



FIRE PREVENTION CONSTRUCTION STANDARDS RESIDENTIAL CARE FACILITY REQUIREMENTS FOR SIX (6) OR LESS CLIENTS

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Code Section: 2022 California Fire Code

PURPOSE AND SCOPE

1010.1 To provide the applicant with the information necessary to obtain fire clearance for Community Care Licensing Form 850 through compliance with the California Fire Code and Fire Department inspection for a residential care facility for six (6) or fewer clients.

APPLICATION

1010.2 General Process

- a. Facility owner may request a facility pre-inspection.

Note: A pre-inspection does not constitute an official inspection and does not indicate approval for a residential facility.

- b. Cosumnes Fire Department ("Department") then receives the Community Care Licensing STD 850 form formally requesting the fire department review of the license.
- c. The form is processed, and the applicant receives supplemental information (this Standard).
- d. An invoice is prepared, and the customer is contacted for payment.
- e. The customer provides the fire department with a facility floor plan and site plan.
- f. The customer verifies compliance with this Standard before requesting an inspection from the fire department.
- g. Community Care Licensing STD 850 form is signed by the fire inspector and returned to Community Care Licensing.



1. **Exception:** A fire watch shall be established immediately when fire protection, detection, and alarm systems are not in operation in high, life-risk occupancies, such as hospitals and other institutions, dialysis clinics, care facilities, daycares and schools, high-rise buildings, assembly occupancies, hotels, motels, and other multi-family occupancies.

1010.3

Applicant Responsibilities

- a. Provide a floor plan and site plan that includes the items listed in Section 1010.4 Facility Plan Requirements of this Standard. All required documents shall be submitted to the fire department via our online permit portal system. Visit our [Website](#) to submit an [application](#) provides important project and contact information and ensures proper handling of requests.
- b. Pay the inspection fee by calling 916-405-7100.
- c. Verify that the facility meets the requirements listed in this Standard before requesting an inspection.
- d. If walls, new doors, or other new construction features are required, have plans prepared by a licensed professional and submit plans to both the building department and fire department for review and approval before making changes.
- e. To schedule an inspection, please use our [online](#) form at:

1010.4

Facility Plan Requirements

A facility floor plan shall be provided to the Department with each inspection request noting the information below (1010.4a – 1010.4b). A plan is usually separate and more detailed than the sketch that was provided to Community Care Licensing. The plan must be either drawn to scale or must clearly show dimensions, distances, and sizes. A fire inspector will review the plan and provide comments or direction to ensure a successful inspection.

- a. A site/plot plan showing:
 1. The facility name, address, number of clients, and physical status (ambulatory, non-ambulatory, bedridden).



2. An explanation of the scope of the project (if no construction is involved, state “change in use from single-family dwelling to a residential care facility”).
 3. All structures, property lines, and the public street fronting the property.
 4. Fencing, gates, and walkways surrounding the structure. Indicate walkway width and composition.
 5. Any exterior stairs or ramps.
- b. A floor plan that includes:
1. Show all new and existing construction.
 2. The size of all doors, interior and exterior, and whether sliding or swinging.
 3. Interior stairs, steps, ramps, and any elevation changes at exit doors.
 4. Label the use of all spaces shown on the floor plan. For example: Client room number 1 non-ambulatory, client room number 2 ambulatory, staff bedroom, living room, dining room, garage, etc.
 5. Escape windows (show measurements on floor plan):
 - Provide height and width of the opening (not the stationary area) of all sleeping room windows.
 - Provide height from the floor to the window sill.
 6. Show location of smoke alarms.
 7. Show location of carbon monoxide alarms.
 8. Show location of fire extinguishers.
 9. Show location of posted emergency information and plans.
 10. Show location of fire alarm devices.



