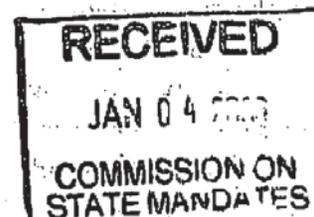




**DEPARTMENT OF FORESTRY AND FIRE PROTECTION  
OFFICE OF THE STATE FIRE MARSHAL  
RUBEN GRIJALVA, STATE FIRE MARSHAL**

P.O. Box 944248  
Sacramento, California 94244-2480  
Web Site: <http://osfm.fire.ca.gov>  
(916) 445-8200



December 27, 2005

Paula Higashi  
Executive Director  
Commission on State Mandates  
980 Ninth Street, Suite 300  
Sacramento, California 95814

Dear Director Higashi,

This is in response to your letter dated December 12, 2005 requesting information regarding the State Fire Marshal's (SFM) implementation of Health and Safety Code (HSC) sections 13144.5 and 13235.

HSC Section 13144.5 indicates that the SFM shall prepare and conduct voluntary regular training sessions devoted to the interpretation and application of the laws and rules and regulations in Title 19 and Title 24 of the California Code of Regulations relating to fire and panic safety. We are providing the Statutes and Regulations class to local and state governments throughout California on a quarterly basis. A portion of this class covers the interpretation of the regulations pertaining to community care facilities licensed pursuant to Section 1508, residential care facilities for the elderly licensed pursuant to Section 1569.10, and to child day care facilities licensed pursuant to Section 1596.80. Enclosed are copies of materials that related to the issue.

Under HSC Section 13146(d), the local enforcing agency could request the SFM to assume jurisdiction for these community care facilities provided that we have the resources to fulfill the request. In some cases, these types of facilities are on state property, we are the enforcing authority in these instances. Thus, there would be no difference in our procedures when we assume the jurisdiction from the local fire enforcing agency.

Should you require further assistance, please do not hesitate to contact Hugh Council, Chief of Operations, at (916) 445-8200.

*Rubén Grijalva*  
RUBEN GRIJALVA  
State Fire Marshal

**COPY**

Attachment

cc: Hugh Council, Chief of Operations

13144.5. The State Fire Marshal shall prepare and conduct voluntary regular training sessions devoted to the interpretation and application of the laws and rules and regulations in Title 19 and Title 24 of the California Code of Regulations relating to fire and panic safety. The training sessions shall include, but need not be limited to, interpretation of the regulations pertaining to community care facilities licensed pursuant to Section 1508, to residential care facilities for the elderly licensed pursuant to Section 1569.10, and to child day care facilities licensed pursuant to Section 1596.80, in order to coordinate a consistent interpretation and application of the regulations among local fire enforcement agencies.

13235. (a) Upon receipt of a request from a prospective licensee of a community care facility, as defined in Section 1502, of a residential care facility for the elderly, as defined in Section 1569.2, or of a child day care facility, as defined in Section 1596.750, the local fire enforcing agency, as defined in Section 13244, or State Fire Marshal, whichever has primary jurisdiction, shall conduct a preinspection of the facility prior to the final fire clearance approval. At the time of the preinspection, the primary fire enforcing agency shall provide consultation and interpretation of fire safety regulations, and shall notify the prospective licensee of the facility in writing of the specific fire safety regulations which shall be enforced in order to obtain fire clearance approval. A fee of not more than fifty dollars (\$50) may be charged for the preinspection of a facility with a capacity to serve 25 or fewer persons. A fee of not more than one hundred dollars (\$100) may be charged for a preinspection of a facility with a capacity to serve 26 or more persons.

(b) The primary fire enforcing agency shall complete the final fire clearance inspection for a community care facility, residential care facility for the elderly, or child day care facility within 30 days of receipt of the request for the final inspection, or as of the date the prospective facility requests the final preclearance inspection by the State Department of Social Services, whichever is later.

1569.10. No person, firm, partnership, association, or corporation within the state and no state or local public agency shall operate, establish, manage, conduct, or maintain a residential facility for the elderly in this state without a current valid license or current valid special permit therefor, as provided in this chapter.

1596.80. No person, firm, partnership, association, or corporation shall operate, establish, manage, conduct, or maintain a child day care facility in this state without a current valid license therefor as provided in this act.

13146. The responsibility for enforcement of building standards adopted by the State Fire Marshal and published in the California Building Standards Code relating to fire and panic safety and other regulations of the State Fire Marshal shall be as follows:

(a) The city, county, or city and county with jurisdiction in the area affected by the standard or regulation shall delegate the enforcement of the building standards relating to fire and panic safety and other regulations of the State Fire Marshal as they relate to R-3 dwellings, as described in Section 1201 of Part 2 of the California Building Standards Code, to either of the following:

(1) The chief of the fire authority of the city, county, or city and county, or his or her authorized representative.

(2) The chief building official of the city, county, or city and county, or his or her authorized representative.

(b) The chief of any city or county fire department or of any fire protection district, and their authorized representatives, shall enforce within its jurisdiction the building standards and other regulations of the State Fire Marshal, except those described in subdivision (a) or (d).

(c) The State Fire Marshal shall have authority to enforce the building standards and other regulations of the State Fire Marshal in areas outside of corporate cities and districts providing fire protection services.

(d) The State Fire Marshal shall have authority to enforce the building standards and other regulations of the State Fire Marshal in corporate cities and districts providing fire protection services upon request of the chief fire official or the governing body.

(e) Any fee charged pursuant to the enforcement authority of this section shall not exceed the estimated reasonable cost of providing the service for which the fee is charged, pursuant to Section 66014 of the Government Code.

GROUP R-2 OCCUPANCIES

Occupancy	Construction	Smoke Barrier	Rated corridors	Sprinkler System	Fire Alarm	Smoke Alarms	# of Exits	Delayed Egress	Bed-ridden	Exit Signs	Tactile Exit Signs	Emergency Lights	Fire Extinguishers	Ramps
R2.1 7+non-amb	Rated Table 5-B	If > than 6,000 sq. feet	Yes 1004.3.4.3	Yes 904.2.10	Manual & Auto. System 310.10.1 See Exc. #1-3 and CFC 1006.2.9.1.1.1	No See 310.10.1 for special conditions	Two 1007.6.3.1.1	Yes Must meet all req. of 1003.3.1.10	Not Allowed See 310.1.1 special provisions	Yes 1003.2.8.2	Yes 1003.2.8.6.1	Yes 1003.2.9.2	Yes CFC 1002.1	Yes 1007.6.3.4
R2.1.1 6 or less non-amb (May have one permanent bed-ridden client)	Non-rated Table 5-B & See special considerations of 310.2.2	If > than 6,000 sq. feet 310.2.3	No 1007.6.3.3.1 See 415A.4 415A.4.1 415A.5 415A.6 for doors to bed-ridden rooms	No See 904.2.10 Exc. #1	Manual Pull Station 310.10.2	Yes 310.9.1.1	Two 1007.6.3.1.1 For bed-ridden see 415A.3	Yes Must meet all req. of 1003.3.1.10	One Allowed. 415A.2 and exception. Also see 310.1.1 special provisions	Yes 1007.6.3.2.2	No	No	Yes CFC 1002.1	Yes 1007.6.3.4
R2.2 7+amb	Non-Rated See special considerations in 310.2.2	If > than 6,000 sq. feet 310.2.3	Yes 1004.3.4.3	Yes See 904.2.10 Exc. #3	Manual System 310.10.3	Yes 310.10.3	Two 1007.6.3.1.1	Yes Must meet all req. of 1003.3.1.10	Not Allowed See 310.1.1 special provisions	Yes 1003.2.8.2	Yes 1003.2.8.6.1	Yes 1003.2.9.2 9.2	Yes CFC 1002.1	No Unless housing non-amb 1007.6.3.4
R2.2.1 6 or less amb. (May have one permanent bed-ridden client)	Non-rated Table 5-B	If > than 6,000 sq. feet 310.2.3	No 1007.6.3.3.1 See 415A.4 415A.4.1 415A.5 415A.6 for doors to bed-ridden rooms	No See 904.2.10 Exc. #1	Manual Pull stat. 310.10.2	Yes 310.9.1.1 See 415A.7 for Bed-ridden	Two 1007.6.3.1.1 For bed-ridden see 415A.3	Yes Must meet all req. of 1003.3.1.10	One Allowed 415A.2 and exception. Also see 310.1.1 special provisions	Yes 1007.6.3.2.2		No	Yes CFC 1002.1	No Unless housing non-amb 1007.6.3.4
R2.3 Hospice 7 or more bed-ridden	Rated if > 1 story See 310.2.2 For except.	If > than 6,000 sq. feet 310.2.3	Yes 1004.3.4.3	Yes 904.2.10.1	Manual & Auto System CFC 310.10.1 and CFC 1006.2.9.1.1.1 special conditions and except.	No See special conditions of 310.10.1 exception.	Two 1007.6.3.1.1	Yes Must meet all req. of 1003.3.1.10	Yes 310.1	Yes	Yes 1003.2.8.6.1	Yes 1003.2.9.2	Yes CFC 1002.1	Yes 1007.6.3.4
R2.3.1 Hospice 6 or less bed-ridden	Rated if > 1 story See 310.2.2 For except.	If > 6,000 sq. feet 310.2.3 310.2.3	No 1007.6.3.3.1	Yes 904.2.10.1	Manual Pull Station 310.10.2	Yes 310.9.1.1	Two 1007.6.3.1.1	Yes Must meet all req. of 1003.3.1.10	Yes 310.1	Yes 1007.6.3.2.2	No	No	Yes CFC 1002.1	Yes 1007.6.3.4

TABLE 5-B—BASIC ALLOWABLE BUILDING HEIGHTS AND BASIC ALLOWABLE FLOOR AREA FOR BUILDINGS ONE STORY IN HEIGHT<sup>1</sup>

Use Group	Height/Area	TYPES OF CONSTRUCTION									
		I		II		III		IV	V		
		F.R.	F.R.	One-hour	N	One-hour	N	H.T.	One-hour	N	
		Maximum Height (feet)									
		UL	160 (48 788 mm)	65 (19 812 mm)	55 (16 764 mm)	65 (19 812 mm)	55 (16 764 mm)	65 (19 812 mm)	80 (24 384 mm)	40 (12 192 mm)	
Maximum Height (stories) and Maximum Area (sq. ft.) (x 0.0929 for m <sup>2</sup> )											
A-1	H	UL	4	Not Permitted							
	A	UL	29,900	Not Permitted							
A-2, 2.1 <sup>2</sup>	H	UL	4	2	NP	2	NP	2	2	NP	
	A	UL	29,900	13,500	NP	13,500	NP	13,500	10,500	NP	
A-3, 4 <sup>2</sup>	H	UL	12	2	1	2	1	2	2	1	
	A	UL	29,900	13,500	9,100	13,500	9,100	13,500	10,500	6,000	
B, F-1, M, S-1, S-3, S-5	H	UL	12	4	2	4	2	4	3	2	
	A	UL	39,900	18,000	12,000	18,000	12,000	18,000	14,000	8,000	
E-1, 2, 3 <sup>4</sup>	H	UL	4	2	1	2	1	2	2	1	
	A	UL	45,200	20,200	13,500	20,200	13,500	20,200	15,700	9,100	
F-2, S-2	H	UL	12	4	2	4	2	4	3	2	
	A	UL	59,900	27,000	18,000	27,000	18,000	27,000	21,000	12,000	
H-1 <sup>5</sup>	H	UL	1	1	1	Not Permitted					
	A	UL	15,000	12,400	5,600	3,700	Not Permitted				
H-2 <sup>5</sup>	H	UL	2	1	1	1	1	1	1	1	
	A	UL	15,000	12,400	5,600	3,700	5,600	3,700	5,600	4,400	
H-3, 4, 5 <sup>5</sup>	H	UL	5	2	1	2	1	2	2	1	
	A	UL	24,800	11,200	7,500	11,200	7,500	11,200	8,800	5,100	
H-6, 7	H	UL	3	3	2	3	2	3	3	1	
	A	UL	39,900	18,000	12,000	18,000	12,000	18,000	14,000	8,000	
H-8	H	UL	10	3	2	3	2	3	3	1	
	A	UL	39,900	18,000	12,000	18,000	12,000	18,000	14,000	8,000	
I-1.1, 1.2 <sup>6,10</sup>	H	UL	3	1	NP	1	NP	1	1	NP	
	A	UL	15,100	6,800	NP	6,800	NP	6,800	5,200	NP	
I-2	H	UL	3	2	NP	2	NP	2	2	NP	
	A	UL	15,100	6,800	NP	6,800	NP	6,800	5,200	NP	
I-3	H	UL	2	Not Permitted <sup>7</sup>							
	A	UL	15,100	Not Permitted <sup>7</sup>							
R-1	H	UL	12	4	2 <sup>9</sup>	4	2 <sup>9</sup>	4	3	2 <sup>9</sup>	
	A	UL	29,900	13,500	9,100 <sup>9</sup>	13,500	9,100 <sup>9</sup>	13,500	10,500	6,000 <sup>9</sup>	
R-2.1	H	UL	12	2	NP	2	NP	NP	2	NP	
	A	UL	29,900	13,500	NP	13,500	NP	NP	10,500	NP	
R-2.1.1, 2.2, 2.2.1	H	UL	12	4	2 <sup>9</sup>	4	2 <sup>9</sup>	4	3	2 <sup>9</sup>	
	A	UL	29,900	13,500	9,100 <sup>8</sup>	13,500	9,100 <sup>8</sup>	13,500	10,500	6,000 <sup>8</sup>	
R-3	H	UL	3	3	3	3	3	3	3	3	
	A		Unlimited								
S-4 <sup>3</sup>	H		See Table 3-H								
	A		See Table 3-H								
U <sup>8</sup>	H		See Chapter 3								
	A		See Chapter 3								

