



CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT

LIFE SAFETY SERVICES

GUIDELINES AND STANDARDS

GUIDELINE A.01 – Recreational Sleepovers

A.01.1 PURPOSE

The purpose of this guideline is to provide fire and building code regulations necessary to ensure safe overnight sleeping by organized groups within buildings not classified as residential occupancies.

A.01.2 SCOPE

These guidelines shall apply to all organized sleepovers within buildings not specifically designed for group sleeping. For the purpose of this guideline “sleepovers” are defined as a recreational overnight stay of two or more individuals within a building. These guidelines do not apply to outdoor sleeping or camping.

These guidelines are based upon the requirements for congregate residences as described in the International Fire Code and the International Building Code.

A.01.3 PROCEDURE

1. Group size; Less than 20 persons:
 - a. The building must be fully equipped with an operating fire sprinkler system and local alarm bell.
 - b. Battery powered or battery powered back-up smoke detectors must be audible in all sleeping areas. Smoke detectors are not required to be interconnected with the building’s fire alarm system.
 - c. A minimum of 2 exits are required for 10 or more persons, one of which must lead directly to a public way. Exit doors must be operable without the use of a key or special knowledge.
 - d. Exit signs over each exit must be internally or externally illuminated. Self luminous (tritium powered) and photo luminescent exit signs are permitted if UL 924 listed.
 - e. Occupancy capacity sign must be posted (200 sq. ft. per occupant for sleepover).

2. Group size; 20 or more persons:

- All of the requirements listed in item 1 above.
- Both a manual and automatic fire alarm system.

Exception: A separate manual and automatic fire alarm system is not required if the building is protected with a supervised fire sprinkler system equipped with a local alarm which is able to notify all occupants. At least one manual pull device must be connected to an alarm system which is capable of notifying all occupants.