Assisted Living Facilities (Adult Care)

Add to Section 101.2.1 Appendices. After the first sentence add: Appendix K Assisted Living Facilities shall be the adopted reference for all licensed assisted living facilities.

APPENDIX K

Section K101 Applicability

K101.1 This appendix shall apply to all state licensed facilities pursuant to ARS Title 9 Chapter 10, or as otherwise provided by law.

K101.2 International Building Code references to Residential Care or Assisted Living Facilities are modified by deleting building code references to R-3 and R-4 requirements for Residential Care in Section 310. All facilities shall be required to provide a building meeting the requirements described within this ordinance.

Section K102 Definitions

"Assisted living facility" means an assisted living facility that provides resident rooms or residential units to 10 or fewer residents.

"Assisted living center" means an assisted living facility that provides resident rooms or residential units to eleven or more residents. (I-1, I-2)

"State licensed facilities" means those licensed by law having any level of care provided by the provisions of the regulations.

Section K103 Minimum Building and Fire Safety Requirements for <u>all</u> Assisted Living Facilities

1. Automatic Fire Sprinklers are required in all assisted living facilities per IBC Section 903.2.9.

2. The facility shall be handicap accessible per IBC Chapter 11 for all resident use areas.

3. Bedroom doors shall be 20 minute fire rated and be self closing and latching.

4. Smoke detectors shall be AC/DC and interconnected. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed. Activation of smoke detectors shall shut down the ventilation system. Smoke detectors shall be installed in at least the following areas:

a. Bedrooms;
b. Hallways that adjoin bedrooms;
c. Storage rooms and laundry rooms,
d. Attached garages (heat detector),

e. Rooms or hallways adjacent to the kitchen, and
f. Other places recommended by the manufacturer.

5. The means of egress, including the exit discharge shall be illuminated at all times that the building served by the means of egress is occupied. In the event of a power supply failure, an emergency power system shall supply power for a duration of not less than 90 minutes and shall consist of storage batteries, unit equipment or an onsite generator.

6. A means of exiting the facility shall meet one of the following:
   a. The assisted living facility provides a resident who does not have a key, special knowledge for egress, or special physical effort, access at all times to an outside area that is secure and allows the resident to be at least 50 feet away from the facility. If the outside area does not allow a resident to be at least 50 feet away from the facility, the assisted living facility shall provide a means of egress from the outside; and
   b. The facility meets the Special Egress-Control Devices provisions in the International Building Code Chapter 10.

7. The facility must be equipped with an Air conditioning system. Swamp coolers or individual window units shall not be the sole method used to control cooling.

8. Each bedroom shall:
   a. Be of standard construction with walls from floor to ceiling with at least one door.
   b. Have an approved emergency egress window or door leading directly to the outside.
   c. There is at least 80 square feet of floor space, excluding closets, bathrooms, alcoves, or vestibules, for a resident in a private bedroom and at least 60 square feet of floor space excluding closets, bathrooms, alcoves, or vestibules, for each resident sharing a bedroom with another individual. There shall not be more than two residents per bedroom.
   d. All bedrooms shall be equipped with a bell, intercom, or other means to alert employees to a resident's needs or emergencies.

9. All bathrooms shall meet the following requirements;
   a. There is at least one working flushable toilet;
   b. There is one working tub or shower for each eight individuals living in the home;
   c. The lavatory is in the same bathroom as the toilet or in a room adjacent to the toilet, and is not used for food preparation;
   d. All bathrooms shall be equipped with a bell, intercom, or other means to alert employees to a resident's needs or emergencies.
   e. Each bathroom provides privacy when in use and contains;
      i. A mirror, unless the resident's service plan requires otherwise;
      ii. A means of ventilation and exhaust.

iii. Nonporous surfaces for shower enclosures, clean usable shower curtains, and slip-resistant surfaces in tubs and showers; and

iv. grab bars for the toilet and tub or shower and other assistive devices to provide for resident safety;

10. At least one bathroom shall meet all the provisions for handicapped access and use as provided for by Chapter 11 of the IBC. This bathroom shall be accessible to all residents and shall not be entered through a bedroom.

11. Portable all purpose fire extinguishers shall meet the requirements of IFC Section 906.Code. Fire extinguishers shall be;

a. Serviced every 12 months or as recommended by the manufacturer;
b. Tagged specifying the date of recharging and the name of the organization performing the work; and
c. Placed on wall brackets so that the top handle of the fire extinguisher is not over five feet from the floor and the bottom of the fire extinguisher is at least four inches off the floor.

12. Fire inspections shall be conducted not less than every 24 months by the local fire department.