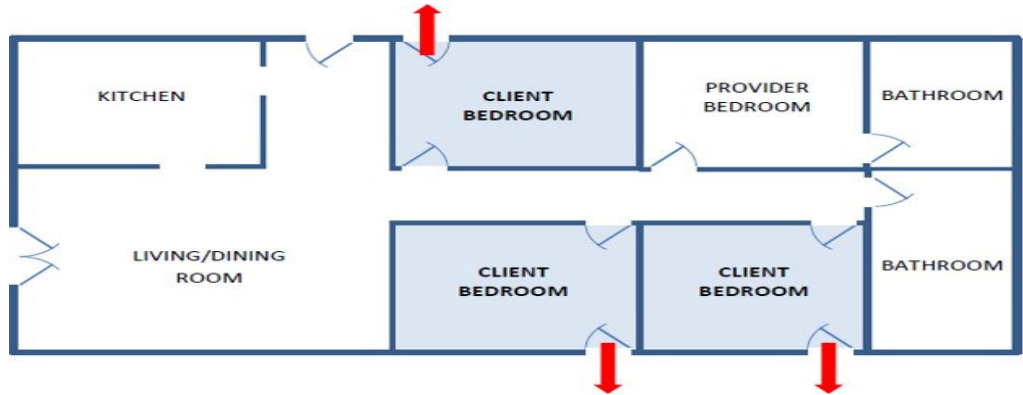
**Emergency Escape and Rescue Openings (CRC R319)**

All required Emergency Escape and Rescue Openings shall comply with Section CRC R319.

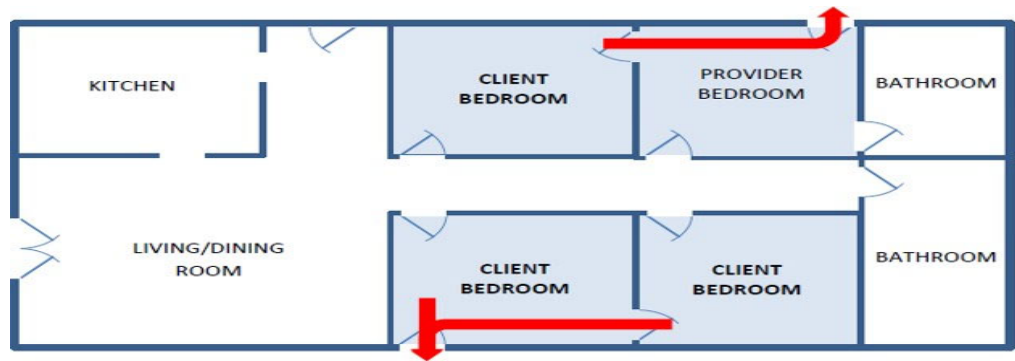
# ATTACHMENT A:

