



# Fountain Valley Fire Department



## INFORMATIONAL BULLETIN

Subject: **RESIDENTIAL BOARD AND CARE**

### **Residential Board and Care Facilities are divided into two classifications:**

R 3.1 -- 6 OR FEWER CLIENTS WITH OR WITH OUT NON-AMBULATORY

R 4 – 7 OR MORE CLIENTS WITH OR WITH OUT NON-AMBULATORY

### **CONSTRUCTION REQUIREMENTS:**

- **R-3.1**
- Wall and ceiling finish must meet class C rating
- 3 story homes with clients above the 1<sup>st</sup> floor must be of 1 hour construction
- If housing bedridden clients interior finish must meet requirements for an I-2 (see table 803.5 CBC)
- Bedridden clients may not be housed above the 1<sup>st</sup> floor
- R-3.1 Must have smoke control separation between floors in homes with more then one story. Unless there is at least one exterior exit from the occupied upper floors, or there are fire sprinklers provided.
- **R-4**
- Home must be of 1 hour construction if clients are housed above the 1<sup>st</sup> floor, or if housing non-ambulatory clients.
- See table 803.5 CBC for interior finish requirements

### **EXIT REQUIREMENTS:**

- Minimum of 2 exits are required for both R-3.1 and R-4 Exit doors must have a clear open width of 32” minimum.
- R-3.1 NON-AMBULATORY must have one exit to the outside, (*a direct exit to the outside from the room, access to a direct exit in another room in the immediate area, or a direct exit to the outside from the hallway itself.*) If the hallway is used as part of the exiting it must have a self closing door of 1 3/8” thickness separating the hall from any common areas of the house.
- R-3.1 BEDRIDDEN must have a direct exit to the outside. Door to the bedridden sleeping room must be self closing and positive latching and equipped with a smoke gasket.(Temporary bedridden up to 14 days allowed with no additional requirements)
- R-3.1 Must have 36” wide halls
- R-4 Must have 44” wide halls if serving non-ambulatory and 36” if serving 10 or less non-ambulatory occupants or 49 or less ambulatory occupants.

### **FIRE PROTECTION REQUIREMENTS:**

**All group R occupancies require fire sprinklers.**

- R-3.1 EXCEPTIONS:
  1. Clients are not housed above the second floor
  2. Non-ambulatory clients are not housed above the first floor
  3. No Bedridden clients
- 13-D fire sprinkler system NOT allowed in group R-4.
- R-4 Requires both an automatic and manual fire alarm system
- R-3.1 Smoke detectors must be hard wired to house power with battery back-up and inter-linked so if one goes off they all go off.
- R-3.1 and R-4 if housing hearing impaired must have visual notification devices.