A—Building area in square feet.  
 H—Building height in number of stories.  
 H.T.—Heavy timber.  
 NP—Not permitted.

N—No requirements for fire resistance.  
 F.R.—Fire resistive.  
 UL—Unlimited.

<sup>1</sup>For multistory buildings, see Section 504.2.

<sup>2</sup>For limitations and exceptions, see Section 303.2.

<sup>3</sup>For open parking garages, see Section 311.9.

<sup>4</sup>See Section 305.2.3.

<sup>5</sup>See Section 307.

<sup>6</sup>See Section 308.2.1 for exception to the allowable area and number of stories in hospitals, nursing homes and health-care centers.

<sup>7</sup>See Section 308.2.2.2.

<sup>8</sup>For agricultural buildings, see also Appendix Chapter 3.

<sup>9</sup>For limitations and exceptions, see Section 310.2.

<sup>10</sup>For Type II F.R., the maximum height of Group I, Division 1.1 Occupancies is limited to 75 feet (22 860 mm). For Type II, One-hour construction, the maximum height of Group I, Division 1.1 Occupancies is limited to 45 feet (13 716 mm).

*dential-care Facilities for the Elderly (RCFE). Every Residential-care Facility for the Elderly (RCFE) admitting or retaining a bedridden resident shall, within 48 hours of the resident's admission or retention in the facility, notify the local fire authority with jurisdiction of the estimated length of time the resident will retain his or her bedridden status in the facility.*

**310.1.2 [For SFM]** In Group R, Division 2 Occupancies classified as Residential Facilities (RF), bedridden clients shall not be located above the first story.

**310.1.3 [For SFM]** Restraint shall not be practiced in Group R, Division 2 Occupancies.

**EXCEPTION:** Group R, Division 2 Occupancies which meet all the construction requirements for a Group I, Division 3 Occupancy.

**310.1.4 [For SFM]** Pursuant to Health and Safety Code Section 13143, facilities licensed by the Department of Social Services which provide nonmedical board, room and care for six or fewer ambulatory children or children two years of age or younger, and which do not have any nonambulatory clients shall not be subject to regulations pertaining to Group R, Division 2 Occupancies. With respect to these exempted facilities, no city, county, or public district shall adopt or enforce any requirement for the prevention of fire or for the protection of life and property against fire and panic unless the requirement would be applicable to a structure regardless of the special occupancy. Nothing shall restrict the application of state or local housing standards to such facilities if the standards are applicable to residential occupancies and are not based on the use of the structure as a facility for ambulatory children. For the purpose of this exception, "ambulatory children" does not include relatives of the licensee or the licensee's spouse.

**310.1.5 [For SFM]** Pursuant to Health and Safety Code Section 13133, regulations of the state fire marshal pertaining to Group R, Division 2 Occupancies classified as Residential Facilities (RF) and Residential-care Facilities for the Elderly (RCFE) shall apply uniformly throughout the state and no city, county, city and county, including a charter city or charter county, or fire-protection district shall adopt or enforce any ordinance or local rule or regulation relating to fire and panic safety which is inconsistent with these regulations. A city, county, city and county, including a charter city or charter county may pursuant to Health and Safety Code Section 13143.5, or a fire protection district may pursuant to Health and Safety Code Section 13869.7, adopt standards more stringent than those adopted by the state fire marshal that are reasonably necessary to accommodate local climate, geological, or topographical conditions relating to roof coverings for Residential-care Facilities for the Elderly.

**310.1.6 [For SFM]** Existing Residential Facilities and Residential-care Facilities for the Elderly which were originally classified as Group I Occupancies under pre-1991 codes may be reinspected as a Group I Occupancy under the appropriate previous code provided there is no change in the use which would place the facility in a different division or occupancy group. (See Section 3403.1.)

### 310.2 Construction, Height and Allowable Area.

**310.2.1 General.** Buildings or parts of buildings classed in Group R because of the use or character of the occupancy shall be limited to the types of construction set forth in Table 5-B and shall not exceed, in area or height, the limits specified in Sections 504, 505 and 506.

**EXCEPTION [For HCD 1]:** Limited-density owner-built rural dwellings may be of any type of construction which will provide for a sound structural condition. Structural hazards which result in an un-

sound condition and which may constitute a substandard building are delineated by Section 17920.3 of the Health and Safety Code.

**310.2.2 Special provisions.** Walls and floors separating dwelling units in the same building, or guest rooms in Group R, Division 1 hotel occupancies, shall not be of less than one-hour fire-resistive construction.

**EXCEPTION [For SFM]:** In Divisions 2.1.1, 2.2.1 and 2.3.1 Occupancies, walls and floors may be nonrated construction provided:

1. Construction has protection equivalent to 1/2-inch (12.7 mm), nonrated gypsum wallboard and,
2. Dwelling units are not equipped with open flame, gas or electrical element cooking appliances other than a microwave cooking appliance.

Group R, Division 1 Occupancies more than two stories in height or having more than 3,000 square feet (279 m<sup>2</sup>) of floor area above the first story, [for SFM] and in Division 2.1.1 Occupancies where clients are housed above the first floor and there is more than 3,000 square feet (279 m<sup>2</sup>) of floor area above the first floor, shall not be of less than one-hour fire-resistive construction throughout, except as provided in Section 601.5.2.2.

**[For SFM]** Division 2.2 Occupancies where nonambulatory clients are housed above the first floor and there is more than 3,000 square feet (279 m<sup>2</sup>) of floor area above the first floor or housing more than 16 clients above the first floor shall be constructed of not less than one-hour fire-resistive construction throughout except as provided in Section 601.5.2.

**[For SFM]** Divisions 2.3 and 2.3.1 Occupancies where clients are housed above the first floor, shall not be of less than one-hour fire-resistive construction throughout except as provided in Section 601.5.2.2.

**EXCEPTION:** Interior nonload-bearing partitions within individual dwelling units in apartment houses and guest rooms or suites in hotels where such dwelling units, guest rooms or suites are separated from each other and from corridors by not less than one-hour fire-resistive construction may be constructed of:

1. Noncombustible materials or fire-retardant wood in buildings of any type of construction; or
2. Combustible framing with noncombustible materials applied to the framing in buildings of Type III or Type V construction.

Storage or laundry rooms that are within Group R, Division 1 Occupancies, that are used in common by tenants shall be separated from the rest of the building by not less than one-hour fire-resistive occupancy separation.

**EXCEPTION [For HCD 1]:** Interior nonload-bearing partitions within individual dwelling units in apartment houses and guest rooms or suites in hotels where such dwelling units, guest rooms or suites are separated from each other and from corridors by not less than one-hour fire-resistive construction, may be constructed of:

1. Noncombustible materials or fire-retardant wood in buildings of any type of construction; or
2. Combustible framing with noncombustible materials applied to the framing in buildings of Type III or Type V construction.

Openings to such corridors shall be equipped with doors conforming to Section 1004.3.4.3.2, Uniform Building Code, most recent edition, regardless of the occupancy load served.

For Group R, Division 1 Occupancies with a Group S, Division 3 parking garage in the basement or first story, see Section 311.2.2.

For attic space partitions and draft stops, see Section 708.

**310.2.3 [For SFM]** Smoke barriers required. Group R, Division 2 Occupancies shall be provided with smoke barriers, constructed in accordance with Section 308.2.2.1, as follows:

1. Group R, Division 2.1 Occupancies having individual floor areas over 6,000 square feet (557 m<sup>2</sup>) per floor.

2. Group R, Division 2.1.1 Occupancies having individual floor areas over 6,000 square feet (557 m<sup>2</sup>) per floor.

3. Group R, Division 2.2 Occupancies having individual floor areas over 6,000 square feet (557 m<sup>2</sup>) per floor.

4. Group R, Division 2.2.1 Occupancies having individual floor areas over 6,000 square feet (557 m<sup>2</sup>) per floor.

5. Group R, Division 2.3 Occupancies having individual floor areas over 6,000 square feet (557 m<sup>2</sup>) per floor.

6. Group R, Division 2.3.1 Occupancies having individual floor areas over 6,000 square feet (557 m<sup>2</sup>) per floor.

**EXCEPTIONS:** 1. Buildings of Group R, Divisions 2.1, 2.1.1 and 2.2 Occupancies with direct exiting from each dwelling unit and non-ambulatory clients are located only on the first floor.

2. Division 2 Occupancies are not required to comply with the provisions of Section 410 as they pertain to occupant load factors for determining the areas of a smoke compartment.

When smoke barriers are required, the area within a smoke compartment shall not exceed 22,500 square feet (2090 m<sup>2</sup>) nor shall its width or length exceed 150 feet (45 720 mm). Such smoke barriers shall divide the floor as equally as possible.

**310.3 Location on Property.** For fire-resistive protection of exterior walls and openings, as determined by location on property, see Section 503 and Chapter 6.

**310.4 Access and Means of Egress Facilities and Emergency Escapes.** Means of egress shall be provided as specified in Chapter 10. (See also Section 1007.6.2 for exit markings.)

Access to, and egress from, buildings required to be accessible shall be provided as specified in Chapter 11.

Basements in dwelling units and every sleeping room below the fourth story shall have at least one operable window or door approved for emergency escape or rescue that shall open directly into a public street, public alley, yard or exit court. The emergency door or window shall be operable from the inside to provide a full, clear opening without the use of separate tools.

**EXCEPTIONS:** 1. The window or door may open into an atrium complying with Section 402 provided the window or door opens onto an exit-access balcony and the dwelling unit or guest room has an exit or exit-access doorway that does not open into the atrium.

2. [For SPM] For those Group R, Division 1 hotel occupancies provided with a monitored automatic sprinkler system in accordance with Section 904.2.9, designed in accordance with NFPA 13, operable windows may be permanently restricted to a maximum 4-inch (102 mm) open position.

Escape or rescue windows shall have a minimum net clear openable area of 5.7 square feet (0.53 m<sup>2</sup>). The minimum net clear openable height dimension shall be 24 inches (610 mm). The minimum net clear openable width dimension shall be 20 inches (508 mm). When windows are provided as a means of escape or rescue, they shall have a finished sill height not more than 44 inches (1118 mm) above the floor.