## Exiting Configurations Examples

**Example 1:**  
Exit from Bedroom  
Directly to Exterior

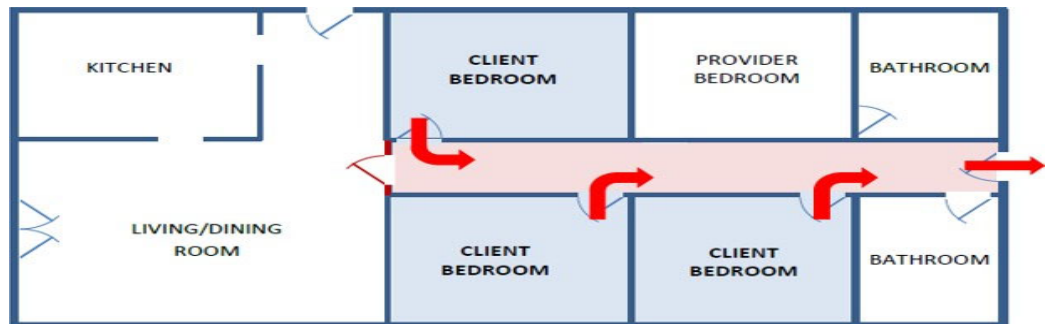


**Example 2:**  
Exit from Adjacent  
Bedroom, then to  
Exterior



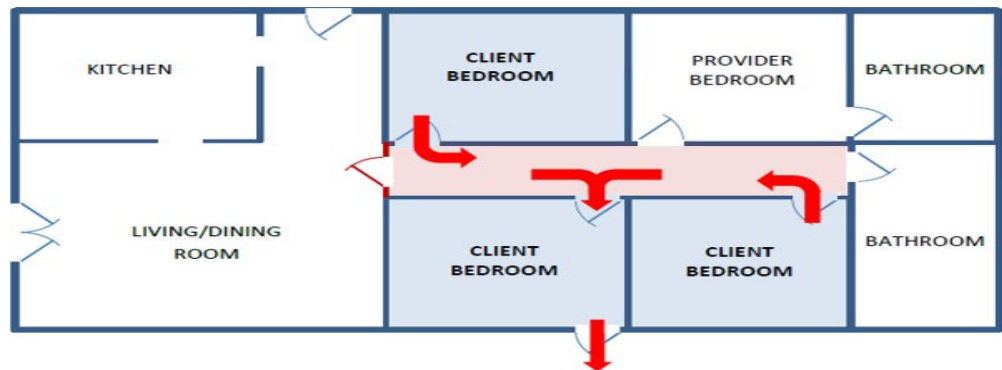
**Example 3:**  
Exit from Bedroom into  
Hallway, then to  
Exterior

*NOTE: When the hallway is part of the exit path, it must be separated from the rest of the home.*



**Example 4:**  
Exit from Bedroom into  
Hallway, then to another  
Bedroom, then to  
Exterior

*NOTE: When the hallway is part of the exit path, it must be separated from the rest of the home*



**ATTACHMENT B:**

CRC R335.4.1, CBC Table 803.13, 803.1.2 INTERIOR WALL AND CEILING FINISH REQUIREMENTS FOR RCF'S HOUSING BEDRIDDEN CLIENTS			
Type of Building	Interior exit stairways and ramps and exit passageways	Corridors and enclosure for exit access stairways and ramps	Rooms and enclosed spaces
Fire Sprinklered Building	Class B	Class B	Class B <sup>1, 2</sup>
Non-Sprinklered Building	Class A	Class A	Class B

<sup>1</sup> Class C interior finish materials shall be permitted in administrative spaces  
<sup>2</sup> Class C interior finish material shall be permitted in rooms with a capacity of four persons or less

Interior Wall and Ceiling Finish Materials Class	Flame Spread Index (FSI) <sup>i</sup>	Smoke Developed Index (SDI) <sup>ii</sup>
<b>Class A:</b> A Class A fire rating is a classification of a material's resistance to fire, based on its ability to withstand flames and prevent the spread of fire. A Class A rating is the highest rating that a material can receive which indicates that the material is highly resistant to fire. The rating is given to materials that are effective at preventing the spread of fire and that do not easily ignite. To receive a Class A fire rating, a material must pass specific tests that measure its performance in a fire. These tests typically evaluate the material's flame spread, smoke production, and ability to resist ignition. A material that receives a Class A rating has been deemed to have the highest level of fire resistance and is considered safe for use in environments where fire safety is a concern.	0-25	0-450
<b>Class B:</b> Materials with a Class B fire rating are moderately resistant to fire. These materials have a slow rate of flame spread and can help to slow down the spread of fire in a building.	26-75	0-450
<b>Class C:</b> Materials with a Class C fire rating are less fire-resistant than Class B materials. They have a moderate rate of flame spread and can help to slow down the spread of fire.	76-200	0-450

*i. The flame spread index is a measure of how quickly a flame travels after a fire is initiated, for a specific material.  
ii. The smoke development rating is a measure of how much smoke is produced over a period of time, for a specific material.*  
**Source:** [https://www.acousticalsurfaces.com/soundproofing\\_tips/html/flame\\_spread.htm](https://www.acousticalsurfaces.com/soundproofing_tips/html/flame_spread.htm) ; <https://www.timbertech.com/ideas/flame-spread-rating/>

Material/Species	Flame Spread Rating	Material/Species	Flame Spread Rating
Hardboard siding panels	<200	Inorganic reinforced cement board	0
APA Wood Structural Panels (includes APA 303 Sidings such as T1-11)	76-200	Maple	104
Birch, Yellow	80	Masonite	<200
Brick	0	Oak, Red or White	100
Cedar, Western Red	69	Oriented Strand Board (OSB)	150
Douglas-fir	90	Particle Board	116-178
Fiberboard, Medium Density	167	Pine, Lodgepole	98
Gypsum Wallboard	10-15	Pine, Ponderosa	115
Gypsum Sheathing	15-20	Plywood, Fire-retardant-treated construction	0-25
fiber-cement exterior materials	0	Plywood, Oak	125-185
Hemlock, West Coast	73	Plywood, Pine	120-140
Idaho white pine	82	T1-11	76-200

**Source:** [https://sfm.dps.louisiana.gov/doc\\_flamespread.html](https://sfm.dps.louisiana.gov/doc_flamespread.html)