



Lake Havasu City Fire Department Fire Prevention Division

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Phone: (928) 855-1141 www.lhcaz.gov

FD Specification #27
Standards for Assisted Living Facilities

2018 IFC, Ch. 4 & 9

9/01/2021
Page 1 of 3

OVERVIEW

Residents with special needs and who are cared for by caregivers other than immediate family members outside of the resident's family's home must be provided an environment, which is safe and secure. The Lake Havasu City Fire Department (LHCFD) inspects Assisted Living (AL) Homes and AL Facilities to help ensure that all State and City requirements are met in order to foster a safer living environment.

1. The **Lake Havasu City Building Division (LHCBD)** will conduct all plan reviews and issue permits for all new **ICC Group R-4** facilities, including interior and exterior handicap accessible elements, and change of occupancy use requests from an ICC Group **R-3** to an ICC Group **R-4**, or an ICC Group **I-1** occupancy classification. For more information, call the LHCBD at (928) 453-4148 x7007.
2. The **Lake Havasu City Fire Department (LHCFD)** may require the installation or upgrading of fire sprinkler and/or fire alarm systems. It is important that the applicant contact the LHCBD for building construction requirements and the LHCFD for fire sprinkler system and fire alarm system requirements. For more information, call the LHCFD at (928) 855-1141.
3. The **Arizona Department of Health Services (ADHS) Bureau of Residential Facilities Licensing (BRFL)**, located in Phoenix, regulates and licenses Assisted Living Centers, Assisted Living Homes with five (5) or more qualifying residents, and other types of residential facilities. For general information, call (602) 542-1025.

PURPOSE

To provide relevant fire and life safety information to AL Managers and AL Caregivers who provide AL Services, and for persons considering owning or operating an AL Facility.

SCOPE

This specification provides State and City Fire & Life Safety requirements for AL Homes providing AL services in single family residences (**R-3**) for 5 or fewer residents, AL Centers (**R-4**) which provide AL services in resident rooms or units for 6 to 16 residents, capable of self-preservation, and AL Institutional Facilities (**I-1**) for more than 16 residents, capable of self-preservation, who reside on a 24-hour basis in a supervised environment which provides AL services on a continuing basis. Nursing Homes classified as Group **I-2** for residents not capable of self-preservation, are not regulated per this specification.

DEFINITIONS

1. **Assisted Living Center** – Means an assisted living facility that provides resident rooms or residential units to 11 or more residents. **R9-10-801 / ARS 36-401** [See also: Residential Group R-4 Assisted Living Facilities (ICC) & Institutional Group I-1 Assisted Living Facilities]

2. **Assisted Living Facility:** Means a residential care institution, including adult foster care, that provides or contracts to provide Supervisory care services, Personal care services or Directed care services on a continuing basis. [Includes AL Centers and AL Homes.] **R9-10-801 / ARS 36-401**
3. **Assisted Living Home:** An assisted living facility that provides resident rooms to 10 or fewer residents. **R9-10-801 / ARS 36-401** [See also: **Residential Group R, Division 3, Care Facilities within a Dwelling**]
4. **Assisted Living Services:** Means Supervisory, Personal, Directed, Behavioral, or Ancillary care services provided to residents by or through an AL Facility. **R9-10-801**
5. **Authority Having Jurisdiction (AHJ):** Means a legal entity (Federal, State or Local), such as a Building Official or Fire Code Official, that has statutory authority for enforcing a code or standard or for approving equipment, materials, an installation, or a procedure. **IFSTA**
6. **Boarding House:** Means a building arranged or used for lodging for compensation, with or without meals, and not occupied as a single-family unit. **ICC**
7. **Caregiver:** Means an individual who provides Supervisory care services, Personal care services, or Directed care services to a resident, and does not include a family member of the resident. **R9-10-801**
8. **Congregate Living Facility:** Means a building, or part thereof, that contains sleeping units where residents share bathrooms and/or kitchen facilities. **ICC**
9. **Conspicuously Posted:** Means placed at a location that is visible and accessible, and within the area where the public enters the premises. **R9-10-101**
10. **Custodial Care:** Means assistance with day-to-day living tasks, such as assistance with cooking, taking medication, bathing, using toilet facilities and other tasks of daily living. Includes persons receiving care who evacuate at a slower rate and/or who have mental and psychiatric complications. **ICC**
11. **Directed Care Services:** Means programs and services, including Supervisory and Personal Care Services that are provided to persons who are incapable of recognizing danger, summoning assistance, expressing needs or making basic care decisions. **ARS 36-401**
12. **Fire Code Official (FCO):** Means the Fire Chief or other designated authority charged with the administration and enforcement of the adopted fire code, or an authorized representative. **ICC**
13. **International Code Council (ICC):** Means the nonprofit association that provides a wide range of building safety solutions including product evaluation, accreditation, certification, codification, and training. It develops model codes [e.g. **International Building Code (IBC)** and **International Fire Code IFC**] and standards used worldwide to construct safe, sustainable, affordable, and resilient structures.
14. **Institutional Group I-1 Assisted Living Facilities:** Means occupancies including buildings, structures, or parts thereof for more than 16 persons who reside on a 24-hour basis in a supervised environment, receive custodial care, and are capable of self-preservation. This group includes, but not be limited to Alcohol and drug centers, Congregate care facilities, Convalescent facilities, Group homes, Half-way houses, Residential board and custodial care facilities and Social rehabilitation facilities. **ICC**