Escape and rescue windows with a finished sill height below the adjacent ground elevation shall have a window well. Window wells at escape or rescue windows shall comply with the following:

1. The clear horizontal dimensions shall allow the window to be fully opened and provide a minimum accessible net clear opening of 9 square feet (0.84 m<sup>2</sup>), with a minimum dimension of 36 inches (914 mm).

2. Window wells with a vertical depth of more than 44 inches (1118 mm) shall be equipped with an approved permanently affixed ladder or stairs that are accessible with the window in the fully open position. The ladder or stairs shall not encroach into the

required dimensions of the window well by more than 6 inches (152 mm).

Bars, grilles, grates or similar devices may be installed on emergency escape or rescue windows, doors or window wells, [for SPM] or any required exit door, provided:

1. The devices are equipped with approved release mechanisms that are openable from the inside without the use of a key or special knowledge or effort; and

2. The building is equipped with smoke detectors installed in accordance with Section 310.9.

[For SPM] Such bars, grilles, grates or similar devices shall be equipped with an approved release device for use by the fire department only, on the exterior side for the purpose of fire department emergency access, when required by the authority having jurisdiction.

3. Where security bars (burglar bars) are installed on emergency egress and rescue windows or doors, on or after July 1, 2000, such devices shall comply with the standards of the California Building Code (CBC), Part 12, Chapter 12-3 and other applicable provisions of Part 2.

**310.5 Light, Ventilation and Sanitation.** Light and ventilation shall be as specified in Chapter 12. The number of plumbing fixtures shall not be less than specified in Section 2902.6.

**310.5.1 [For HCD 1] Window screening.** In labor camps, all operable windows in rooms used for living, dining, cooking or sleeping purposes, and toilet and bath buildings, shall be provided and maintained with insect screening.

**310.5.2 [For HCD 1] Door screening.** Door openings of rooms used for dining, cooking, toilet and bathing facilities in labor camps shall be provided and maintained with insect screening or with solid doors equipped with self-closing devices in lieu thereof, when approved by the enforcement agency.

**310.6 Room Dimensions.**

**310.6.1 Ceiling heights.** Habitable space shall have a ceiling height of not less than 7 feet 6 inches (2286 mm) except as otherwise permitted in this section. Kitchens, halls, bathrooms and toilet compartments may have a ceiling height of not less than 7 feet (2134 mm) measured to the lowest projection from the ceiling. Where exposed beam ceiling members are spaced at less than 48 inches (1219 mm) on center, ceiling height shall be measured to the bottom of these members. Where exposed beam ceiling members are spaced at 48 inches (1219 mm) or more on center, ceiling height shall be measured to the bottom of the deck supported by these members, provided that the bottom of the members is not less than 7 feet (2134 mm) above the floor.

If any room in a building has a sloping ceiling, the prescribed ceiling height for the room is required in only one half the area thereof. No portion of the room measuring less than 5 feet (1524 mm) from the finished floor to the finished ceiling shall be included in any computation of the minimum area thereof.

If any room has a furred ceiling, the prescribed ceiling height is required in two thirds the area thereof, but in no case shall the height of the furred ceiling be less than 7 feet (2134 mm).

**310.6.2 Floor area.** Dwelling units and congregate residences shall have at least one room that shall have not less than 120 square feet (11.2 m<sup>2</sup>) of floor area. Other habitable rooms except kitchens shall have an area of not less than 70 square feet (6.5 m<sup>2</sup>). Efficiency dwelling units shall comply with the requirements of Section 310.7.

**310.6.3 Width.** Habitable rooms other than a kitchen shall not be less than 7 feet (2134 mm) in any dimension.

**EXCEPTION [For HCD 1]:** For limited-density owner-built rural dwellings, there shall be no requirements for room dimensions, pro-



1007.6.3.2.4 A means of exit shall not pass through more than one intervening room.

1007.6.3.3 Corridors/hallways.

1007.6.3.3.1 The minimum clear width of a corridor shall be as follows:

Division 2.1. Sixty inches (1524 mm) on floors housing nonambulatory clients.

EXCEPTION: Existing buildings reclassified to a Group R, Division 2.1 Occupancy, built prior to January 1, 1994, with existing corridors having a width of not less than 44 inches (1118 mm).

Forty-four inches (1118 mm) on floors housing only ambulatory clients.

Division 2.1.1. Thirty-six inches (914 mm) on floors housing clients.

Division 2.2. Forty-four inches (1118 mm) on floors housing clients.

EXCEPTIONS: 1. Corridors serving an occupant load of 10 or less shall not be less than 36 inches (914 mm) in width.

2. Corridors serving ambulatory persons only and having an occupant load of 49 or less shall not be less than 36 inches (914 mm) in width.

Division 2.2.1. Thirty-six inches (914 mm) on floors housing clients.

Division 2.3. Sixty inches (1524 mm) on floors housing clients.

Division 2.3.1 Thirty-six inches (914 mm) on floors housing clients.

In Group R, Division 2.1 and Group R, Division 2.2.1 buildings provided with fire sprinklers throughout and which are required to have rated corridors, door closers need not be installed on doors to client sleeping rooms.

In Group R, Division 2.3 and Group R, Division 2.3.1 buildings, doors to client rooms shall be a self-closing, positive-latching 1<sup>3</sup>/<sub>8</sub> inch hollow wood door. Such doors shall be provided with a gasket so installed as to provide a seal where the door meets the stop on both sides and across the top. Doors shall be maintained self-closing or shall be automatic closing by actuation of a smoke detector in accordance with Section 713.

1007.6.3.3.2 In Divisions 2.1 and 2.1.1 Occupancies having smoke barriers, cross-corridor doors in corridors 6 feet (1829 mm) or less in width shall have, as a minimum, a door 36 inches (914 mm) in width.

Door closers are not required on doors to client sleeping rooms in rated corridors when the building is provided with automatic sprinklers throughout.

1007.6.3.3.3 In Divisions 2.1.1 and 2.2.1 Occupancies, hallways may be interrupted by intervening rooms.

1007.6.3.4 Changes in level. Changes in level up to 1/4 inch (6 mm) may be vertical and without edge treatment. Changes in level between 1/4 inch (6 mm) and 1/2 inch (12.7 mm) shall be beveled with a slope no greater than 1 unit vertical in 2 units horizontal (50% slope). Changes in level greater than 1/2 inch (12.7 mm) shall be accomplished by means of a ramp.

1007.6.3.5 Stairways. In Group I, Divisions 1.1 and 2.1, and Group R, Division 3 Occupancies that are reclassified as a Group R, Division 2.1.1 or 2.2.1 Occupancy, stairs may continue to use existing stairways (except for winding and spiral stairways which are not permitted as a required means of egress) provided the stairs have a maximum rise of 8 inches (203 mm) with a minimum

run of 9 inches (229 mm). The minimum stairway width may be 30 inches (762 mm).

1007.6.3.6 Floor separation. Group I, Divisions 1.1 and 2.1, and Group R, Division 3 Occupancies that are reclassified as Group R, Division 2.1.1 or 2.2.1 Occupancies shall be provided with a nonrated floor separation which will prevent smoke migration between floors. Such nonrated floor separations shall have equivalent construction of 1/2-inch (12.7 mm) gypsum wallboard on one side of the wall studs and shall be positive latching, smoke gasketed, and shall be automatic closing by smoke detection.

EXCEPTIONS: 1. Occupancies with at least one exterior exit from floors occupied by clients.

2. Occupancies provided with automatic fire sprinkler systems complying with Chapter 9.

1007.6.3.7 [For SFM]. Fences and gates. Grounds of Residential Care for the Elderly facilities serving Alzheimer clients may be fenced and gates therein equipped with locks, provided safe dispersal areas are located not less than 50 feet (15 240 mm) from the buildings. Dispersal areas shall be sized to provide an area of not less than 3 square feet (0.279 m<sup>2</sup>) per occupant. Gates shall not be installed across corridors or passageways leading to such dispersal areas unless they comply with exit requirements. See Section 1008 for exits from dispersal areas.

1007.6.3.8 [For SFM]. Basement exits. One exit accessible to every room below grade shall lead directly to the exterior at grade level from the basement level.

1007.7 Special Hazards.

1007.7.1 Rooms containing fuel-fired equipment. All rooms containing a boiler, furnace, incinerator or other fuel-fired equipment shall be provided with access to two exits or exit-access doors when both of the following conditions exist:

1. The area of the room exceeds 500 square feet (46.45 m<sup>2</sup>), and
2. The largest piece of fuel-fired equipment exceeds 400,000 Btu per hour (117 228 W) input capacity.

EXCEPTIONS: 1. In Group R, Division 3 Occupancies.

2. If access to two exits or exit-access doors are required, one such access may be by a fixed ladder.

1007.7.2 Refrigeration machinery rooms.

1007.7.2.1 Access to exits. Machinery rooms larger than 1,000 square feet (92.9 m<sup>2</sup>) shall have access to not less than two exits as required in Section 1007.7.1.

1007.7.2.2 Travel distance. Travel distance shall be determined as specified in Section 1004.2.5, but all portions of machinery rooms shall be within 150 feet (45 720 mm) of an exit or exit-access doorway. Travel distance may be increased in accordance with Section 1004.2.5.

1007.7.2.3 Doors. Doors shall swing in the direction of exit travel, regardless of the occupant load served. Doors shall be tight-fitting and self-closing.

1007.7.3 Refrigerated rooms or spaces.

1007.7.3.1 Access to exits. Rooms or spaces having a floor area of 1,000 square feet (92.9 m<sup>2</sup>) or more, containing a refrigerant evaporator and maintained at a temperature below 68°F (20°C), shall have access to not less than two exits or exit-access doors.

1007.7.3.2 Travel distance. Travel distance shall be determined as specified in Section 1004.2.5, but all portions of the refrigerated room or space shall be within 150 feet (45 720 mm) of an exit or exit-access door where such rooms are not protected by an approved automatic sprinkler system. Travel distance may be in-

414A.4.5.5.3 Fan running shall be provided by sensing devices for each fan for operation in both the supply and exhaust directions.

414A.4.5.5.4 Trouble status signals shall be annunciated in the local control room. A summarized trouble signal shall be annunciated at OCC and EMP.

414A.4.5.6 Ventilation systems and ancillary areas. Ancillary area ventilation systems shall be arranged so that air is not exhausted into station public occupancy areas.

#### 414A.5 Fire Alarm and Communication Systems.

414A.5.1 General. Every station shall be provided with a state fire marshal-approved and listed fire alarm system. The alarm and communication systems shall be proprietary, designed and installed so that damage to any one speaker will not render any paging zone of the system inoperative.

**EXCEPTION:** Open stations.

The voice alarm and public address system may be a combined system. When approved by the fire department, a communications system may be combined with the voice alarm system and the public address system. Such combined systems shall meet the requirements of the California Electric Code.

414A.5.1.1 System components. Each station fire alarm system shall consist of:

1. Fire alarm control panel at a location as permitted by the authority having jurisdiction.

2. An alarm annunciator(s). The annunciator(s) shall be located at a point acceptable to the authority having jurisdiction. The annunciator(s) shall indicate the type of device and general location of alarm. All alarm, supervisory and trouble signals shall be transmitted to the local annunciator(s) and the OCC.

3. Manual pull stations shall be provided throughout passenger platforms and stations.

**EXCEPTION:** Voice alarm reporting devices (emergency telephones) may be used in lieu of manual pull stations as permitted by the authority having jurisdiction.

Such devices shall provide two-way communication between the OCC and each device. Such devices shall be located as required for manual fire alarm pull boxes, and shall be distinctly identified by signs, coloring, or other means acceptable to the authority having jurisdiction.

4. Automatic smoke detectors in all ancillary spaces.

**EXCEPTIONS:** 1. Ancillary spaces protected by an approved fixed automatic extinguishing system; or

2. Ancillary spaces protected by quick-response sprinklers.

5. Automatic control of exiting components.

414A.5.1.2 Combined voice alarm/public address system. Each station shall be provided with a one-way paging system(s) capable of transmitting voice, tape or electronically generated messages to all areas of the station. The system(s) shall be configured such that the messages can be initiated from either the EMP or the OCC.

