



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 is 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.

Such residentially based 24-hour care facilities may include adult residential facilities, group homes, and residential care facilities for the elderly. Residential facilities classified as alcoholism or drug abuse recovery homes (ambulatory only) are exempt from these requirements.

1. Permits shall be secured from the Building Division for any structural, electrical, mechanical, 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 & Planning items are completed, the Fire Department will conduct a fire clearance inspection and complete the Fire Safety Inspection Request form (STD 850). The completed form will be forwarded to the governmental licensing agency.

A.09.3 PROCEDURE

Prior to requesting a fire and life safety inspection, new and existing facilities shall submit a site plan to the Fire Prevention Division. Allow at least two weeks for review. The site plan can be emailed to fdprevention@newportbeachca.gov.

The plan shall include the occupancy classification, number of clients and staff, building address, location of smoke alarms and fire extinguishers, exit doors, hallway widths, stairs, and gates.

Include furniture layout for each client bedroom. Furniture shall be in place for the fire department inspection.

Use this guideline to ensure that your plans have at least the minimum amount of information required to begin a review. Depending on the project, it may be necessary to provide additional information beyond what is initially requested in this guideline.

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 mounted in a conspicuous and unobstructed location. The top of the extinguisher shall not be more than 5 feet above finished floor level. A service tag dated within one-year shall be attached to the fire extinguisher at all times.
3. Single or multiple station smoke alarms shall be installed and maintained regardless of occupant load at all of the following locations:
 - On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.
 - In each room used for sleeping purposes.
 - In each story within a dwelling unit, including basements but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
 - Smoke alarms shall be provided throughout the habitable areas of the dwelling unit except kitchens.
4. The smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all the alarms in the individual unit. Interconnection of smoke alarms is not required where listed wireless alarms are installed and all alarms sound upon activation of one alarm.

In new construction and in 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 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 maintained to be self-closing and self-latching. The door shall be a minimum of a 1 3/8-inch-thick, solid wood door.

The garage shall not be used for sleeping purposes. 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 and the heater's listing. Typically, 18 inches is the required minimum clearance.

13. Provide an evacuation sign in a central location. The sign shall be properly framed and mounted. Show paths of travel to evacuate the building and include the statement "In Case of Emergency Dial 911."

14. All drapes, hangings, curtains, drops, and all 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. Open flame devices are prohibited (i.e., candles).

16. Chimneys shall be equipped with a spark arrestor.

REQUIREMENTS FOR CARBON MONOXIDE DETECTION

Carbon monoxide detection shall be provided in dwelling units that contain a fuel-burning appliance or fuel-burning fireplace.

Carbon monoxide detection shall be installed according to the manufacturer's instructions and in the following locations:

- Outside of each separate sleeping area in the immediate vicinity of the bedrooms.
- On every occupiable level of a dwelling unit, including basements.
- Where a fuel-burning appliance is located within a bedroom or its attached bathroom, carbon monoxide detection shall be installed within the bedroom.


Carbon monoxide alarms are permitted to be battery-powered or plug-in with a battery backup in existing buildings built prior to January 1, 2011, provided no construction is taking place. Otherwise, they shall be interconnected.

Combination carbon monoxide/smoke detectors are acceptable provided they are listed (UL 2075 & UL 268). Installation requirements shall be as for smoke alarms.

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 and complying with CBC Section 435.8.3.3 (see , page 7).
3. Pursuant to Health and Safety Code Section 13113, occupancies housing ambulatory children only, none of whom are mentally ill or 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.
4. Pursuant to Health and Safety Code Section 13143.6, 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 over).

REQUIREMENTS FOR BEDRIDDEN CLIENTS

Bedridden clients shall not be located above or below the first story except as a result of a temporary illness as defined in the Health and Safety Code. A temporary illness is an illness that persists for 14 days or less. A bedridden client may be retained in excess of the 14 days upon approval by the Department of Social Services.

Licensees 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 client will retain his or her bedridden status in the facility.

