



**PLANNING
AND
LAND
SERVICES
DEPARTMENT**

**HOME-BASED
Day Care**

Pierce County Code Title 18A.35.070
Uniform Building Code Section 310.13



2401 South 35th Street
Tacoma, WA 98409
(253) 798-4300

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

"Child Home Based Day Care" is the term used by the Pierce County Code (PCC) to describe 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, and is accessory to, an owner occupied dwelling unit.



Operating Criteria

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

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

Off-Street Parking
In addition to the parking space required for the single-family dwelling, one parking space shall be require 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 homeowner. In addition to the safety requirements of a single family dwelling, a 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 two doors that lead to separate exits, or a door opening directly to the exterior.

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

- Two exit stairs that go directly to the outside (stairs may not go back through the house); or
- 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

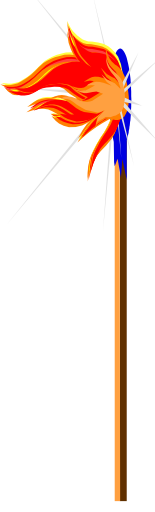
- One of the two required exits is a window or door approved for emergency escape or rescue and it opens directly to a public street, public alley, yard or exit court; or
- A residential sprinkler (NFPA 13d) system has been installed throughout the house.

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

- To use the bathroom with adult supervision.
- Family child day care homes may be allowed on the second floor if one of the following conditions exist:
 1. There are two exit stairs that go directly to the outside, (stairs may not go back through the house); or
 2. There is 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. A residential sprinkler (NFPA 13d) sprinkler system throughout the house has been installed.

Fire Wall Separation

Separation is not required for the normal residential kitchen. However, 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-Hour fire wall.



Smoke Detectors, shall be located:

- In all sleeping and napping areas; and
- On each story and in basements; and
- On the upper level of a split level, unless the sleeping and napping area is in the lower level, then on both levels; and
- At the head of the stairs serving an upper level sleeping or napping area; and
- In the hall and adjoining rooms where the adjoining room 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 homes, but must be powered by the house electrical system, with battery backup, in all new construction.

Water

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

Sewer


If the home is served by a sanitary sewer system, please contact the Water Resources Development Engineering Section at 798-2737 for:

- Pretreatment review;
- Engineered grease interceptor plans for certain types of cooking;
- Current capacity/connection charge, to make sure it is sufficient to cover the intended day care use.

Septic System

If the home is served by a septic system, you are required to contact the Source Protection Section of the Tacoma Pierce County Health Department, (253) 798-6470:

- To ensure that the septic system capacity is sufficient.



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