

# Adult Family Home (AFH) LOCAL BUILDING INSPECTION CHECKLIST

Code References: 2009 IRC Section R325 (WAC 51-51)

APPLICATION NUMBER: \_\_\_\_\_

**SECTIONS 1, 2, 3, AND 4 MUST BE COMPLETED BY APPLICANT BEFORE INSPECTION WILL BE PROCESSED**

## SECTION 1 - PROPERTY INFORMATION

SITE ADDRESS: \_\_\_\_\_ ASSESSOR'S TAX/PARCEL#: \_\_\_\_\_

## SECTION 2 - APPLICANT INFORMATION

PROPERTY OWNER NAME: \_\_\_\_\_ DAYTIME PHONE: \_\_\_\_\_

AFH LICENSEE NAME (IF DIFFERENT): \_\_\_\_\_ DAYTIME PHONE: \_\_\_\_\_

## SECTION 3 – FLOOR PLAN

**APPLICANT MUST DRAW COMPLETE FLOOR PLAN/S ON THIS FORM (ALL FLOORS). PLEASE INCLUDE ALL SLEEPING ROOMS (BEDROOMS). ON THIS DRAWING, INDICATE WHICH BEDROOM IS A, B, C, D, E, AND F. LABEL ALL COMPONENTS FOR EXITING i.e.: STAIRS, RAMPS, PLATFORM LIFTS & ELEVATORS.**

## SECTION 4 – DISCLAIMER/SIGNATURE BLOCK

I certify under penalty of perjury that the information furnished by me is true and correct to the best of my knowledge, and that I am requesting or I am authorized by the owner of the above premises to request inspection for the operation of an Adult Family Home at this location. I agree to hold harmless the jurisdiction conducting such inspections, at my request, as to any claim (including costs, expenses, and attorneys' fees incurred in the investigation of such claim), which may be made by any person, including the undersigned, and filed against the jurisdiction, but only where such claim arises out of the reliance of the jurisdiction, including its officers and employees, upon the accuracy of the information supplied to the jurisdiction as a part of this application.

NAME/TITLE: \_\_\_\_\_

DATE: \_\_\_\_\_

PROPERTY OWNER       APPLICANT       LICENSEE

*(Effective July 1, 2010)*

**WAC 51-51-0325**

**Section R325 — Adult family homes.**

## **SECTION R325**

### **ADULT FAMILY HOMES**

**R325.1 General.** This section shall apply to all newly constructed adult family homes and all existing single family homes being converted to adult family homes. This section shall not apply to those adult family homes licensed by the state of Washington department of social and health services prior to July 1, 2001.

**R325.2 Submittal Standards.** In addition to those requirements in Section 106.1, the submittal shall identify the project as a Group R-3 Adult Family Home Occupancy. A floor plan shall be submitted identifying the means of egress and the components in the means of egress such as stairs, ramps, platform lifts and elevators. The plans shall indicate the rooms used for clients and the sleeping room classification of each room.

**R325.3 Sleeping Room Classification.** Each sleeping room in an adult family home shall be classified as:

1. **Type S** - where the means of egress contains stairs, elevators or platform lifts.
2. **Type NS1** - where one means of egress is at grade level or a ramp constructed in accordance with R325.9 is provided.
3. **Type NS2** - where two means of egress are at grade level or ramps constructed in accordance with R325.9 are provided.

**R325.4 Types of Locking Devices.** All bedroom and bathroom doors shall be openable from the outside when locked.

Every closet shall be readily openable from the inside.

Operable parts of door handles, pulls, latches, locks and other devices installed in adult family homes shall be operable with one hand and shall not require tight grasping, pinching or twisting of the wrist. The force required to activate operable parts shall be 5.0 pounds (22.2 N) maximum. Exit doors shall have no additional locking devices.

**R325.5 Smoke Alarm Requirements.** All adult family homes shall be equipped with smoke alarms installed as required in Section **R314**. Alarms shall be installed in such a manner so that the fire warning may be audible in all parts of the dwelling upon activation of a single device.

**R325.6 Escape Windows and Doors.** Every sleeping room shall be provided with emergency escape and rescue windows as required by Section R310. No alternatives to the sill height such as steps, raised platforms or other devices placed by the openings will be approved as meeting this requirement.