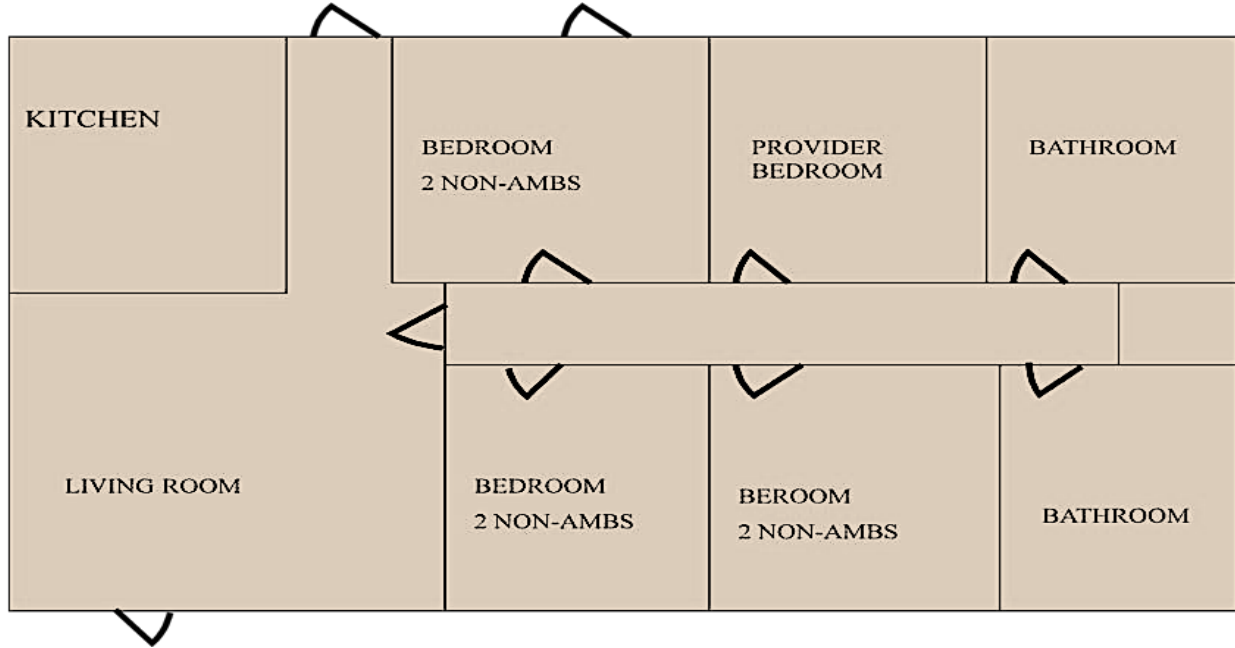
In all facilities housing a bedridden client, smoke alarms shall receive their primary power from the building wiring when such wiring is served from a commercial source and shall be equipped with a battery backup. Smoke alarms shall be electrically interconnected to cause all smoke alarms to sound a 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. 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.

✱ In group R-3.1 occupancies housing a bedridden client and not provided with an approved automatic sprinkler system, all of the following shall apply:

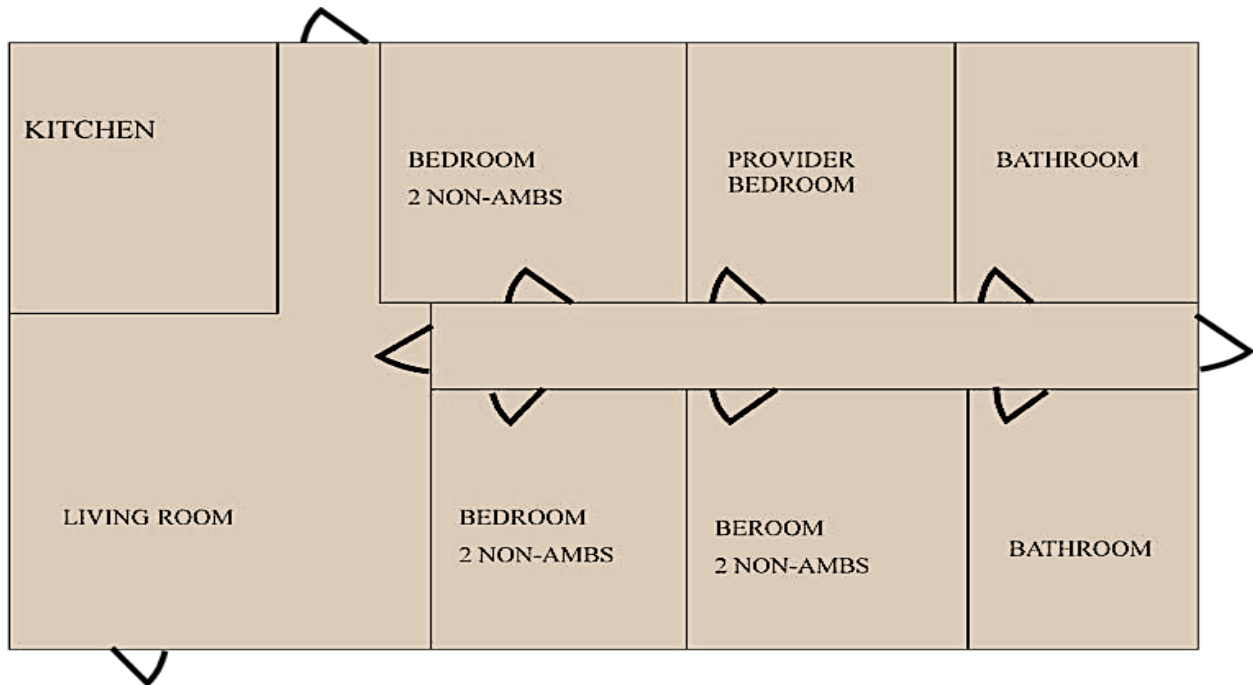
1. A direct exit to the exterior of the residence shall be provided from the client sleeping room.
2. Doors to a bedridden client's sleeping room shall be of a self-closing, positive latching 1 3/8-inch solid wood door. Such doors shall be provided with a gasket so installed as to provide a seal where 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.
3. 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.
4. The exterior exit door to a bedridden client's sleeping room shall be operable from both the interior and the exterior of the residence.
5. 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.

