



Inspecting Adult Family Homes Bulletin # 5

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

The purpose of this bulletin is to provide much-needed clarification to the building code rules regulating Adult Family Homes. These rules became effective July 1, 2001. The regulations for Adult Family Homes were removed from the LC Occupancy requirements. Adult Family Homes—in compliance with State law—are now properly classified as Group R, Division 3 Occupancies.

However, in making this change, it was recognized that there are some specific life safety issues facing Adult Family Homes that do not exist in typical single family dwellings. In addition to meeting all of the requirements for any Group R, Division 3 Occupancy, there are specific additional requirements in WAC 51.51, IRC R325.

APPLICABILITY:

The regulations noted in WAC 51.51, IRC R325 apply **ONLY** to “all newly constructed adult family homes **AND** all existing single family homes being converted to adult family homes.” The rules are clear that these requirements **DO NOT** apply to any adult family homes “licensed by the State of Washington Department of Social and Health Services prior to July 1, 2001.”

REASON:

It was clear in the development of these new regulations that any newly licensed adult family home needs to meet these requirements. However, it was also recognized that there are many other adult family homes that are already licensed and may not meet these new requirements. It was not the intent of these regulations to retroactively apply to existing licensed Adult Family Homes.

ADULT FAMILY HOME DEFINED:

IBC Section 202 defines them as “a dwelling in which a person or persons provide personal care, special care, room and board to more than one but not more than six adults who are not related by blood or marriage to the person or persons providing the services.”

If a home has just been constructed—or an existing home wishes to become newly licensed as an adult family home—the home owner must (1) receive approval from the local building official, and (2) obtain a license from the Department of Social and Health Services. A license cannot be issued by DSHS without the local building official's approval of the home, certifying compliance with these regulations.

INSPECTION:

The Washington Association of Building Officials (WABO) developed an Inspection Application and Checklist. Pierce County will use these forms.

A residential building permit (BPRS) for "License Inspection for Adult Family Home" is required. Permit fee is based on a valuation of \$2,000. A floor plan and site plan are required for building permit review. Other departments may have additional requirements.

The following shall be submitted at time of application.

- WABO application form,
- certificate of water availability,
- a site plan,
- a floor plan

Note: The floor plan submittal will typically be the floor/evacuation plan submitted to DSHS for their approval.

The inspection checklist shall be filled out by the building inspector. A copy shall be left with the applicant.

Sleeping Room Designations

Type S: A sleeping room that has part of its means of egress a stair, elevator or platform lift.

Type NS1: A sleeping room that has one means of egress at grade level or has a ramp complying with IBC 1010

Type NS2: A sleeping room where two means of egress at grade level or has ramps complying with IBC 1010



REQUEST FOR INSPECTION – Adult Family Home



Application Number: _____

Applicant must complete sections 1, 2, 3, and 4. Application must be complete to be processed.

SECTION 1 – PROPERTY INFORMATION

Site Address: _____ Assessor’s Tax/Parcel #: _____

SECTION 2 – APPLICATION INFORMATION

Property Owner Name: _____ Daytime Phone: _____

Licensee Name (if different): _____ Daytime Phone: _____

SECTION 3 – FLOOR PLAN

A complete floor plan must include all sleeping rooms, identified by number (#1, #2, #3, etc.) and all components for exiting, i.e. stairs, ramps, platform lifts, and elevators. (Attach additional sheets if necessary).

SECTION 4 – DISCLAIMER/SIGNATURE BLOCK

I certify under penalty of perjury that the information furnished by me is true and correct to the best of my knowledge, and that I am authorized by the owner of the above premises to request inspection for and operate an Adult Family Home at this location. I further certify that I have made application to the Department of Social and Health Services and the jurisdiction for the appropriate license(s) to conduct such business at this location. I further agree to hold harmless the jurisdiction conducting such inspections at my request as to any claim (including costs, expenses, and attorney’s fees incurred in the investigation of such claim), which may be made by any person, including the undersigned, and filed against the jurisdiction, but only where such claim arises out of the reliance of the jurisdiction, including its officers and employees, upon the accuracy of the information supplied to the jurisdiction as part of this application.

NAME/TITLE: _____ **DATE:** _____

↑ **PROPERTY OWNER**

↑ **APPLICANT**

↑ **LICENSEE**

SECTION 5 – INSPECTION CHECKLIST

	YES	NO
Home licensed (or applying for license) on or after July 1, 2001	↑	↑
<u>SLEEPING ROOMS</u>	↑	↑
Sleeping Room #1	↑ S	↑ NS1 ↑ NS2
Bedroom door is openable from the outside when locked	↑	↑
Closet doors are readily openable from the inside	↑	↑
Smoke alarm is installed in the bedroom	↑	↑
Sleeping room window has a minimum net openable area of 5.7 s.f. (minimum dimensions: 24" high, 20" wide)	↑	↑
Sleeping room window has a maximum sill height of 44"	↑	↑
Sleeping Room #2	↑ S	↑ NS1 ↑ NS2
Bedroom door is openable from the outside when locked	↑	↑
Closet doors are readily openable from the inside	↑	↑
Smoke alarm is installed in the bedroom	↑	↑
Sleeping room window has a minimum net openable area of 5.7 s.f. (minimum dimensions: 24" high, 20" wide)	↑	↑
Sleeping room window has a maximum sill height of 44"	↑	↑
Sleeping Room #3	↑ S	↑ NS1 ↑ NS2
Bedroom door is openable from the outside when locked	↑	↑
Closet doors are readily openable from the inside	↑	↑
Smoke alarm is installed in the bedroom	↑	↑
Sleeping room window has a minimum net openable area of 5.7 s.f. (minimum dimensions: 24" high, 20" wide)	↑	↑
Sleeping room window has a maximum sill height of 44"	↑	↑
Sleeping Room #4	↑ S	↑ NS1 ↑ NS2
Bedroom door is openable from the outside when locked	↑	↑
Closet doors are readily openable from the inside	↑	↑
Smoke alarm is installed in the bedroom	↑	↑
Sleeping room window has a minimum net openable area of 5.7 s.f. (minimum dimensions: 24" high, 20" wide)	↑	↑
Sleeping room window has a maximum sill height of 44"	↑	↑
Sleeping Room #5	↑ S	↑ NS1 ↑ NS2
Bedroom door is openable from the outside when locked	↑	↑
Closet doors are readily openable from the inside	↑	↑
Smoke alarm is installed in the bedroom	↑	↑
Sleeping room window has a minimum net openable area of 5.7 s.f. (minimum dimensions: 24" high, 20" wide)	↑	↑
Sleeping room window has a maximum sill height of 44"	↑	↑
Sleeping Room #6	↑ S	↑ NS1 ↑ NS2
Bedroom door is openable from the outside when locked	↑	↑
Closet doors are readily openable from the inside	↑	↑
Smoke alarm is installed in the bedroom	↑	↑
Sleeping room window has a minimum net openable area of 5.7 s.f. (minimum dimensions: 24" high, 20" wide)	↑	↑
Sleeping room window has a maximum sill height of 44"	↑	↑
<u>GENERAL</u>		
Bathroom doors are openable from the outside when locked	↑	↑
Smoke alarms are installed on all levels of the dwelling	↑	↑
All smoke alarms are audible in all parts of the dwelling upon activation of a single device	↑	↑
Access road and water supply approved by Fire Department	↑	↑

↑ PASSED

↑ CORRECTIONS REQUIRED

↑ PERMIT REQUIRED

INSPECTOR: _____ **DATE:** _____