



Family Child Day Care Home Bulletin # 24

Department of Planning and Land Services, June 2007
Division of Building Safety and Inspection for 2006 I Codes

Family Child Day Care Home is the name given to day care for children operated in a home by the International Residential Code (IRC) Section R326. This requirement is an amendment by the State Building Code Council and provides additional safety requirements for this use.

The Pierce County Code (PCC) uses the term **Child Home-Based Day Care**. "Child home-based day care" means a facility licensed by the State that regularly provides care for a period of less than 24 hours per day for no more than 12 children and is located in an owner-occupied dwelling unit.

PCC 18A.35.070 Day-Care Facilities.

A. Purpose. The purpose of this Section is to provide operating criteria to meet the need for quality, affordable, and safe day-care facilities for adults and children in all areas of Pierce County. There are two types of Day-Care Facilities: Home-Based Day-Care Facilities and Day-Care Centers.

Home-Based Day Care. "Home-Based Day Care" means a use which operates from and is accessory to a residence in any zone classification and is restricted to a maximum of 12 children or adults.

Home-Based Day-Care Facilities. Home-Based Day-Care facilities operate from a residence and are restricted to a maximum of 12 children or adults. There are two types of Home-Based Day-Care Facilities: Adult Home-Based Day Care, and Child Home-Based Day Care.

1. Operating Criteria for Home-Based Day-Care Facilities.

a. Minimum Fencing/Screening Required. Outdoor recreation areas must be enclosed by a Department of Social and Health Services (DSHS) approved fence.

b. Outdoor Play Equipment. Play equipment shall not be located in any required front or side yard setback area.

c. Off-Street Parking. In addition to the parking space required for the single-family dwelling, one parking space shall be required for each non-resident employee, plus one additional parking space.

Building Permits

A building permit is required when work is needed to meet any of the safety requirements listed below or if an inspection to confirm compliance is requested by the operator (home owner). In addition to the safety requirements of a single family dwelling, Day Care must also have:

Two exits from each floor used for the day care with more than six children.

Doors used for exits to the exterior must be operable from the inside without keys or special knowledge.

Every sleeping or napping room must have an operable emergency escape or rescue window.

Exception: Sleeping or napping rooms having doors (2) that lead to separate exits, or a door opening directly to the exterior.

Call the building plan review desk to review the specifics of your project to verify if a permit is required. 253-798-3741

Basements may not be used for day care unless one of the following features is provided.

1. *Two exit stairs that go directly to the outside. Stairs may not go back through the house; or*
2. *One exit stair going directly to the outside and one inside, if the inside stair has a self closing door at the top or bottom of the stairway; or*
3. *One of the two exits is a window or door approved for emergency escape or rescue and it opens directly to a public street, public alley, yard or exit court; or*
4. *Install a residential sprinkler (NFPA 13d) system throughout the house.*

Floors more than four (4) feet above grade shall not be occupied by children. Exceptions:

1. *To use the bathroom with adult supervision.*
2. *Family child day care homes may be allowed on the second floor if one of the following conditions exist:*
 - a. *Two exit stairs that go directly to the outside. Stairs may not go back through the house; or*
 - b. *One exit stair going directly to the outside and one inside, if the inside stair has a selfclosing door at the top or bottom of the stairway; or*
 - c. *Install a residential sprinkler (NFPA 13d) system throughout the house.*

Rooms or spaces containing commercial-type cooking range, boiler, maintenance shop, janitor closet, laundry, woodworking shop or combustible storage, or painting operation shall be separated by a 1-Hr fire wall. Separation is not required for the normal residential kitchen.

Smoke detectors shall be located:

- * in all sleeping and napping areas
- * on each story and in basements
- * on upper level of a split level unless sleeping or napping area is in lower level, then on both levels
- * at the head of the stairs serving an upper level sleeping or napping area
- * in the hall and adjoining rooms where the adjoining rooms ceiling is 24" higher than the hall

Smoke detectors shall sound an alarm audible in all portions of the home. This may be done by connecting them together so that when one goes off they all do.

Smoke detectors may be battery powered in existing construction but must be powered by the house electrical system, with battery backup, in new construction.

You may have difficulty finding battery powered detectors that can be connected to sound together.

Note:

Owners should contact the Water Resources Development Engineering Section @ 253-798-2737 to:

- 1) If the home is served by a sewer Home-Based Day-Care Facilities and Home-Based Day Care must complete a Pretreatment Review form for review and approval
- 2) Engineered grease interceptor plans may be required based on the type of cooking.
- 3) Verify the current capacity/connection charge is sufficient to cover the intended Day Care use.

Water Source

The source of water in a Day Care must come from a public system. The water may not come from a private well.