414A.5.2 Emergency telephones. A dedicated emergency phone system shall be provided in all underground stations to facilitate direct communications for emergency response between remote locations and the EMP.

414A.5.2.1 The remote phones shall be located at ends of station platforms, each hose outlet connection and station valve rooms.

414A.5.2.2 Provisions shall be made in the design of this system for extensions of the system to the next passenger station or guideway portal.

### SECTION 415A [FOR SFM] — RESIDENTIALLY-BASED, LICENSED FACILITIES IN A NON-SPRINKLERED GROUP R, DIVISION 2.1.1 AND 2.2.1 OCCUPANCY HOUSING A BEDRIDDEN CLIENT

415A.1 Scope. In addition to other provisions of this code, the provisions of this section shall apply to residentially-based, licensed facilities classified as Group R, Division 2.1.1 and 2.2.1 Occupancies as defined in Section 310.

415A.1.1 Purpose. The purpose of this chapter is to provide a minimum level of fire and life safety protection for a bedridden client, as defined in Section 203, housed in a non-sprinklered, Group R, Division 2.1.1 or 2.2.1 Occupancy.

415A.2 Location. In Group R, Divisions 2.1.1 and 2.2.1 Occupancies housing a bedridden client, the client sleeping room shall not be located above or below the first story.

**EXCEPTION:** Clients who become bedridden as a result of a temporary illness as defined in Health and Safety Code Sections 1566.45, 1568.0832, and 1569.72. A temporary illness is an illness, which persists for 14 days or less. A bedridden client may be retained in excess of the 14 days upon approval by the Department of Social Services and may continue to be housed on any story in a Group R, Division 2 Occupancy classified as a licensed residential facility.

Every licensee admitting or retaining a bedridden resident shall, within 48 hours of the resident's admission or retention in the facility, notify the local fire authority with jurisdiction of the estimated length of time the resident will retain his or her bedridden status in the facility.

415A.3 Exits Required. In Group R, Divisions 2.1.1 and 2.2.1 Occupancies housing a bedridden client, a direct exit to the exterior of the residence shall be provided from the client sleeping room.

415A.4 Doors and Door Hardware. Doors to a bedridden client's sleeping room shall be of a self-closing, positive latching 1<sup>3</sup>/<sub>8</sub> inch solid wood door. Such doors shall be provided with a gasket so installed as to provide a seal where the door meets the jam on both sides and across the top. Doors shall be maintained self-closing or shall be automatic closing by actuation of a smoke alarm in accordance with Section 713.

415A.4.1 Locks on interior doors. Group R, Division 2.1.1 and 2.2.1 Occupancies shall not have a night latch, dead bolt, security chain or any similar locking device installed on any interior door leading from a bedridden client's sleeping room to any interior area such as a corridor, hallway and or general use areas of the residence in accordance with Chapter 10.

415A.5 Exterior Exit Door. The exterior exit door to a bedridden client's sleeping room shall be operable from both the interior and exterior of the residence.

415A.6 Width and Height. Every required exit doorway shall be of a size as to permit the installation of a door not less than 3 feet (914 mm) in width and not less than 6 feet 8 inches (2032 mm) in height. When installed in exit doorways, exit doors shall be capable of opening at least 90 degrees and shall be so mounted that the clear width of the exit way is not less than 32 inches (813 mm).

415A.7 Smoke Alarms. In all facilities housing a bedridden client, smoke alarms shall receive their primary power from the building wiring when such wiring is served from a commercial source and shall be equipped with a battery backup. Smoke alarms shall be electrically interconnected so as to cause all smoke alarms to sound a distinctive alarm signal upon actuation of any single smoke alarm. Such alarm signal shall be audible through-

**904.2.4.2 Basements.** An automatic sprinkler system shall be installed in basements classified as Group E, Division 1 Occupancies.

**904.2.4.3 Stairs.** An automatic sprinkler system shall be installed in enclosed usable space below or over a stairway in Group E, Division 1 Occupancies. See Section 1005.3.3.6.

**904.2.4.4 [For SFM] Special provisions.** School buildings or portions of buildings for which review and approval is required under Subdivision (a) of Section 39140 of the Education Code shall, on the effective date of this regulation, comply with State Appendixes III-AA and III-BB of the California Fire Code.

**904.2.5 Group F Occupancies.**

**904.2.5.1 Woodworking occupancies.** An automatic fire sprinkler system shall be installed in Group F woodworking occupancies over 2,500 square feet (232.3 m<sup>2</sup>) in area that use equipment, machinery or appliances that generate finely divided combustible waste or that use finely divided combustible materials.

**904.2.6 Group H Occupancies.**

**904.2.6.1 General.** An automatic fire-extinguishing system shall be installed in Group H, Divisions 1, 2, 3 and 7 Occupancies.

**904.2.6.2 Group H, Division 4 Occupancies.** An automatic fire-extinguishing system shall be installed in Group H, Division 4 Occupancies having a floor area of more than 3,000 square feet (279 m<sup>2</sup>).

**904.2.6.3 Group H, Division 6 Occupancies.** An automatic fire-extinguishing system shall be installed throughout buildings containing Group H, Division 6 Occupancies. The design of the sprinkler system shall not be less than that required under UBC Standard 9-1 for the occupancy hazard classifications as follows:

LOCATION	OCCUPANCY HAZARD CLASSIFICATION
Fabrication areas	Ordinary Hazard Group 2
Service corridors	Ordinary Hazard Group 2
Storage rooms without dispensing	Ordinary Hazard Group 2
Storage rooms with dispensing	Extra Hazard Group 2
Corridors	Ordinary Hazard Group 2 <sup>1</sup>

<sup>1</sup>When the design area of the sprinkler system consists of a corridor protected by one row of sprinklers, the maximum number of sprinklers that needs to be calculated is 13.

**904.2.6.4 [For SFM] Group H, Division 8 Occupancies.** An automatic sprinkler system shall be installed throughout buildings housing Group H, Division 8 Occupancies. Sprinkler system design for research laboratories and similar areas of a Division 8 Occupancy shall not be less than that required for Ordinary Hazard Group 3 with a design area of not less than 3,000 square feet (279 m<sup>2</sup>).

In mixed occupancies, portions of floors or buildings not classified as Group H, Division 8 Occupancies shall be provided with sprinkler protection designed of not less than that required for Ordinary Hazard Group 1 with a design area of not less than 3,000 square feet (279 m<sup>2</sup>).

**904.2.7 Group I Occupancies.** An automatic sprinkler system shall be installed in Group I Occupancies [for SFM] unless otherwise exempted in Chapter 3 of this code. In Group I, Division 1.1 and Group I, Division 2 Occupancies, approved quick-response or residential sprinklers shall be installed throughout patient sleeping areas.

**EXCEPTION:** In jails, prisons and reformatories, the piping system may be dry, provided a manually operated valve is installed at a continuously monitored location. Opening of the valve will cause the

piping system to be charged. Sprinkler heads in such systems shall be equipped with fusible elements or the system shall be designed as required for deluge systems in UBC Standard 9-1.

**904.2.8 Group M Occupancies.** An automatic sprinkler system shall be installed in rooms classed as Group M Occupancies where the floor area exceeds 12,000 square feet (1115 m<sup>2</sup>) on any floor or 24,000 square feet (2230 m<sup>2</sup>) on all floors or in Group M Occupancies more than three stories in height. The area of mezzanines shall be included in determining the areas where sprinklers are required.

**904.2.9 Group R, Division 1 Occupancies.** An automatic sprinkler system shall be installed throughout every apartment house three or more stories in height or containing 5 or more dwelling units, every congregate residence three or more stories in height or having an occupant load of 11 or more, and every hotel three or more stories in height or containing 6 or more guest rooms. Residential or quick-response standard sprinklers shall be used in the dwelling units and guest room portions of the building.

[For SFM] The requirements of this subsection shall not mandate the retroactive installation of an automatic sprinkler system to an existing R1 Occupancy.

**904.2.10 [For SFM] Group R, Division 2 Occupancies.** An automatic sprinkler system shall be installed in Group R, Division 2 Occupancies.

**EXCEPTIONS:** 1. Group R, Divisions 2.1.1 and 2.2.1 Occupancies not housing bedridden clients and not exceeding two stories in height or not housing bedridden clients and not housing nonambulatory clients above the first story.

2. When Group R, Divisions 2.1.1 and 2.2.1 Occupancies are required to have an automatic sprinkler system, an NFPA 13R or 13D system may be used within the scope of those standards. Section 2-6 of NFPA 13R or 13D shall not apply unless approved by the authority having jurisdiction.

3. Pursuant to Health and Safety Code Section 13113, Division 2.2 Occupancies housing ambulatory children only, none of whom are mentally ill or mentally retarded, and the buildings or portions thereof in which such children are housed are not more than two stories in height, and buildings or portions thereof housing such children have an automatic fire alarm system activated by approved smoke detectors.

4. Pursuant to Health and Safety Code Section 13143.6, Division 2 Occupancies which house ambulatory persons only, none of whom is a child (under the age of 18 years), or who is elderly (65 years of age or over).

**904.2.10.1 [For SFM] Group R, Divisions 2.3 and 2.3.1 Occupancies.** An automatic sprinkler system shall be installed in Group R, Divisions 2.3 and 2.3.1 occupancies. Residential or quick-response standard sprinklers shall be used in sleeping rooms. An automatic sprinkler system meeting the requirements of NFPA 13 shall be installed in all Group R, Division 2.3 Occupancies.

A NFPA 13R or 13D system may be used in Group R-2.3.1 occupancies.

**904.2.11 [For SL] Public Libraries.** Public libraries funded from the California Library Construction and Renovation Act of 1988.

**904.2.11.1 [For SL] Fire extinguishment.** Fire-extinguishing systems meeting the standards in Section 904.1.2 and approved by the local fire authority shall be installed in:

New facilities, including additions;

Existing facilities to which a project adds the lesser of 5,000 square feet (465 m<sup>2</sup>) or 10 percent of the size of the existing facility, if the existing facility does not already have a fire-extinguishing system meeting Section 904.1.2 standards.

**904.2.11.2 [For SL] Signaling System.** Fire-extinguishing systems installed in accordance with the preceding subsection shall

kler systems and standpipes shall be designed and installed as specified in Chapter 9.

**310.10 Fire Alarm Systems.** Group R, Division 1 Occupancies shall be provided with a manual and automatic fire alarm system in apartment houses three or more stories in height or containing 16 or more dwelling units, in hotels three or more stories in height or containing 20 or more guest rooms and in congregate residences three or more stories in height or having an occupant load of 20 or more [for SFM] in accordance with Chapter 35 and the California Fire Code. A fire alarm and communication system shall be provided in Group R, Division 1 Occupancies located in a high-rise building.

**EXCEPTIONS:** 1. A manual fire alarm system need not be provided in buildings not over two stories in height when all individual dwelling units and contiguous attic and crawl spaces are separated from each other and public or common areas by at least one-hour fire-resistive occupancy separations and each individual dwelling unit or guest room has an exit directly to a public way, exit court or yard.

2. A separate fire alarm system need not be provided in buildings that are protected throughout by an approved supervised fire sprinkler system having a local alarm to notify all occupants.

2a. [For SFM] A separate manual and automatic fire alarm system need not be provided in buildings that are protected throughout by an approved supervised fire sprinkler system having a local alarm system for the notification of all occupants. Occupant notification shall result from activation of any flow of water or the operation of any manual station.

The alarm signal shall be a distinctive sound that is not used for any other purpose other than the fire alarm. Alarm-signaling devices shall produce a sound that exceeds the prevailing equivalent sound level in the room or space by 15 decibels minimum, or exceeds any maximum sound level with a duration of 30 seconds minimum by 5 decibels minimum, whichever is louder. Sound levels for alarm signals shall be 120 decibels maximum.

For the purposes of this section, area separation walls shall not define separate buildings.

**310.10.1 [For SFM] Group R, Divisions 2.1 or 2.3 Occupancies.** Buildings containing Group R, Division 2.1 Occupancy shall be provided with an approved manual and automatic fire alarm system in accordance with Chapters 3, 9 and 35 and the California Fire Code.

