



RESIDENTIAL CARE GUIDELINES

SOBER LIVING

Sober living homes with less than 16 residents

If a sober living home does not provide custodial care, meaning they may have a counselor but basically live like roommates, then the home is considered the same as a single family residence (sfr). There would be no change in occupancy group and the Building Safety Division does not need to be notified.

If there is custodial care then consult with the Building Safety Division because there are many levels as to what the building codes might require.

CUSTODIAL CARE. Assistance with day-to-day living tasks; such as assistance with cooking, taking medication, bathing, using toilet facilities and other tasks of daily living.

ADULT CARE

Live-in senior care homes

Adult care homes with 5 or fewer clients are treated as single family residences (sfr) and there is no change to the occupancy group. The Building Safety Division does not need to be notified.

Adult care homes with 6 – 10 clients (over 10 is not allowed by State in an sfr) will require a change of occupancy to group R4 as defined in the building code. Planning should not hold up any approvals for such homes because of building code requirements, but should notify the applicant that before the 6th client moves in they will need to obtain a new Certificate of Occupancy (CofO)

To get an R4 CofO:

- 1) The home will require a fire suppression (sprinkler) system.
- 2) The main entrance, all common areas, and any doorways leading to shared patios are required to be accessible per the ICC A117.1 standards.
- 3) At least one bathroom and at least one bedroom must be accessible per the ICC A117.1 standards.

The customer will be required to provide a dimensioned and to scale floor plan showing all walls, doors, windows, and plumbing fixtures to get a CofO permit. If they need to do any remodeling to provide accessibility then that work and any fire suppression installation will also require permits.

DAY CARE (Custodial care for less than 24 hours)

Child or Adult day care

If the home has 5 or fewer clients the it is considered to be in the same category as an sfr. The Building Safety /division does not need to be notified.

Requests for homes to have 6 or more clients, whether they are children or adults, will require consultation with the Building Division. The requirements for custodial day care facilities have varying degrees of complexity and occupancy requirements.

Development Services

Building Safety

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