**R325.7 Fire Apparatus Access Roads and Water Supply for Fire Protection.** Adult family homes shall be served by fire apparatus access roads and water supplies meeting the requirements of the local jurisdiction.

**R325.8 Grab Bars.** Grab bars shall be installed for all water closets and bathtubs and showers. The grab bars effective WAC 51-51-0325: Section R325 — Adult family homes. date 7/1/10 shall comply with ICC/ANSI A117.1 Sections 604.5 and 607.4 and 608.3.

**EXCEPTION: Grab bars are not required for water closets and bathtubs and showers used exclusively by staff of the adult family home.**

**R325.9 Ramps.** All interior and exterior ramps, when provided, shall be constructed in accordance with Section **R311.8** with a maximum slope of 1 vertical to 12 horizontal. The exception to **R311.8.1** is not allowed for adult family homes. Handrails shall be installed in accordance with R325.9.1.

**R325.9.1 Handrails for Ramps.** Handrails shall be installed on both sides of ramps between the slope of 1 vertical to 12 horizontal and 1 vertical and 20 horizontal in accordance with R311.6.3.1 through R311.6.3.3.

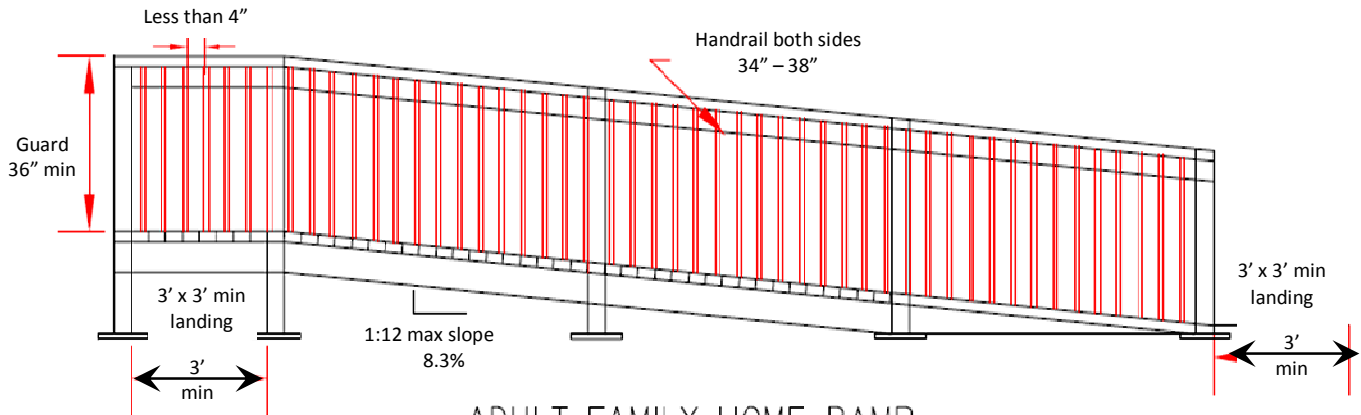
**R325.10 Stair Treads and Risers.** Stair treads and risers shall be constructed in accordance with **R311.7.4**. Handrails shall be installed in accordance with R325.10.1.

**R325.10.1 Handrails for Treads and Risers.** Handrails shall be installed on both sides of treads and risers numbering from one riser to multiple risers. Handrails shall be installed in accordance with **R311.7.7** through **R311.7.7.4**

[Statutory Authority: RCW 19.27.190, 19.27.020, and chapters 19.27 and 34.05 RCW. 09-04-023, §51-51-0325, filed 1/27/09, effective 7/1/10. Statutory Authority: RCW 19.27.074, 19.27.020, and chapters 19.27 and 34.05 RCW. 07-01-090, § 51-51-0325, filed 12/19/06, effective 7/1/07. Statutory Authority: RCW 19.27.031 and 19.27.074. 04-01-109, § 51-51-0325, filed 12/17/03, effective 7/1/04.]