**EXCEPTION:** Buildings housing nonambulatory clients on the first story only, and which are protected throughout by the following:

1. An approved and supervised automatic sprinkler system, as specified in Chapter 9, which upon activation will initiate the fire alarm system to notify all occupants.

2. A manual fire alarm system in accordance with Chapters 9 and 35.

3. Smoke alarms required by Section 310.9.1.

**310.10.2 [For SFM] Group R, Divisions 2.1.1, 2.2.1 and 2.3.1 Occupancies.** In addition to smoke detectors required by Section 310.9, Group R, Divisions 2.1.1, 2.2.1 and 2.3.1 Occupancies shall be provided with at least one manual pull station at a location approved by the authority having jurisdiction. Such pull station shall actuate a distinctive fire alarm signal which shall be audible throughout the facility. These devices need not be interconnected to any other fire alarm device, electrically supervised or provided with emergency power.

**310.10.3 [For SFM] Group R, Division 2.2 Occupancies.** In addition to smoke alarms required by Section 310.9, buildings containing Group R, Division 2.2 Occupancies shall be provided with a manual fire alarm system in accordance with Chapter 35 and the California Fire Code.

**NOTE:** See Health and Safety Code, Sections 13113.7 and 13113.8 for other fire alarm requirements.

**310.11 Heating.** Dwelling units, guest rooms and congregate residences shall be provided with heating facilities capable of maintaining a room temperature of 70°F (21°C) at a point 3 feet (914 mm) above the floor in all habitable rooms.

**EXCEPTION [For HCD 1]:** For limited-density owner-built rural dwellings, a heating facility or appliance shall be installed in each dwelling subject to the provisions of Subchapter 1, Chapter 1, Title 25, California Code of Regulations; however, there shall be no specified requirement for heating capacity or temperature maintenance. The use of solid-fuel or solar-heating devices shall be deemed as complying with the requirements of this section. If nonrenewable fuel is used in these dwellings, rooms so heated shall meet current installation standards.

**310.12 Special Hazards.** Chimneys and heating apparatus shall conform to the requirements of Chapter 31 and the Mechanical Code.

The storage, use and handling of flammable and combustible liquids in [for SFM] Divisions 1 and 2 Occupancies shall be in accordance with the Fire Code.

In Division 1 Occupancies, doors leading into rooms in which Class I flammable liquids are stored or used shall be protected by a fire assembly having a one-hour fire-protection rating. Such fire assembly shall be self-closing and shall be posted with a sign on each side of the door in 1-inch (25.4 mm) block letters stating: FIRE DOOR—KEEP CLOSED.

[For SFM] Every unenclosed gas-fired water heater or furnace which is within the area used for child care in a large family day-care home shall be protected in such a way as to prevent children from making contact with those appliances.

**EXCEPTION:** This does not apply to kitchen stoves or ovens.

**310.13 Access to Buildings and Facilities.**

**310.13.1 [For DSA/AC] General accessibility requirements** can be found in Chapters 10, 11A, 11B, 11C and 30.

**310.14 [For HCD 1, SFM] Existing Group R, Division 1 Occupancies.** In accordance with Health and Safety Code Section 13143.2, the provisions of Sections 310.14.3 through 310.14.11 shall only apply to multistory structures existing on January 1, 1975, let for human habitation, including, and limited to, apartments, houses, hotels and motels in which rooms used for sleeping are let above the ground floor.

**EXCEPTION [For HCD 1]:** Any portion of an existing residential structure may be altered, repaired or rehabilitated, regardless of the value of the work or the duration of the construction period, without the entire structure being made to comply with the requirements of this chapter for new construction.

**NOTES [For HCD 1]:** 1. See Sections 17958.8 and 17958.9 of the Health and Safety Code for regulations governing the alteration and repair of existing and relocated buildings.

2. See Section 17920.3 of the Health and Safety Code for conditions that constitute a substandard building.

**310.14.1 [For HCD 1] Limited-density owner-built rural dwellings.** The provisions regulating the erection and construction of dwellings and appurtenant structures shall not apply to existing structures as to which construction is commenced or approved prior to the effective date of these regulations. Requirements relating to use, maintenance and occupancy shall apply to all dwellings and appurtenant structures approved for construction or constructed before or after the effective date of this chapter.

**310.14.2 [For SFM] Number of exits.** Every apartment and every other sleeping room shall have access to not less than two exits—when the occupant load is 10 or more (exits need not be directly from the apartment or sleeping room). A fire escape as specified herein may be used as one required exit.

Subject to approval of the authority having jurisdiction, a ladder device as specified herein may be used in lieu of a fire es-

vided there is adequate light and ventilation and adequate means of egress.

**310.7 [For HCD 1] Efficiency Dwelling Units.** An efficiency dwelling unit shall conform to the requirements of the code except as herein provided or as provided in Health and Safety Code Section 17958.1:

1. The unit shall have a living room of not less than 220 square feet (20.4 m<sup>2</sup>) of superficial floor area. An additional 100 square feet (9.3 m<sup>2</sup>) of superficial floor area shall be provided for each occupant of such unit in excess of two.
2. The unit shall be provided with a separate closet.
3. The unit shall be provided with a kitchen sink, cooking appliance and refrigeration facilities, each having a clear working space of not less than 30 inches (762 mm) in front. Light and ventilation conforming to this code shall be provided.
4. The unit shall be provided with a separate bathroom containing a water closet, lavatory and bathtub or shower.

*NOTE: Subject to other provisions of law, the applicable subsection of the Health and Safety Code is repeated here for clarity and reads as follows:*

*Section 17958.1. Subject to Sections 17922, 17958 and 17958.5, a city or county may, by ordinance, permit efficiency units for occupancy by no more than two persons which have a minimum floor area of 150 square feet and which may also have partial kitchen or bathroom facilities, as specified by the ordinance. In all other respects, these efficiency units shall conform to minimum standards for those occupancies otherwise made applicable pursuant to this part.*

*"Efficiency unit," as used in this section, has the same meaning specified in the Uniform Building Code of the International Conference of Building Officials, as incorporated by reference in Chapter 2-12 of Part 2 of Title 24 of the California Code of Regulations.*

**310.8 Shaft and Exit Enclosures.** Exits shall be enclosed as specified in Chapter 10.

Elevator shafts, vent shafts, dumbwaiter shafts, clothes chutes and other vertical openings shall be enclosed and the enclosure shall be as specified in Section 711.

In nonsprinklered Group R, Division 1 Occupancies, corridors serving an occupant load of 10 or more shall be separated from corridors and other areas on adjacent floors by not less than approved fixed wired glass set in steel frames or by 20-minute smoke- and draft-control assemblies, which are automatic closing by smoke detection.

**310.9 Smoke Alarms and Sprinkler Systems.**

**310.9.1 Smoke Alarms.**

**310.9.1.1 General.** Dwelling units, congregate residences and hotel or lodging house guest rooms [for SFM] and residential care facilities classified as Group R, Divisions 2.1.1, 2.2.1, 2.3.1 and Group R, Division 6 Occupancies that are used for sleeping purposes shall be provided with smoke alarms or multiple-station smoke alarms. Smoke alarms shall be installed in accordance with this code and the approved manufacturer's instructions.

*EXCEPTION: A fire alarm system with smoke detectors located in accordance with Sections 310.9.1.4 and 310.9.1.5 may be installed in lieu of smoke alarms. Upon actuation of the detector, only those notification appliances in the dwelling unit or guest room shall activate.*

**310.9.1.2 Additions, alterations or repairs to Group R Occupancies.** When the valuation of an addition, alteration or repair to a Group R Occupancy exceeds \$1,000 and a permit is required, or when one or more sleeping rooms are added or created in exist-

ing Group R Occupancies, smoke alarms shall be installed in accordance with Sections 310.9.1.3, 310.9.1.4 and 310.9.1.5 of this section.

*EXCEPTION: Repairs to the exterior surfaces of a Group R Occupancy are exempt from the requirements of this section.*

**310.9.1.3 Power source.** In new construction, required smoke alarms shall receive their primary power from the building wiring when such wiring is served from a commercial source and shall be equipped with a battery backup. The smoke alarm shall emit a signal when the batteries are low. Wiring shall be permanent and without a disconnecting switch other than those required for over-current protection. Smoke alarms may be solely battery operated when installed in existing buildings; or in buildings without commercial power; or in buildings which undergo alterations, repairs or additions regulated by Section 310.9.1.2.

**310.9.1.4 Location within dwelling units.** In dwelling units, a smoke alarm shall be installed in each sleeping room and at a point centrally located in the corridor or area giving access to each separate sleeping area. When the dwelling unit has more than one story and in dwellings with basements, a smoke alarm shall be installed on each story and in the basement. In dwelling units where a story or basement is split into two or more levels, the smoke alarm shall be installed on the upper level, except that when the lower level contains a sleeping area, a smoke alarm shall be installed on each level. When sleeping rooms are on an upper level, the smoke alarms shall be placed at the ceiling of the upper level in close proximity to the stairway. In dwelling units where the ceiling height of a room open to the hallway serving the bedrooms exceeds that of the hallway by 24 inches (610 mm) or more, smoke alarms shall be installed in the hallway and in the adjacent room. Smoke alarms shall sound an alarm audible in all sleeping areas of the dwelling unit in which they are located.

**310.9.1.5 Location in efficiency dwelling units, congregate residences and hotels.** In efficiency dwelling units, hotel suites and in hotel [for SFM] motel or lodging house and congregate residence and residential care and group care facility sleeping rooms, smoke alarms shall be located on the ceiling or wall of the main room or each sleeping room. When sleeping rooms within an efficiency dwelling unit or hotel suite are on an upper level, the smoke alarms shall be placed at the ceiling of the upper level in close proximity to the stairway. When actuated, the smoke alarms shall sound an alarm audible within the sleeping area of the dwelling unit or congregate residence, hotel suite, or sleeping room in which it is located.

**310.9.1.6 Single- and multiple-station smoke alarms and smoke detectors installed within dwelling units, congregate residences and hotel rooms shall not be connected to the building fire alarm system.**

*EXCEPTION: Connection of such devices for annunciation only.*

*Buildings containing Group R, Division 2.1 Occupancies shall be provided with an approved manual and automatic fire alarm system in accordance with Chapters 3, 9 and 35 and the California Fire Code.*

*EXCEPTION: Buildings housing nonambulatory clients on the first story only, and which are protected throughout by the following:*

1. An approved and supervised automatic sprinkler system, as specified in Chapter 9, which upon activation will initiate the fire alarm system to notify all occupants.
2. A manual fire alarm system in accordance with Chapters 9 and 35.
3. Smoke alarms required by Section 310.9.1.

**310.9.2 Sprinkler and standpipe systems.** When required by Section 904.2.1 or other provisions of this code, automatic sprin-

*[For SFM] In Group I, Division 1.1 Occupancies, any change in elevation of the floor in a hallway, corridor, exit passageway or exterior exit balcony serving nonambulatory persons shall be by means of a ramp.*

**EXCEPTIONS:** 1. In Group R, Division 3 Occupancies and within individual dwelling units of Group R, Division 1 Occupancies.

2. Along aisles adjoining seating areas.

**1003.2.7 Elevators or escalators.** Elevators or escalators shall not be used as a required means of egress component.

**1003.2.8 Means of egress identification.**

**1003.2.8.1 [For DSA/AC & SFM] Visual exit signs.** For the purposes of Section 1003.2.8.1, the term "exit sign" shall mean those required signs that visually indicate the path of exit travel within the means of egress system.

**1003.2.8.2 Where required.** The path of exit travel to and within exits in a building shall be identified by exit signs conforming to the requirements of Section 1003.2.8. Exit signs shall be readily visible from any direction of approach. Exit signs shall be located as necessary to clearly indicate the direction of egress travel. No point shall be more than 100 feet (30 480 mm) from the nearest visible sign.

**EXCEPTIONS:** 1. Main exterior exit doors that obviously and clearly are identifiable as exit doors need not have exit signs when approved by the building official.

