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RESEDENTIAL BOARD CARE FACILITY LIFE SAFETY REQUIREMENTS

A Residential Board and Care Occupancy is defined as;

"An occupancy used for lodging and boarding of **four or more residents, not related by blood or marriage to the owners or operators, for the purpose of providing personal care services."**

- ⇒ Every sleeping room and living area shall have access to a primary means of escape located to provide a safe path of travel to the outside.
- ⇒ Doors, other than those meeting the requirements for bathroom doors, and paths of travel to a means of escape shall be not less than 32in. wide.
- ⇒ Bathroom doors shall be not less than 24in. wide.
- ⇒ Every closet door latch shall be readily opened from the inside.
- ⇒ Every bathroom door shall be designed to allow opening from the outside during an emergency when locked.
- ⇒ No door in any means of escape shall be locked against egress when the building is occupied.
- ⇒ A manual fire alarm system shall be provided. The manual fire alarm box shall be located within 60in. of exit doorways.
- ⇒ Occupant notification shall be provided automatically, without delay, to a municipal fire department, to a fire brigade (if provided), and to an on-site staff person trained to respond to a fire emergency.
- ⇒ Smoke alarms shall be installed on all levels.
- ⇒ Additional smoke alarms shall be installed in all living areas.
- ⇒ Each sleeping room shall be provided with an approved smoke alarm.
- ⇒ Corridor wall shall meet all of the following requirements:
 - 1) Walls separating sleeping rooms shall have a minimum ½-hour fire resistance rating. The minimum ½-hour fire resistance rating shall be considered to be achieved if the partitioning is finished on both sides with lath and plaster or materials providing a 15-minute thermal barrier.
 - 2) Sleeping room doors shall be substantial doors, such as those of 1¾in. thick, solid-bonded wood-core construction or of other construction of equal or greater stability and fire integrity.

Any vision panels shall be fixed fire window assemblies or shall be wired glass not exceeding 9 sq. ft. each in area and installed in approved frames.

"Home for a Day or a Lifetime"

⇒ Doors shall meet all of the following requirements:

- 1) Doors shall be provided with latches or other mechanisms suitable for keeping the doors closed.
- 2) No doors shall be arranged to prevent the occupant from closing the door.
- 3) Doors shall be self-closing or automatic-closing.

Secondary Means of Escape

⇒ Sleeping rooms, other than those complying with 32.2.2.3.2, and living areas in facilities without a sprinkler system installed in accordance with 32.2.3.5, shall have a second means of escape consisting of one of the following:

- 1) Door, stairway, passage, or hall providing a way of unobstructed travel to the outside of the dwelling at street or the finished ground level that is independent of, and remotely located from, the primary means of escape passage through an adjacent non-lockable space independent of, and remotely located from, the primary means of escape to any approved means of escape.
- 2) Outside window or door operable from the inside, without the use of tools, keys, or special effort, that provides a clear opening of not less than 5.7 sq. ft., with the width not less than 20in., the height not less than 24in., and the bottom of the opening not more than 44in. above the floor, with such means of escape acceptable, provided that one of the following criteria is met:
 - a) The window is within 20ft. of the finished ground level.
 - b) The window is directly accessible to fire department rescue apparatus, as approved by the authority having jurisdiction.
 - c) The window or door opens onto an exterior balcony.
- 3) Windows having a sill height below the adjacent finished ground level that are provided with a window well meeting the following criteria:
 - a) The window well has horizontal dimensions that allow the window to be fully opened.
 - b) The window well has an accessible net clear opening of not less than 9 sq. ft., with a length and width of not less than 36in.

Sleeping rooms that have a door leading directly to the outside of the building with access to the finished ground level or to an exterior stairway meeting the requirements of 32.2.2.6.3 shall be considered as meeting all the requirements for a second means of escape.

Hazardous Areas

- ⇒ Any space where there is storage or activity having fuel conditions exceeding those of a one-or-two family dwelling and that possesses the potential for a fully involved fire shall be protected.
- ⇒ Spaces requiring protection shall include, but shall not be limited to, areas for cartoned storage, food or household maintenance items in wholesale or institutional-type quantities and concentrations, or mass storage of residents' belongings.
- ⇒ Any hazardous area that is on the same floor as, and is in or abuts, a primary means of escape or a sleeping room shall be protected by one of the following means:
- 1) Protection shall be an enclosure having a minimum 1-hour fire resistance rating and an automatic fire detection system connected to the fire alarm system.

- 2) Protection shall be automatic sprinkler protection and a smoke partition located between the hazardous area and the sleeping area or primary escape route, with any doors in such separation, self-closing or automatic-closing.
- ⇒ Other hazardous areas shall be protected by one of the following:
- 1) Enclosure having a minimum 1-hour fire resistance rating, with a self-closing or automatic-closing door that is equivalent to minimum 1¾in. thick, solid-bonded wood-core construction, and protected by an automatic fire detection system connected to the fire alarm system.
 - 2) Automatic sprinkler protection, regardless of enclosure.
- ⇒ Cooking facilities, other than those within individual residential units, shall be protected in accordance with NFPA 96.

The scope of NFPA 96 is limited to appliances that produce vapors and does not apply to domestic cooking equipment used for food warming or limited cooking.

(Cooking appliances shall not be used for deep frying (the term "deep frying" means frying in a utensil with sufficient fat or oil to cover the food to be fried.)

- ⇒ **In conversions, sprinklers shall not be required in small board and care homes serving eight or fewer residents when all occupants have the ability as a group to move reliably to a point of safety within 3 minutes.**