<b>R311.8 Ramps</b>				
<i>Inside Ramp</i>		N/A	YES	NO
R311.8.1 Maximum Slope one unit vertical in twelve units horizontal (8.3% slope). (Exception R311.8.1 Not allowed in AFH)			<input type="checkbox"/>	<input type="checkbox"/>
R311.8.2 Landing Requirements: min. 3X3 foot landing at top/bottom, where doors open onto ramps, and where ramp changes directions.			<input type="checkbox"/>	<input type="checkbox"/>
R325.9.1 Handrails required on both sides of ramp in accordance with R311.8.3.1 – R311.8.3.3.			<input type="checkbox"/>	<input type="checkbox"/>
<i>Outside Ramp</i>		N/A	YES	NO
R311.8.1 Maximum Slope one unit vertical in twelve units horizontal (8.3% slope). (Exception R311.8.1 Not allowed in AFH)			<input type="checkbox"/>	<input type="checkbox"/>
R311.8.2 Landing Requirements: min. 3X3 foot landing at top/bottom, where doors open onto ramps, and where ramp changes directions.			<input type="checkbox"/>	<input type="checkbox"/>
R325.9.1 Handrails required on both sides of ramp in accordance with R311.8.3.1 – R311.8.3.3.			<input type="checkbox"/>	<input type="checkbox"/>
*Guards below are depicted vertically as an example only.		<b>All Ramps must have Guards</b>		



ADULT FAMILY HOME RAMP  
per 2009 IRC with WA. ST. AMENDMENTS  
**\*ALL RAMPS REQUIRE A BUILDING PERMIT\***

<b>R311.2 Means of Egress</b>	YES	NO	
R311.2 Door must be side-hinged with min. width of 32 inches between face of door and stop. Height not less than 78 inches.	<input type="checkbox"/>	<input type="checkbox"/>	
R325.4 Operable parts of door handles, pulls, latches, locks and other devices installed in AFH shall be operable with one hand and shall not require tight grasping, pinching or twisting of the wrist (lever-type, emergency egress hardware). The Exit doors shall have no additional locking devices.	<input type="checkbox"/>	<input type="checkbox"/>	
<b>R311.7 Stairways</b>	N/A	YES	NO
R311.7.4.1 Riser Height: Max riser height shall be <u>7<sup>3</sup>/<sub>4</sub> inches</u> (8 inches in structures built prior to July 1, 2004)	<input type="checkbox"/>	<input type="checkbox"/>	
R311.7.4.2 Tread Depth: Min. tread depth shall be <u>10 inches</u> . (9 inches in structures built prior to July 1, 2004)	<input type="checkbox"/>	<input type="checkbox"/>	
R325.10.1 Handrails for Treads and Risers shall be installed on both sides of treads and risers numbering from one riser to multiple risers. Handrails shall be installed in accordance with R311.7.7.1 – R311.7.7.4	<input type="checkbox"/>	<input type="checkbox"/>	
<b>R 325.8 Grab Bars in Bathrooms</b> (May require "alternate" approval in accordance with IRC Sec. R104.10 and .11)	YES	NO	
R325.8 Grab bars shall be installed for all water closets (toilets), bathtubs and showers.			
Bathing facilities such as tubs and showers; and	<input type="checkbox"/>	<input type="checkbox"/>	
On both sides of the toilet. (shall comply with ICC/ANSI A117.1 Sections 604.5,607.4 & 608.3)	<input type="checkbox"/>	<input type="checkbox"/>	
<b>AG103 – AG 105 Swimming Pool, Spa, Hot Tub</b>	N/A	YES	NO
AG105.2 Must be surrounded by a barrier that is 48 inches high, may have doors and or gates that must have audible alarms when opened.	<input type="checkbox"/>	<input type="checkbox"/>	
AG105.5 EXCEPTION: Pools, Spas or hot tubs with a safety cover which complies with ASTM F 1346	<input type="checkbox"/>	<input type="checkbox"/>	

PASSED

CORRECTIONS REQUIRED

PERMIT REQUIRED

INSPECTOR'S SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_

INSPECTOR'S ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_

Application and Inspection Checklist developed by Washington Association of Building Officials (WABO), in cooperation with Department of Social and Health Services (DSHS) for use by both departments and licensors.

08/01/10