2. Rooms or areas that require only one exit or exit access.

3. In Group R, Division 3 Occupancies and within individual units of Group R, Division 1 Occupancies.

4. Exits or exit access from rooms or areas with an occupant load of less than 50 where located within a Group I, Division 1.1, 1.2 or 2 Occupancy or a Group E, Division 3 day-care occupancy.

**1003.2.8.3 Graphics.** The color and design of lettering, arrows and other symbols on exit signs shall be in high contrast with their background. Exit signs shall have the word "EXIT" on the sign in block capital letters not less than 6 inches (152 mm) in height with a stroke of not less than 3/4 inch (19 mm). The word "EXIT" shall have letters having a width of not less than 2 inches (51 mm) except for the letter "T" and a minimum spacing between letters of not less than 3/8 inch (9.5 mm). Signs with lettering larger than the minimum dimensions established herein shall have the letter width, stroke and spacing in proportion to their height.

**1003.2.8.4 Illumination.** Exit signs shall be internally or externally illuminated. When the face of an exit sign is illuminated from an external source, it shall have an intensity of not less than 5 footcandles (54 lx) from either of two electric lamps. Internally illuminated signs shall provide equivalent luminance and be listed for the purpose.

**EXCEPTIONS:** 1. Approved self-luminous signs that provide evenly illuminated letters that have a minimum luminance of 0.06 foot lambert (0.21 cd/m<sup>2</sup>).

2. [For SFM] Approved internally illuminated exit signs which use light-emitting diodes or electroluminescent lamps are not required to have two electric lamps.

**1003.2.8.5 Power source.** All exit signs shall be illuminated at all times. To ensure continued illumination for a duration of not less than 1 1/2 hours in case of primary power loss, the exit signs shall also be connected to an emergency electrical system provided from storage batteries, unit equipment or an on-site generator set, and the system shall be installed in accordance with the Electrical Code. For high-rise buildings, see Section 403.

**EXCEPTIONS:** 1. Approved self-luminous signs that provide continuous illumination independent of an external power source.

2. [For SFM] The power supply for internally illuminated exit signs and exit path marking, which do not contain electric lamps, shall normally be provided by the premises' wiring system. In the event of its

failure, power shall be automatically provided from storage batteries or an on-site generator set and the system shall be installed in accordance with the California Electrical Code.

**1003.2.8.6 [For DSA/AC & SFM] Tactile exit signage.** For the purposes of Section 1003.2.8.6, the term "tactile exit signs" shall mean those required signs that comply with Section 1117B.5.1-B.

**1003.2.8.6.1 [For DSA/AC & SFM] Where required.** Tactile exit signs shall be required at the following locations:

1. Each grade-level exterior exit door shall be identified by a tactile exit with the word, "EXIT."

2. Each exit door that leads directly to a grade-level exterior exit by means of a stairway or ramp shall be identified by a tactile exit sign with the following words as appropriate:

A. "EXIT STAIR DOWN"

B. "EXIT RAMP DOWN"

C. "EXIT STAIR UP"

D. "EXIT RAMP UP"

3. Each exit door that leads directly to a grade-level exterior exit by means of an exit enclosure or an exit passageway shall be identified by a tactile exit sign with the words, "EXIT ROUTE."

4. Each exit access door from an interior room or area to a corridor or hallway that is required to have a visual exit sign, shall be identified by a tactile exit sign with the words, "EXIT ROUTE."

5. Each exit door through a horizontal exit shall be identified by a sign with the words, "TO EXIT."

**1003.2.9 Means of egress illumination.**

**1003.2.9.1 General.** Any time a building [for SFM] or portion of a building is occupied, the means of egress serving the occupied portion shall be illuminated at an intensity of not less than 1 foot-candle (10.76 lx) at the floor level.

**EXCEPTIONS:** 1. In Group R, Divisions 2.1.1, 2.2.1, 2.3.1, 6.1.1, 6.2.1 and 3 Occupancies and within individual units of Group R, Division 1 Occupancies.

2. In auditoriums, theaters, concert or opera halls, and similar assembly uses, the illumination at the floor level may be reduced during performances to not less than 0.2 footcandle (2.15 lx), provided that the required illumination be automatically restored upon activation of a premise's fire alarm system when such system is provided.

3. [For SFM] Sleeping rooms in Group I Occupancies, and sleeping rooms in Group R, Divisions 2.1, 2.2, 2.3, 6.1 and 6.2 Occupancies.

**1003.2.9.2 Power supply.** The power supply for means of egress illumination shall normally be provided by the premise's electrical supply. In the event of its failure, illumination shall be automatically provided from an emergency system for Group I, Divisions 1.1 and 1.2. [For SFM] Occupancies in rooms or areas requiring two or more exits or exit access doorways, or a combination thereof and Group R, Divisions 2.1 and 2.2 Occupancies and for all other occupancies where the means of egress system serves an occupant load of 100 or more. Such emergency systems shall be installed in accordance with the Electrical Code.

For high-rise buildings, see Section 403.

**1003.2.10 Building accessibility.** In addition to the requirements of this chapter, means of egress, which provide access to, or egress from, buildings for persons with disabilities, shall also comply with the requirements of Chapter 11.

**EXCEPTIONS:** 1. [For HCD 11AC, DSA/AC] For housing accessibility, see Chapter 11A.

2. [For DSA/AC] For accessibility to public accommodations, commercial buildings and publicly funded housing, see Chapter 11B.

**1003.3 Means of egress components.** Doors, gates, stairways and ramps that are incorporated into the design of any portion of the means of egress system shall comply with the requirements of

**EXCEPTIONS:** 1. Exit access for patient sleeping rooms, where an ante room is required, may pass through an intervening ante room.

2. Exit access for patient sleeping or treatment rooms within suites may pass through suite areas complying with Section 1007.5.9.

**1007.5.11 [For SFM] Swing of patient room doors.** Entrance doors to patients' bedrooms from corridors of Group I, Divisions 1.1 and 1.2 Occupancies shall not swing into the required width of corridors.

**1007.5.12 [For SFM] Fences and gates.** Grounds may be fenced and gates therein equipped with locks, provided safe dispersal areas are located not less than 50 feet (15 240 mm) from the buildings. Dispersal areas shall be sized to provide an area of not less than 3 square feet (0.279 m<sup>2</sup>) per ambulatory occupant and 20 square feet (1.86 m<sup>2</sup>) per nonambulatory occupant. Each safe dispersal area shall have a minimum of two exits. The aggregate clear width of exits from a safe dispersal area shall be determined on the basis of not less than one exit unit of 22 inches (559 mm) for each 500 persons to be accommodated, and no exit shall be less than 44 inches (1118 mm) in width. Gates shall not be installed across corridors or passageways leading to such dispersal areas unless they comply with exit requirements. Except in Group I, Division 3 Occupancies classified as detention facilities, keys to gate locks shall be provided in accordance with the Fire Code.

**1007.5.13 Floor-level exit signs.** Where exit signs are required by Section 1003.2.8.2, additional approved low-level exit signs which are internally or externally illuminated, photoluminescent or self-luminous, shall be provided in all interior corridors of Group I Occupancies.

**EXCEPTIONS:** 1. Group I Occupancies which are provided with smoke barriers constructed in accordance with Section 308.2.2.

2. Group I, Division 3 Occupancies.

The bottom of the sign shall not be less than 6 inches (152 mm) or more than 8 inches (203 mm) above the floor level and shall indicate the path of exit travel. For exit and exit-access doors, the sign shall be on the door or adjacent to the door with the closest edge of the sign or marker within 4 inches (102 mm) of the door frame.

**NOTE:** Pursuant to Health and Safety Code Section 13143, this California amendment applies to all newly constructed buildings or structures subject to this section for which a building permit is issued (or construction commenced, where no building permit is issued) on or after January 1, 1989.

## 1007.6 Group R Occupancies.

**1007.6.1 Hallways.** Hallways in Group R, Divisions 1 and 6 Occupancies that serve an occupant load of 10 or more and Group R, Division 2 Occupancies serving a client occupant load of 7 or more shall comply with the requirements of Section 1004.3.4 for corridors.

**1007.6.2 Floor-level exit signs.** Where exit signs are required by Section 1003.2.8.2, additional approved low-level exit signs that are internally or externally illuminated, photoluminescent or self-luminous, shall be provided in all corridors serving guest rooms of hotels in Group R, Division 1 Occupancies.

The bottom of such sign shall not be less than 6 inches (152 mm) nor more than 8 inches (203 mm) above the floor level and shall indicate the path of exit travel. For exit and exit-access doors, the sign shall be on the door or adjacent to the door with the closest edge of the sign within 4 inches (102 mm) of the door frame.

**1007.6.2.1 [For SFM] Floor-level exit signs.** Where exit signs are required by Section 1003.2.8.2, additional approved low-level exit signs that are internally or externally illuminated, photoluminescent or self-luminous, shall be provided in all interior corridors serving Group R, Division 1 Occupancies.

The bottom of such sign shall not be less than 6 inches (152 mm) nor more than 8 inches (203 mm) above the floor level and shall indicate the path of exit travel. For exit and exit-access doors, the sign shall be on the door or adjacent to the door with the closest edge of the sign within 4 inches (102 mm) of the door frame.

**NOTE:** Pursuant to Health and Safety Code Section 17920.8, this California amendment applies to all newly constructed buildings or structures subject to this section for which a building permit is issued (or construction commenced, where no building permit is issued) on or after January 1, 1989.

**1007.6.2.1.1 Path Marking.** When exit signs are required by Chapter 10, in addition to approved floor-level exit signs, approved path marking shall be installed at floor level or no higher than 8 inches (203 mm) above the floor level in all interior rated exit corridors of unsprinklered Group R, Division 1 Occupancies. Such marking shall be continuous except as interrupted by doorways, corridors or other such architectural features in order to provide a visible delineation along the path of travel.

**NOTE:** Pursuant to Health and Safety Code Section 13143, the California amendments of this section shall apply to all newly constructed buildings or structures subject to this section for which a building permit is issued (or construction commenced, where no building permit is issued) on or after January 1, 1989.

## 1007.6.3 [For SFM] Group R, Division 2 Occupancies.

### 1007.6.3.1 Number of exits.

**1007.6.3.1.1 Division 2 Occupancies** shall have exits as may be required by Section 1005.3.3. Buildings of Division 2 Occupancies shall have a minimum of two exits.

**EXCEPTION:** Divisions 2.1.1 and 2.2.1 Occupancies which are constructed of not less than Type V, One-hour construction and which are provided with an automatic sprinkler system complying with Chapter 9 may have exits as required by Section 1005.3.3.

**1007.6.3.1.2 Two enclosed exit stairways** which are remotely located from each other shall be provided in Division 2.1 Occupancies housing nonambulatory clients above the first floor. Except as required by Section 1005.3.3, enclosed stairways which serve nonrated corridors may be of nonrated construction.

### 1007.6.3.2 Exit arrangements.

**1007.6.3.2.1 Exiting through adjoining dwelling units** shall not be permitted.

**1007.6.3.2.2 In Divisions 2.1.1, 2.2.1 and 2.3.1 Occupancies** which are of nonrated construction, bedrooms used by nonambulatory clients shall have access to at least one of the required exits which shall conform to one of the following:

Exits through a corridor/hallway or area and into a bedroom (in the immediate area) which has an exit directly to the exterior. Bedroom doors used as exits shall have exit signs complying with Section 1003.2.8.

Through a corridor/hallway (serving the sleeping area which exits directly to the exterior).

Direct exit from the bedroom to the exterior.

Exit through an adjoining bedroom which exits to the exterior.

**1007.6.3.2.3 A means of exit** shall not pass through kitchens, storerooms, closets or spaces used for similar purposes.

**EXCEPTION:** Kitchens which do not form separate rooms by construction.

The following California section replaces the corresponding model code section for applications specified by law for the Office of the State Fire Marshal.

1007.6.3.2.4 A means of exit shall not pass through more than one intervening room.

1007.6.3.3 Corridors/hallways.

1007.6.3.3.1 The minimum clear width of a corridor shall be as follows:

Division 2.1. Sixty inches (1524 mm) on floors housing nonambulatory clients.