- a. **Occupancy Type R-3.1:** This occupancy group may 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 classified as ambulatory, non-ambulatory, or bedridden.
- b. **Bedridden:** A person classified as bedridden by the Department of Social Services or his or her designated representative in which the person requires assistance in turning and repositioning in bed or is unable to independently transfer to and from bed.
- c. **Temporarily Bedridden:** Clients who become temporarily bedridden for 14 days or less as defined in Health and Safety Code Section 1569.72 as enforced by the Department of Social Services may continue to be housed on any story. Every care facility shall within 48 hours of admitting or retaining a bedridden resident shall notify the Cosumnes Fire Department in writing with the estimated length of time the resident will retain his or her bedridden status.

1010.6 **Building Height and Area Provisions**

Group R-3.1 occupancies where non-ambulatory clients are housed above the first story having more than two stories in height or having more than 3,000 square feet of floor area above the first story shall not be of less than 1-hour fire resistance rated construction throughout. Bedridden client sleeping rooms shall not be located above or below the first story except as provided for temporarily bedridden clients.

1010.7 **Living Area/Garage Separation**

The wall separating the garage from the house shall be constructed of materials approved for 1-hour fire resistive construction on the garage side. The door from the garage to the house shall be a tight-fitting, self-closing solid wood door 1 3/8 inches thick or a self-closing tight-fitting door having a fire protection rating of not less than 20 minutes.

1010.8 **Interior Finish Provisions**

Interior wall and ceiling finish for Group R-3.1 occupancies housing one or more bedridden clients shall comply with interior wall and ceiling finish requirements as shown for Group I-2 occupancies in the 2022 California Building Code.

1010.9 **Fire Protection Systems and Provisions**

- a. **Fire Sprinklers**



An automatic fire sprinkler system shall be provided throughout all buildings.

Except: Group R-3.1 occupancies NOT housing bedridden clients, NOT housing non-ambulatory clients above the first floor, and NOT housing any clients above the second floor.

b. Smoke Alarms

In all facilities, smoke alarms shall receive their primary power from the building wiring and shall be equipped with a battery backup. Smoke alarms shall be electrically interconnected to each other so that when one alarm is activated all household alarms will activate providing a distinctive fire alarm signal at a minimum 15db (decibel level) above ambient noise level throughout the facility. Single or multiple station smoke alarms shall be installed and maintained regardless of occupant load and client type (ambulatory, non-ambulatory or bedridden) at all of the following locations:

1. On the ceiling outside of each separate sleeping area in the immediate vicinity of bedrooms used for sleeping purposes.
2. In each room used for sleeping purposes.
3. In each story within a dwelling unit, including basements and split levels.
4. In every habitable space of a dwelling unit except kitchens.

c. Fire Alarm Devices – Hearing Impaired

Facilities which house persons who are hearing impaired shall provide notification appliances for the hearing impaired installed in accordance with NFPA 72 which shall activate upon initiation of the fire alarm system or the smoke alarms.

d. Fire Extinguisher

Provide one 2A-10BC portable fire extinguisher. Mount the fire extinguisher in a readily available and visible location with the top of the extinguisher not more than five (5) feet above the floor. Preferable locations are near the kitchen or near the front door in the path of exit travel. Fire extinguishers are required to be serviced and tagged



annually or after each use or accidental discharge. If a fire extinguisher is bought new during the current year, attach your receipt to the extinguisher and have it serviced by January of the following year.

1010.10 **Exit Requirements from Sleeping Areas**

a. **From Sleeping Areas for Non-Ambulatory Clients**

For bedrooms used by six or less non-ambulatory clients; or two to six bedridden clients in homes equipped with an automatic fire protection system: access to at least one exit complying with one of the following requirements in addition to the general exit provisions listed below shall be provided:

1. Exit into a hallway then through a bedroom in the immediate vicinity that has an exit directly to the exterior. 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.
2. Through a hallway serving the sleeping area that exits directly to the exterior. 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.
3. Direct exit from the bedroom to the exterior.
4. Exit through one adjoining bedroom that exits directly to the exterior.

b. **From Sleeping Areas for a Bedridden Client**

For a bedroom used by a bedridden client in a non-ambulatory home not equipped with an automatic fire protection system, all the following requirements in addition to the general exit provisions listed below shall be provided for the bedridden sleeping room:

1. Sleeping rooms housing a bedridden client shall have a direct exit from the bedroom to the exterior of the residence.
2. Door(s) to a bedridden client's sleeping room shall be a self-closing, positive latching 1 3/8 inch solid wood door. Door(s) shall be provided with a gasket and shall be self-closing or automatically closing by actuation of a smoke alarm.



