

Residential Care Facilities (Group R-4) Inspection Checklist

(Group R-4 = More than 6 Ambulatory, Regardless of licensing agency)

May have up to 6 non-amb or bedridden

	OK	CN	NA
<p>1. Minimum Construction: Type V-N Maximum of 7000 sq. ft.—2 stories. Higher if different construction. Table 503. <i>Exception 1: Where non-ambulatory clients are housed above the first floor, or there is more than 3000 Sq. Ft. of area above the first floor or housing more than 16 clients at this level, the construction shall be 1-hour fire resistive throughout. CBC Sec. 425.3.3.</i> <i>Exception 2: Facilities housing non-ambulatory elderly clients shall be at least Type V, 1-hour throughout. CBC, Section 425.3.4</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2. Smoke Barriers: a. Required where individual floor area exceeds 6000 sq. ft. Area of a single smoke compartment shall not exceed 22,500 sq. ft. and travel distance to an exit or smoke barrier wall shall not exceed 200 feet. CBC, Sec. 425.5.1 b. Smoke barrier framing to be covered with noncombustible material with thermal barrier index of not less than 15. CBC 425.5.2</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3. Automatic Fire Sprinkler Protection: Fire Sprinkler System in accordance with NFPA 13. CBC Sec. 903.2.8. <i>Exception 1: Protective Social Care facilities housing ambulatory persons ages 18-64 years.</i> <i>Exception 2: Occupancies housing ambulatory children only none of whom are mentally ill or mentally retarded, and the building does not exceed 2 stories in height and is equipped with a complete smoke detection system.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4. Smoke Alarms: Required in each sleeping area and in the corridor or area giving access to each separate sleeping area. CBC Sec. 425.7.3 & 907.2.10.3.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5. Carbon Monoxide Alarms: 1. Required in all new dwellings built after January 1, 2011. CBC 420.4.1. Might be required by building or fire officials for existing dwellings after July 1, 2011. H&S Code 17926.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6. Fire Alarms: An approved manual fire alarm system in accordance with Section 907.5 shall be installed in Group R-4 occupancies. CBC 907.2.10.1 & 907.2.10.2. Exceptions: 1. A manual fire alarm system is not required in buildings not more than <i>two</i> stories in height where all individual <i>sleeping units</i> and contiguous attic and crawl spaces to those units are separated from each other and public or common areas by at least 1-hour fire partitions and each individual sleeping</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	<p><i>unit</i> has an exit directly to a <i>public way, exit court or yard</i>.</p> <p>2. Manual fire alarm boxes are not required throughout the building when the following conditions are met:</p> <p>2.1. The building is equipped throughout with an <i>automatic sprinkler system</i> installed in accordance with Section 903.3.1.1 or 903.3.1.2.;</p> <p>2.2. The notification appliances will activate upon sprinkler waterflow; and</p> <p>2.3. At least one manual fire alarm box is installed at an <i>approved</i> location.</p> <p>3. Manual fire alarm boxes in resident or patient sleeping areas shall not be required at exits where located at all nurse's control stations or other constantly attended staff locations, provided such stations are visible and continuously accessible and that travel distances required in Section 907.4.2.1 are not exceeded.</p> <p>907.2.10.2 Automatic smoke detection system for R-4's. [F] An automatic smoke detection system that activates the occupant notification system in accordance with Section 907.5 shall be installed in <i>corridors</i>, waiting areas open to <i>corridors</i> and <i>habitable spaces</i> other than <i>sleeping units</i> and kitchens.</p> <p>Exceptions:</p> <p>1. Smoke detection in <i>habitable spaces</i> is not required where the facility is equipped throughout with an <i>automatic sprinkler system</i> installed in accordance with Section 903.3.1.1.</p> <p>2. An automatic smoke detection system is not required in buildings that do not have interior <i>corridors</i> serving <i>sleeping units</i> and where each <i>sleeping unit</i> has a <i>means of egress</i> door opening directly to an exit or to an exterior <i>exit access</i> that leads directly to an exit.</p>			
7.	<p>Exits: Two Exits required. CBC Sec. 425.8.2.1</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8.	<p>Corridor Construction: Hallways/corridors serving 11 or more shall be 1-hour fire resistive with door openings protected by 20-minute fire rated assemblies. Doors to be maintained self-closing or automatic-closing by activation of a smoke detector. Glazed openings to be labeled ¾ hour fire-rated assemblies. CBC Sec. 425.8.4.1 & Table 1018.1.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9.	<p>Corridor Width: 44 inches on floors housing only ambulatory clients. CBC Sec. 425.8.4.2. Exception 1: <i>Corridors serving 10 or less may be 36 inches in width.</i> Exception 2: <i>Corridors serving ambulatory persons only and having an occupant load of 49 or less may be 36 inches in width.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10.	<p>Intervening Rooms: Corridors shall not be interrupted by intervening rooms. CBC Sec. 1018.6 Exception 1: <i>Foyers, lobbies and reception rooms shall not be considered intervening rooms.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11.	<p>Exit Enclosure: Two enclosed exit stairways remotely located shall be required if 7 or more non-ambulatory clients are located above the first floor. CBC</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Sec. 425.8.6.1.			
12.	Delayed Egress: Allowed if conforming to the requirements of CBC Sec. 1008.1.9.7.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13.	Bedridden Clients: Allowed for facilities licensed after Jan. 1, 2008. May have up to six non-amb or 6 bedridden clients. See CBC Section 310.1 for definition of R-4 occupancies.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14.	Exit Signs: Required as per CBC Section 1011.1.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15.	Tactile Exit Signs: Required as per CBC Section 1011.3.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16.	Emergency Lighting: Required as per CBC Section 1006.3. Exception: Client sleeping rooms.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17.	Fire Extinguishers: Required as per CFC Sections 906.1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
18.	Exit ramps: Required as per CBC Section 425.8.5	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>