EXCEPTION: Existing buildings reclassified to a Group R, Division 2.1 Occupancy, built prior to January 1, 1994, with existing corridors having a width of not less than 44 inches (1118 mm).

Forty-four inches (1118 mm) on floors housing only ambulatory clients.

Division 2.1.1. Thirty-six inches (914 mm) on floors housing clients.

Division 2.2. Forty-four inches (1118 mm) on floors housing clients.

EXCEPTIONS: 1. Corridors serving an occupant load of 10 or less shall not be less than 36 inches (914 mm) in width.

2. Corridors serving ambulatory persons only and having an occupant load of 49 or less shall not be less than 36 inches (914 mm) in width.

Division 2.2.1. Thirty-six inches (914 mm) on floors housing clients.

Division 2.3. Sixty inches (1524 mm) on floors housing clients.

Division 2.3.1.1 Thirty-six inches (914 mm) on floors housing clients.

In Group R, Division 2.1 and Group R, Division 2.2.1 buildings provided with fire sprinklers throughout and which are required to have rated corridors, door closers need not be installed on doors to client sleeping rooms.

In Group R, Division 2.3 and Group R, Division 2.3.1 buildings, doors to client rooms shall be a self-closing, positive-latching 1<sup>3</sup>/<sub>8</sub> inch hollow wood door. Such doors shall be provided with a gasket so installed as to provide a seal where the door meets the stop on both sides and across the top. Doors shall be maintained self-closing or shall be automatic closing by actuation of a smoke detector in accordance with Section 713.

1007.6.3.3.2 In Divisions 2.1 and 2.1.1 Occupancies having smoke barriers, cross-corridor doors in corridors 6 feet (1829 mm) or less in width shall have, as a minimum, a door 36 inches (914 mm) in width.

Door closers are not required on doors to client sleeping rooms in rated corridors when the building is provided with automatic sprinklers throughout.

1007.6.3.3.3 In Divisions 2.1.1 and 2.2.1 Occupancies, hallways may be interrupted by intervening rooms.

1007.6.3.4 Changes in level. Changes in level up to 1/4 inch (6 mm) may be vertical and without edge treatment. Changes in level between 1/4 inch (6 mm) and 1/2 inch (12.7 mm) shall be beveled with a slope no greater than 1 unit vertical in 2 units horizontal (50% slope). Changes in level greater than 1/2 inch (12.7 mm) shall be accomplished by means of a ramp.

1007.6.3.5 Stairways. In Group I, Divisions 1.1 and 2.1, and Group R, Division 3 Occupancies that are reclassified as a Group R, Division 2.1.1 or 2.2.1 Occupancy, stairs may continue to use existing stairways (except for winding and spiral stairways which are not permitted as a required means of egress) provided the stairs have a maximum rise of 8 inches (203 mm) with a minimum

run of 9 inches (229 mm). The minimum stairway width may be 30 inches (762 mm).

1007.6.3.6 Floor separation. Group I, Divisions 1.1 and 2.1, and Group R, Division 3 Occupancies that are reclassified as Group R, Division 2.1.1 or 2.2.1 Occupancies shall be provided with a nonrated floor separation which will prevent smoke migration between floors. Such nonrated floor separations shall have equivalent construction of 1/2-inch (12.7 mm) gypsum wallboard on one side of the wall studs and shall be positive latching, smoke gasketed, and shall be automatic closing by smoke detection.

EXCEPTIONS: 1. Occupancies with at least one exterior exit from floors occupied by clients.

2. Occupancies provided with automatic fire sprinkler systems complying with Chapter 9.

1007.6.3.7 [For SFM] Fences and gates. Grounds of Residential Care for the Elderly facilities serving Alzheimer clients may be fenced and gates therein equipped with locks, provided safe dispersal areas are located not less than 50 feet (15 240 mm) from the buildings. Dispersal areas shall be sized to provide an area of not less than 3 square feet (0.279 m<sup>2</sup>) per occupant. Gates shall not be installed across corridors or passageways leading to such dispersal areas unless they comply with exit requirements. See Section 1008 for exits from dispersal areas.

1007.6.3.8 [For SFM] Basement exits. One exit accessible to every room below grade shall lead directly to the exterior at grade level from the basement level.

1007.7 Special Hazards.

1007.7.1 Rooms containing fuel-fired equipment. All rooms containing a boiler, furnace, incinerator or other fuel-fired equipment shall be provided with access to two exits or exit-access doors when both of the following conditions exist:

1. The area of the room exceeds 500 square feet (46.45 m<sup>2</sup>), and
2. The largest piece of fuel-fired equipment exceeds 400,000 Btu per hour (117 228 W) input capacity.

EXCEPTIONS: 1. In Group R, Division 3 Occupancies.  
2. If access to two exits or exit-access doors are required, one such access may be by a fixed ladder.

1007.7.2 Refrigeration machinery rooms.

1007.7.2.1 Access to exits. Machinery rooms larger than 1,000 square feet (92.9 m<sup>2</sup>) shall have access to not less than two exits as required in Section 1007.7.1.

1007.7.2.2 Travel distance. Travel distance shall be determined as specified in Section 1004.2.5, but all portions of machinery rooms shall be within 150 feet (45 720 mm) of an exit or exit-access doorway. Travel distance may be increased in accordance with Section 1004.2.5.

1007.7.2.3 Doors. Doors shall swing in the direction of exit travel, regardless of the occupant load served. Doors shall be tight-fitting and self-closing.

1007.7.3 Refrigerated rooms or spaces.

1007.7.3.1 Access to exits. Rooms or spaces having a floor area of 1,000 square feet (92.9 m<sup>2</sup>) or more, containing a refrigerant evaporator and maintained at a temperature below 68°F (20°C), shall have access to not less than two exits or exit-access doors.

1007.7.3.2 Travel distance. Travel distance shall be determined as specified in Section 1004.2.5, but all portions of the refrigerated room or space shall be within 150 feet (45 720 mm) of an exit or exit-access door where such rooms are not protected by an approved automatic sprinkler system. Travel distance may be in-

2. Doors serving building equipment rooms that are not normally occupied.

The following California sections replace the corresponding model code section for applications specified by law for the Department of Housing and Community Development and the Division of the State Architect/Access Compliance.

1003.3.1.6.1 [For DSA/AC] Thresholds.

NOTE: For accessibility requirements for thresholds in accessible housing, see Chapter 11A, Section 1120A.2.4, and for public buildings, public accommodations, commercial buildings and publicly funded housing, see Chapter 11B, Section 1133B.2.4.1.

1003.3.1.6.2 [For HCD 1 w/exceptions 1, 2 & 3] Level floor or landing. There shall be a level and clear area on each side of an exit door and 44 inches (1118 mm) where the door swings away from the level and clear area. The level area shall have a length of at least 60 inches (1524 mm) in the direction of door swing as measured at right angles to the plane of the door in its closed position.

EXCEPTIONS: 1. In Group R, Division 3 Occupancies and within individual units of Group R, Division 1 Occupancies, a door may open on the top step of a flight of stairs or an exterior landing, provided the door does not swing over the top step or exterior landing and the landing is not more than 7 1/2 inches (190 mm) below the floor level.

2. In Group R, Division 3 Occupancies, screen doors and storm doors may swing over stairs or steps.

3. In Group R, Division 3 Occupancies and private garages and sheds where a door opens over a landing, the landing shall have a length equal to the width of the door.

1003.3.1.7 Landings at doors. Regardless of the occupant load served, landings shall have a width not less than the width of the door or the width of the stairway served, whichever is greater. Doors in the fully open position shall not reduce a required dimension by more than 7 inches (178 mm). Where a landing serves an occupant load of 50 or more, doors in any position shall not reduce the landing dimension to less than one-half its required width. Landings shall have a length measured in the direction of travel of not less than 44 inches (1118 mm).

EXCEPTION: In Group R, Division 3, and Group U Occupancies and within individual units of Group R, Division 1 Occupancies, such length need not exceed 36 inches (914 mm).

A landing that has no adjoining door shall comply with the requirements of Section 1003.3.3.5.

1003.3.1.8 Type of lock or latch. Regardless of the occupant load served, exit doors shall be openable from the inside without the use of a key or any special knowledge or effort.

EXCEPTIONS: 1. In Groups A, Division 3; B; F; M and S Occupancies and in all churches, key-locking hardware may be used on the main exit where the main exit consists of a single door or pair of doors where there is a readily visible, durable sign on or adjacent to the door stating, "THIS DOOR MUST REMAIN UNLOCKED DURING BUSINESS HOURS." [For SFM] THIS DOOR TO REMAIN UNLOCKED WHENEVER THE BUILDING IS OCCUPIED. The sign shall be in letters not less than 1 inch (25 mm) high on a contrasting background. When unlocked, the single door or both leaves of a pair of doors must be free to swing without operation of any latching device. The use of this exception may be revoked by the building official [for HCD 1 & HCD 2] enforcing agency for due cause.

2. Exit doors from individual dwelling units; [for SFM] buildings or rooms; Group R, Division 3 congregate residences; and guest rooms of Group R Occupancies having an occupant load of 10 or less may be provided with a night latch, dead bolt or security chain, provided such devices are openable from the inside without the use of a key or tool [for SFM] or special knowledge or effort and mounted at a height not to exceed 48 inches (1219 mm) above the finished floor.

3. [For SFM] Mental, penal or corrective institutions where supervisory personnel are continually on duty and effective provisions are made to remove occupants in case of fire or other emergency.

[For SFM] Bars, grilles, grates or similar devices placed over any required exit door shall be openable from the inside without the use of a key, tool, or any special knowledge or effort. Such bars, grilles, grates or similar devices shall be equipped with an approved release device for use by the fire department only on the exterior side for the purpose of fire department emergency access, when required by the authority having jurisdiction.

Manually operated edge- or surface-mounted flush bolts and surface bolts or any other type of device that may be used to close or restrain the door other than by operation of the locking device shall not be used. Where exit doors are used in pairs and approved automatic flush bolts are used, the door leaf having the automatic flush bolts shall have no doorknob or surface-mounted hardware. The unlatching of any leaf shall not require more than one operation.

EXCEPTIONS: 1. Group R, Division 3 Occupancies.

2. Where a pair of doors serving a room not normally occupied is needed for the movement of equipment, manually operated edge- or surface-mounted bolts may be used.

[For DSA/AC] NOTE: For accessibility requirements for type of lock or latch in public buildings, public accommodations, commercial buildings and publicly funded housing, see Chapter 11B, Section 1133B.2.1.

1003.3.1.9 Panic hardware. Panic hardware, where installed, shall comply with the requirements of UBC Standard 10-4. The activating member shall be mounted at a height of not less than 30 inches (762 mm) nor more than 44 inches (1118 mm) above the floor. The unlatching force shall not exceed 15 pounds (66.72 N) when applied in the direction of travel.

Where pivoted or balanced doors are used and panic hardware is required, panic hardware shall be of the push-pad type and the pad shall not extend across more than one half of the width of the door measured from the latch side.

[For SFM] Other types of hand-activated door-opening hardware shall be centered between 30 inches (762 mm) and 44 inches (1118 mm) above the floor.

1003.3.1.10 Special egress-control devices. When approved by the building official, exit doors in Group B; Group F; Group I, Divisions [For SFM] 1 and 2; Group M; Group R, Division 1 congregate residences serving as group-care facilities and [For SFM] Division 2 facilities licensed as a Residential Care for the Elderly (RCFE) housing clients with Alzheimer's disease and other forms of dementia; residential facilities licensed as an adult residential-care facility, group home, small family home, foster family home or a family home certified by a foster family agency and Group S Occupancies may be equipped with approved listed special egress-control devices of the time-delay type, provided the building is protected throughout by an approved automatic sprinkler system and an approved automatic smoke-detection system [For SFM] in accordance with the California Fire Code. Such devices shall conform to all the following:

1. The egress-control device shall automatically deactivate upon activation of either the sprinkler system or the smoke-detection system.

2. The egress-control device shall automatically deactivate upon loss of electrical power to any one of the following:

- 2.1 The egress-control device itself.
- 2.2 The smoke-detection system.
- 2.3 Means of egress illumination as required by Section 1003.2.9.

