



## MINIMUM REQUIREMENTS FOR LARGE FAMILY DAY CARES IN A RESIDENCE (GROUP R- 3)

The intent of these minimum conditions is to ensure adequate protection of life and property against fire, explosion and panic. In specific circumstances, other provisions or conditions may pertain that are not stated below. Such provisions will be detailed at the time of field inspection.

Prior to licensing by the Community Care Licensing Division, prospective licensees must obtain a fire clearance for the facility from the Fire Department.

### Inspections

A “**pre-licensing inspection**” is a site visit requested by the owner/operator in which the fire inspector provides consultation and interpretation of fire safety regulations, and notifies the facility owner/operator in writing of the specific corrections that need to be made in order to obtain a fire clearance approval.

1. The City of Livermore charges a fee of \$642.00 for Pre-Licensing Inspections.
2. The City of Pleasanton charges a fee of \$458.00 for Pre-Licensing Inspections.
3. Make checks payable to the Livermore-Pleasanton Fire Department (no cash please).
4. All fees and inquiries should be directed to the Fire Prevention Bureau at 3560 Nevada Street, Pleasanton, CA 94566, (925) 454-2362.

A “**fire clearance inspection**” is a site visit in which the fire inspector reviews the facility and at the end of the inspection completes and returns the state 850 form to the licensing agency– either with the fire clearance granted or denied. There is no charge for a fire clearance inspection. If the fire clearance cannot be granted, the fire inspector will provide the owner/operator with a list of deficiencies. The fire inspector will not hold the 850 form for a re-inspection inspection. However, a “**fire clearance inspection**” can be changed to a “**pre-licensing inspection**” at the request of the owner/operator. In this case, the 850 form will not be immediately returned to Community Care Licensing. The applicant must:

- Pay the pre-licensing inspection fee prior to the next fire clearance inspection, and
- Call for a fire clearance inspection within 30 days of the initial inspection

The fire inspector will then conduct the fire clearance inspection and at that time return the 850 form with the fire clearance granted or denied to Community Care licensing. If the second inspection does not take place within 30 days, the 850 form with the fire clearance denied will be returned to Community Care licensing.

### Facility Requirements

The following applies to all large family day care facilities as required by the California Building Code (CBC) and California Fire Code (CFC):

1. A building permit is required to construct, enlarge, alter or repair a building (CBC 105). This includes adding or removing walls, installing or widening doors and windows, converting a garage or patio to living space, or constructing stairways or ramps. If applicable, plans shall be submitted, permit issued, work inspected and signed off prior to your fire clearance being granted.
2. Two exit doors remotely located from each other shall be provided to the exterior (not through the garage). The second exit may be a sliding glass door exiting directly to the exterior. If an exit egresses to the back yard, a gate must be provided. Doors must provide a clear width of 32 inches *and not less than 6 feet 8 inches in height*. (CBC Section 1006.2.2.7).
3. Exit doors, including manually operated horizontal sliding doors, shall be openable from the inside without use of a key or any special knowledge or effort. (CBC 1006.2.2.7).
4. Where basements are used for day-care purposes, one of the two required exits shall provide access directly to the exterior without entering the first story. The second exit from the basement may either pass through the story above or exit directly to the exterior. (CBC 1006.2.2.7).
5. Rooms used for day-care purposes shall not be located above the first story unless the building is equipped with an automatic sprinkler system throughout and at least one of the required exits provides access directly to the exterior. (CBC 1006.2.2.7).
  - a. *NFPA 13R may be used in large family day-care however the permitted omission shall not apply, unless approved by LPFD.*
6. Single- or multiple-station smoke alarms shall be installed and maintained in Groups R-3 regardless of occupant load at all the following locations (CBC 907.2.10.2):
  - a. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms
  - b. In each room used for sleeping purposes.
  - c. In each story within a dwelling unit, including basements, but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than 1 full story below the upper level
7. **Smoke alarms shall be maintained** in accordance with the manufacturer's instructions. Existing smoke alarms shall be replaced if they exceed manufacturer's expiration date. (CFC 907.2.10.2.3).
8. **Existing residences containing a fossil fuel-burning heater or appliance, fireplace or attached garage shall be equipped with single station carbon monoxide alarms.** The carbon monoxide alarms shall be listed as complying with UL 2034 and shall be installed and maintained in accordance with NFPA 720 and the manufacturer's instructions. Alarms do not have to be interconnected and can be solely battery operated or plug-in type

with battery back-up where no construction is taking place. They shall be installed outside each sleeping area and on every level. (CBC 915.1, CFC 915.2, CFC 1103.9).

9. No open flame devices (candles, kerosene heaters, etc.) are permitted for use in the residence any time it is being used for family day care. (CCR Title 19, Division 1, Section 3.25(b) and CFC 603.4).
10. At least one manual alarm device shall be provided at an approved location. It shall actuate a fire alarm signal that is audible throughout the facility at a minimum level of 15 dba above ambient noise level. These devices need not be interconnected to any other fire alarm device, have a control panel or be electrically supervised or provided with emergency power. Such device or devices shall be attached to the structure and must be a device that is listed and approved by the Office of the State Fire Marshal. (CBC 455.5 and 907.2.6.4, see [SFM Code Interpretation 18-004](#)).
11. Provide a portable fire extinguisher with a minimum 2-A:10-B:C rating that has been serviced and tagged by a state licensed service company. Extinguishers to be mounted in a conspicuous, accessible area with the top no higher than five feet from the floor (CBC 455.4).
12. Every unenclosed gas-fired water heater or furnace which is within the area used for child care shall be protected in such a way as to prevent children from making contact with those appliances (this does not apply to kitchen stoves or ovens). (CBC 455.7)
13. No flammable liquids are permitted in the residence at any time (except in a garage which is either detached or has a 1-hour separation from the house). A maximum of five gallons of flammable liquid is allowed to be stored in a safe area, inaccessible to children. (CFC 105.6.16)
14. Every large-family day-care home shall comply with the provisions for an R-3 occupancy. (CBC 455.6)
15. Door between garage and living space shall be *1 3/8-inch solid wood, solid or honeycomb core steel door, or comply with CBC 716.2.2.1 with a fire protection rating of not less than 20 minutes. Door must be self-closing and self-latching.* (CBC 406.3.2.1)
16. Address numbers shall be 4" high with a 1/2" stroke and installed in a location visible from the road fronting the property. These numbers shall contrast with their background. (CFC 505.1)
17. Garages are U-Occupancies (Utility) and are intended for human occupation. Spaces in a home used for human occupation must be R-Occupancies. Garages may be used as day care space only if they have been converted to an R-Occupancy with the appropriate Building permits. R-Occupancy requirements include, but are not limited to: ventilation, exiting, heating and protection from water heaters.