3. Doors leading to or away from a bedridden client's sleeping area to the hallway, general use areas or to the exterior shall not be provided with a night latch, deadbolt, security chain or any similar locking device.
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 a minimum of 3 feet wide and 6 feet 8 inches in height. Door shall be capable of opening 90 degrees and provide a minimum clear unobstructed width of 32 inches.

1010.11 **General Exit Provisions**

Ramps are required for changes in elevation in the path of exit travel from rooms housing non-ambulatory clients. Changes in level up to 0.25 inches may be vertical and without edge treatment. Changes in level between 0.25 inches and 0.5 inches shall be beveled with a slope no greater than 1 unit vertical and 2 units horizontal. Changes in level greater than 0.5 inches shall be provided with a ramp 1 unit vertical and 12 units horizontal (8% slope) constructed in accordance with the California Building Code. Cross slopes, measured perpendicular to the direction of travel of a ramp, shall be constructed to 1 unit vertical and 48 units horizontal (2% slope).

Exits shall not pass through kitchens, storerooms, closets, garages, or spaces used for similar purposes. Exits shall not pass through more than one (1) intervening room.

Provide a minimum of two (2) remote exits, one of which may be a manually operated horizontal sliding door. Remote exits are located a distance apart equaling at least $\frac{1}{2}$ the longest diagonal (corner to corner) measurement of the house or area served, "excluding" the garage and areas where exit access is prohibited, such as enclosed kitchens and storage areas.

Exit doors shall be openable from the inside in a single hand operation without the use of a key or tool or any special knowledge or effort. Exit door shall not be equipped with deadbolts, slide bolts, hook and eye, chains or any other locking devices other than the single operation door hardware. Deadbolt locks of the type that co-activate with lever hardware devices are permitted. If screens are installed on sliding doors, they must also be equipped with complying door hardware or have the latching device removed.



Every required exit doorway and exit access doorway shall be of a size so 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 the clear width of the exit way is not less than 32 inches. The path of travel from an exit to the public way (street) shall be by way of a continuous and unobstructed all-weather surface, a minimum of 3 feet in width.

a. Locks and Latches

Doors from individual dwelling or sleeping units NOT housing bedridden clients and having occupant load of 10 or less are permitted to be equipped with a night latch, deadbolt, or security chain, provided such devices are openable from the inside without the use of a key or tool.

Doors leading to or away from a bedridden client's sleeping area to the hallway, general use areas or to the exterior shall NOT be provided with a night latch, deadbolt, security chain or any similar locking device.

b. Gates

Exterior gates that are in the path of exit travel shall be openable without the use of a key, tool, special knowledge or effort.

c. Escape or Rescue Windows

Every sleeping room shall have at least one operable window or door approved for emergency escape or rescue which shall open directly onto a public street, public alley, yard, or exit court. The emergency door or window shall be operable from the inside to provide a full, clear opening without the use of separate tools. Escape or rescue windows shall have a minimum net clear openable area of 5.7 square feet. The minimum net clear openable height dimension shall be 24 inches. The minimum net clear openable width dimension shall be 20 inches. When windows are provided as a means of escape or rescue, they shall have a finished sill height of not more than 44 inches above the floor.

Exception: Emergency escape windows are not required from sleeping rooms that have an exit door directly to the exterior that leads to a public way (street).

d. Bars, Grilles, and Grates



Bars, grilles, grates, or similar devices are permitted to be placed over emergency escape and rescue openings provided the net clear opening size complies with California Code of Regulations Title 19, the California Building Code, and all of the following:

1. The devices are equipped with approved release mechanisms that are openable from the inside without the use of a key, tool, special knowledge or effort or force, AND
2. The building is equipped with smoke alarms throughout in accordance with the California Building Code, AND
3. Such bars, grilles, grates and similar devices are equipped with an approved exterior release device for use by the Fire Department.