3. The egress-control device shall be capable of being deactivated by a signal from a switch located in an approved location.

4. An irreversible process that will deactivate the egress-control device shall be initiated whenever a manual force of not more

Access to, and egress from, buildings required to be accessible shall be provided as specified in Chapter 11.

**309.5 Light, Ventilation and Sanitation.** In Group M Occupancies, light, ventilation and sanitation shall be as specified in Chapters 12 and 29.

**309.6 Shaft and Exit Enclosures.** Exits shall be enclosed as specified in Chapter 10.

Elevator shafts, vent shafts and other openings through floors shall be enclosed, and the enclosure shall be as specified in Section 711.

In buildings housing Group M Occupancies equipped with automatic sprinkler systems throughout, enclosures need not be provided for escalators where the top of the escalator opening at each story is provided with a draft curtain and automatic fire sprinklers are installed around the perimeter of the opening within 2 feet (610 mm) of the draft curtain. The draft curtain shall enclose the perimeter of the unenclosed opening and extend from the ceiling downward at least 12 inches (305 mm) on all sides. The spacing between sprinklers shall not exceed 6 feet (1829 mm).

**309.7 Sprinkler and Standpipe Systems.** When required by other provisions of this code, automatic sprinkler systems and standpipes shall be installed as specified in Chapter 9.

**309.8 Special Hazards.** For special hazards of Group M Occupancies, see Section 304.8.

Storage and use of flammable and combustible liquids shall be in accordance with the Fire Code.

Buildings erected or converted to house high-piled combustible stock or aerosols shall comply with the Fire Code.

**SECTION 310 — REQUIREMENTS FOR GROUP R OCCUPANCIES**

**310.1 Group R Occupancies Defined.** Group R Occupancies shall be:

**Division 1.** Hotels and apartment houses.

Congregate residences (each accommodating more than 10 persons).

**Division 2.** Not used.

*[For SFM] Division 2.1. Residentially-based, licensed facilities accommodating more than six nonambulatory clients. This division may include ambulatory clients. Licensing categories that may use this classification include, but are not limited to: Adult Residential Facilities, Congregate Living Health Facilities, Residential Care Facilities for the Elderly, Group Homes and Residential Care Facilities for the Chronically Ill.*

*[For SFM] Division 2.1.1. Residentially-based, licensed facilities accommodating six or less nonambulatory clients. This division may include ambulatory clients. Licensing categories that may use this classification include, but are not limited to: Adult Residential Facilities, Congregate Living Health Facilities, Foster Family Homes, Intermediate Care Facilities for the Developmentally Disabled Nursing, nurseries for the full-time care of children under the age of six, but not including "infants" as defined in Section 210; Residential Care Facilities for the Elderly, Small Family Homes and Residential Care Facilities for the Chronically Ill.*

*[For SFM] Division 2.2. Residentially-based, licensed facilities accommodating more than six ambulatory clients. This division may include nonambulatory clients and shall not exceed six*

*nonambulatory clients. Licensing categories that may use this classification include, but are limited to: Adult Residential Facilities, Residential Care Facilities for the Elderly, Group Homes, Community Treatment Facilities and Social Rehabilitation Facilities.*

*[For SFM] Division 2.2.1. Residentially-based, licensed facilities accommodating six or less ambulatory clients. This division may include a maximum of two nonambulatory clients. Licensing categories that may use this classification include, but are not limited to: Adult Residential Facilities, Intermediate Care Facilities for the Developmentally Disabled Habilitative, Intermediate Care Facilities for the Developmentally Disabled Nursing, Nursing Homes, Residential Care Facilities for the Elderly, Foster Family Homes, Group Homes, Small Family Homes, Community Treatment Facilities and Social Rehabilitation Facilities.*

*[For SFM] Division 2.3. Residentially-based, licensed facilities providing hospice care throughout accommodating more than six bedridden clients. Licensing categories that may use this classification are limited to: Congregate Living Health Facilities for the Terminally Ill and Residential Care Facilities for the Chronically Ill.*

*[For SFM] Division 2.3.1. Residentially-based facilities providing hospice care throughout accommodating six or less bedridden clients. Licensing categories that may use this classification are limited to: Congregate Living Health Facilities for the Terminally Ill and Residential Care Facilities for the Chronically Ill.*

**Division 3.** *[For HCD, SFM] Dwellings and those dwellings used for large family day-care homes (as defined in Chapter 2, Section 205) and lodging houses. Licensing categories that may use this classification include, but are not limited to: Adult Day-care Facilities, Family Day-care Homes, Adult Day-support Center, Day-care Center for Mildly Ill Children, Infant Care Center and School-Age Child Day-care Center.*

Congregate residences (each accommodating 10 persons or less).

For occupancy separations, see Table 3-B.

A complete code for construction of detached one- and two-family dwellings is in Appendix Chapter 3, Division III, of this code. When adopted, as set forth in Section 101.3, it will take precedence over the other requirements set forth in this code.

**Division 6 Occupancies** shall be residential group care facilities, which provide care and/or supervisory services. Restraint shall not be practiced in these facilities.

Such residential group care facilities are limited to halfway houses such as community correctional centers, community correction reentry centers, community treatment programs, work furlough programs, and alcoholism or drug abuse recovery or treatment facilities.

Group R, Division 6.1; with more than six nonambulatory residents.

Group R, Division 6.2; with more than six ambulatory residents.

Group R, Division 6.1.1; with six or less nonambulatory residents.

Group R, Division 6.2.1; with six or less ambulatory residents.

**310.1.1 [For SFM] Special Provisions for Group R, Division 2 Occupancies.** Clients who become temporarily bedridden as defined in Health and Safety Code Section 1569.72, as enforced by the Department of Social Services, may continue to be housed on any story in Group R, Division 2 Occupancies classified as Resi-

dential-care Facilities for the Elderly (RCFE). Every Residential-care Facility for the Elderly (RCFE) admitting or retaining a bedridden resident shall, within 48 hours of the resident's admission or retention in the facility, notify the local fire authority with jurisdiction of the estimated length of time the resident will retain his or her bedridden status in the facility.

**310.1.2 [For SFM]** In Group R, Division 2 Occupancies classified as Residential Facilities (RF), bedridden clients shall not be located above the first story.

**310.1.3 [For SFM]** Restraint shall not be practiced in Group R, Division 2 Occupancies.

**EXCEPTION:** Group R, Division 2 Occupancies which meet all the construction requirements for a Group I, Division 3 Occupancy.

**310.1.4 [For SFM]** Pursuant to Health and Safety Code Section 13143, facilities licensed by the Department of Social Services which provide nonmedical board, room and care for six or fewer ambulatory children or children two years of age or younger, and which do not have any nonambulatory clients shall not be subject to regulations pertaining to Group R, Division 2 Occupancies. With respect to these exempted facilities, no city, county, or public district shall adopt or enforce any requirement for the prevention of fire or for the protection of life and property against fire and panic unless the requirement would be applicable to a structure regardless of the special occupancy. Nothing shall restrict the application of state or local housing standards to such facilities if the standards are applicable to residential occupancies and are not based on the use of the structure as a facility for ambulatory children. For the purpose of this exception, "ambulatory children" does not include relatives of the licensee or the licensee's spouse.

**310.1.5 [For SFM]** Pursuant to Health and Safety Code Section 13133, regulations of the state fire marshal pertaining to Group R, Division 2 Occupancies classified as Residential Facilities (RF) and Residential-care Facilities for the Elderly (RCFE) shall apply uniformly throughout the state and no city, county, city and county, including a charter city or charter county, or fire-protection district shall adopt or enforce any ordinance or local rule or regulation relating to fire and panic safety which is inconsistent with these regulations. A city, county, city and county, including a charter city or charter county may pursuant to Health and Safety Code Section 13143.5, or a fire protection district may pursuant to Health and Safety Code Section 13869.7, adopt standards more stringent than those adopted by the state fire marshal that are reasonably necessary to accommodate local climate, geological, or topographical conditions relating to roof coverings for Residential-care Facilities for the Elderly.

**310.1.6 [For SFM]** Existing Residential Facilities and Residential-care Facilities for the Elderly which were originally classified as Group I Occupancies under pre-1991 codes may be reinspected as a Group I Occupancy under the appropriate previous code provided there is no change in the use which would place the facility in a different division or occupancy group. (See Section 3403.1.)

## 310.2 Construction, Height and Allowable Area.

**310.2.1 General.** Buildings or parts of buildings classed in Group R because of the use or character of the occupancy shall be limited to the types of construction set forth in Table 5-B and shall not exceed, in area or height, the limits specified in Sections 504, 505 and 506.

**EXCEPTION [For HCD 1]:** Limited-density owner-built rural dwellings may be of any type of construction which will provide for a sound structural condition. Structural hazards which result in an un-

sound condition and which may constitute a substandard building are delineated by Section 17920.3 of the Health and Safety Code.

**310.2.2 Special provisions.** Walls and floors separating dwelling units in the same building, or guest rooms in Group R, Division 1 hotel occupancies, shall not be of less than one-hour fire-resistive construction.

**EXCEPTION [For SFM]:** In Divisions 2.1.1, 2.2.1 and 2.3.1 Occupancies, walls and floors may be nonrated construction provided:

1. Construction has protection equivalent to  $\frac{1}{2}$ -inch (12.7 mm), nonrated gypsum wallboard and,
2. Dwelling units are not equipped with open flame, gas or electrical element cooking appliances other than a microwave cooking appliance.

Group R, Division 1 Occupancies more than two stories in height or having more than 3,000 square feet (279 m<sup>2</sup>) of floor area above the first story, [for SFM] and in Division 2.1.1 Occupancies where clients are housed above the first floor and there is more than 3,000 square feet (279 m<sup>2</sup>) of floor area above the first floor, shall not be of less than one-hour fire-resistive construction throughout, except as provided in Section 601.5.2.2.

[For SFM] Division 2.2 Occupancies where nonambulatory clients are housed above the first floor and there is more than 3,000 square feet (279 m<sup>2</sup>) of floor area above the first floor or housing more than 16 clients above the first floor shall be constructed of not less than one-hour fire-resistive construction throughout except as provided in Section 601.5.2.

[For SFM] Divisions 2.3 and 2.3.1 Occupancies where clients are housed above the first floor, shall not be of less than one-hour fire-resistive construction throughout except as provided in Section 601.5.2.2.

**EXCEPTION:** Interior nonload-bearing partitions within individual dwelling units in apartment houses and guest rooms or suites in hotels where such dwelling units, guest rooms or suites are separated from each other and from corridors by not less than one-hour fire-resistive construction may be constructed of:

1. Noncombustible materials or fire-retardant wood in buildings of any type of construction; or
2. Combustible framing with noncombustible materials applied to the framing in buildings of Type III or Type V construction.

Storage or laundry rooms that are within Group R, Division 1 Occupancies that are used in common by tenants shall be separated from the rest of the building by not less than one-hour fire-resistive occupancy separation.

**EXCEPTION [For HCD 1]:** Interior nonload-bearing partitions within individual dwelling units in apartment houses and guest rooms or suites in hotels where such dwelling units, guest rooms or suites are separated from each other and from corridors by not less than one-hour fire-resistive construction, may be constructed of:

1. Noncombustible materials or fire-retardant wood in buildings of any type of construction; or
2. Combustible framing with noncombustible materials applied to the framing in buildings of Type III or Type V construction.

Openings to such corridors shall be equipped with doors conforming to Section 1004.3.4.3.2, Uniform Building Code, most recent edition, regardless of the occupancy load served.

For Group R, Division 1 Occupancies with a Group S, Division 3 parking garage in the basement or first story, see Section 311.2.2.

For attic space partitions and draft stops, see Section 708.

**310.2.3 [For SFM] Smoke barriers required.** Group R, Division 2 Occupancies shall be provided with smoke barriers, constructed in accordance with Section 308.2.2.1, as follows:

1. Group R, Division 2.1 Occupancies having individual floor areas over 6,000 square feet (557 m<sup>2</sup>) per floor.