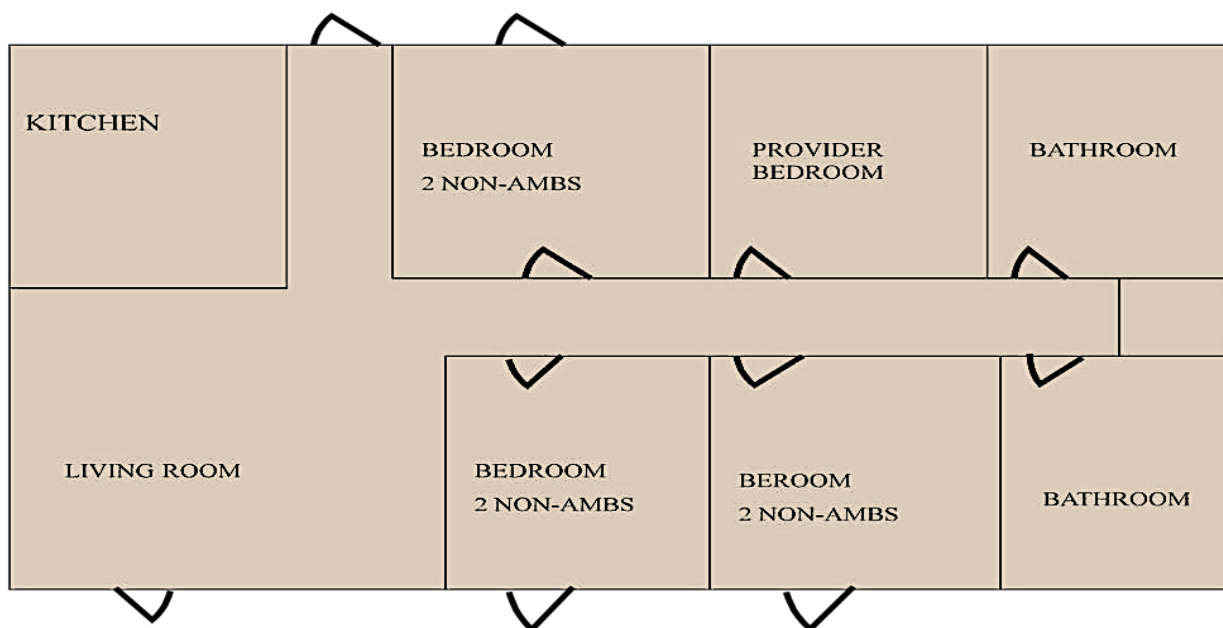
FROM ROOM TO HALLWAY TO ROOM TO OUTSIDE



FROM ROOM TO HALLWAY TO OUTSIDE



DIRECT EXITS TO THE OUTSIDE



FROM ROOM TO ROOM TO OUTSIDE