1010.12 **Emergency Pre-Fire Planning**

In cooperation with the Fire Department every R-3.1 occupancy shall institute a staff training program in the use of the first aid, fire equipment (fire extinguishers), and methods of evacuation. Every R-3.1 occupancy shall be staffed with competent adult persons to assist the occupants of the building to safety and take other action as necessary.

A monthly fire drill is required. Provide a monthly fire drill log which shall be inspected annually.

Other emergency procedures include posting a disaster plan which gives the following information:

- a. Posting "In case of Emergency dial 9-1-1" in a conspicuous and plainly visible location near the telephone.
- b. What to do in the event of an earthquake.
- c. What to do in the event of a fire.
- d. Identify all the exits in the house by posting evacuation plans.
- e. Log of other emergency information, such as, telephone numbers and client emergency contact information.
- f. Designation of an area where guests and clients are to be located after evacuation of the building at a central meeting place outside.

1010.13 **Draperies, Curtains, and Decorative Material**



With the exception of individual client rooms, all drapes, curtains, hangings, drops, and all other decorative material, including Christmas trees, shall be made from a non-flammable material or shall be treated and maintained in a flame-retardant condition. Exit doors shall not be concealed or obstructed by decorative materials.

1010.14 Open Flame Devices

Open flame devices shall not be used in residential care facilities. This includes torches, candles, and other devices using a flame (fire) for decorative purposes.

1010.15 Smoking

Smoking shall be prohibited in any patient room utilizing oxygen or air induced mattresses.

1010.16 Housekeeping

All portions of residential care facilities shall be maintained in a neat and orderly manner, free from any condition that would create a fire or life hazard or a condition which would add or contribute to the rapid spread of fire or contribute to a delay in persons exiting the facility. This includes the proper storage of combustible material and flammable or combustible liquids; the proper storage and disposal of waste material and rubbish; and the removal of dry vegetation from within 30 feet of the facility. Good housekeeping shall be practiced and observed at all times.

1010.17 Extension Cords

Extension cords shall not be used as a substitute for permanent wiring. Extension cords shall not be attached to the structure, extend through walls, ceilings, floors, under doors or floor coverings, or be subject to environmental or physical damage. Extension cords shall only be used with portable appliances while in immediate short term use.

1010.18 Premises Identification

Approved numbers or addresses shall be provided for the facility in such a manner as to be plainly visible and legible from the street or road fronting the property.

1010.19 Access Roadways



All portions of residential care facilities shall be within 150 feet of an approved fire apparatus access roadway.

1010.20 **Checklist**

- ☐ Inspection fees paid
- ☐ Facility plan provided to the Fire Department
- ☐ Illuminated address installed on facility
- ☐ Fire extinguishers serviced and hung in a visible location
- ☐ Interconnected smoke alarms less than 10 years old installed and ready for testing
- ☐ Carbon monoxide alarms installed and ready for testing
- ☐ Fire alarm pull box and bell/horn strobe installed and ready for testing, as applicable
- ☐ Exit door hardware, locks, and latches compliant
- ☐ Self-closing, positive latching, 1 3/8" solid wood doors, as needed
- ☐ Self-closing fire rated garage door hardware working properly
- ☐ Exterior gate exit hardware compliant
- ☐ Ramps installed to create a smooth transition, as needed
- ☐ Egress windows accessible and openable from the inside
- ☐ Exit signs posted
- ☐ Emergency pre-fire planning, contact, and evacuation information posted
- ☐ Window coverings are compliant
- ☐ No open flame devices
- ☐ No extension cords

REFERENCES

- 1010.21 2022 California Fire Code
- 1010.22 Community Care Licensing Form 850
- 1010.23 Health and Safety Code Section 1569.72
- 1010.24 NFPA 72
- 1010.25 2022 California Building Code
- 1010.26 California Code of Regulations Title 19