I-1 Five or Fewer Persons Receiving Care. Means a facility such as the above with 5 or fewer persons receiving such care shall be classified as **Group R-3** or shall comply with the IRC provided a NFPA 13D automatic sprinkler system is installed in accordance with **IFC §903.3.1.3 NFPA 13D sprinkler systems.**

I-1 Six to sixteen persons receiving care. A facility such as above, housing at least 6 and not more than 16 persons receiving such care, shall be classified as **Group R-4.**

15. **Institutional Group I-2 (Nursing Homes).** Means occupancy, which includes buildings and structures used for medical care on a 24-hour basis for more than five (5) persons who are not capable of self-preservation. This group also includes; Foster care facilities, Detoxification facilities, Hospitals and Psychiatric hospitals.

I-2 Five or Fewer Persons Receiving Care. Means a facility such as the above with 5 or fewer persons receiving such care shall be classified as Group R-3 or shall comply with the IRC provided a NFPA 13D automatic sprinkler system is installed in accordance with **IFC §903.3.1.3 NFPA 13D sprinkler systems.**

16. **Licensed Capacity:** Means the total number of persons for whom the health care institution is authorized by ADHS to provide services as required if the person is expected to stay in the health care institution for more than 24 hours. **ARS 36-401**
17. **Manager:** Means an individual designated by a governing authority to act on behalf of the governing authority in the onsite management of the Assisted Living Facility. **R9-10-801**
18. **Personal Care Services:** Means assistance with activities of daily living that can be performed by persons without professional skills or training and includes the coordination or provision of intermittent nursing services and the administration of medications and treatments by a nurse who is licensed pursuant to Title 32, Ch.15, §32-1601, or as otherwise provided by law. **ARS 36-401**
19. **Premises:** Means an Assisted Living Facility residence and the surrounding property, including any structures on the property that can be enclosed by a single unbroken boundary line that does not encompass property owned or leased by another person. **AAC R9-3-101**
20. **Residential Care Institution:** Means a health care institution other than a hospital or a nursing care institution that provides resident beds or residential units, Supervisory care services, Personal care services, Behavioral health services, Directed care services or Health-related services for persons who do not need continuous nursing services. **ARS 36-401**
21. **Residential Group R, Division 3:** Means residential occupancies where the occupants are primarily permanent in nature and not classified as Group R-1, R-2, R-4 or I, including: Boarding houses and Congregate living facilities (*non-transient*) with 16 or fewer occupants, Boarding houses and Congregate living facilities (*transient*) with 10 or fewer occupants, Buildings that do not contain more than two dwelling units, and Care facilities that provide accommodations for 5 or fewer persons receiving care. **ICC**

R-3 Residential Care Facilities within a Dwelling. Means care facilities for 5 or fewer persons receiving care that are within a single-family dwelling are permitted to comply with the IRC provided an automatic sprinkler system is installed in accordance with **IFC §903.3.1.3.** [Aka **Assisted Living Home with 5 or fewer residents** (Group R-3)]

22. **Residential Group R-4 Assisted Living Facilities:** Means occupancies including buildings, structures or portions thereof for more than 5 but not more than 16 persons, excluding staff, who reside on a 24-hour basis in a supervised residential environment and receive Custodial care and are capable of self-preservation including all those who without any assistance, are capable of responding to an emergency situation, and those who require limited verbal or physical assistance while responding to an emergency situation, to complete building evacuation. This group also includes, but not be limited to Alcohol and drug centers, Congregate care facilities, Convalescent facilities, Group homes, Halfway houses, Social rehabilitation facilities, and Residential Board & Custodial Care Facilities. [Aka **Assisted Living Center 6 to 16 residents** (Group R-4)] **ICC**
- Group R-4 Occupancies** shall meet the requirements for construction as defined for Group **R-3**, except as otherwise provided for in the IBC and interior and exterior handicap accessible elements. **NOTE:** The LHCFD will require these Group R-4 occupancies, except for congregate living facilities, to install a **NFPA 13 or NFPA 13R** fire sprinkler system and a fire alarm system per the **ICC**.
23. **Respite Care Services:** Means services that are provided by a licensed health care institution to persons otherwise cared for in foster homes and in private homes to provide an interval of rest or relief of not more than 30 days to operators of foster homes or to family members. **R9-10-101**
24. **Supervisory Care Services:** Means general supervision, including daily awareness of resident functioning and continuing needs, the ability to intervene in a crisis and assistance in the self-administration of prescribed medications. **ARS 36-401**

LICENSES & PERMITS

1. **Assisted Living Facilities** are required by the **DHS BCCL**, and pursuant to A.A.C. Title 9. *Health Services* Ch. 10 *DHS Health Care Institutions: Licensing Article 1 General*, R9-10-105 *License Application* for Assisted Living Homes and Assisted Living Centers including Respite Care.
<https://www.azdhs.gov/documents/licensing/residential-facilities/article-1.pdf>
2. The **LHCBD** will conduct all plan reviews and issue permits for all new AL Facilities and existing buildings changing use to an AL Facility. For more information, call (928) 453-4148 x7007.
3. **Assisted Living Facilities** are required to obtain and maintain a LHC Business License through the **LHCBD**, including AL Homes and AL Centers, which provide AL services including Respite Care.

REQUIREMENTS

AL Facility **Building Standards** can be found in the adopted edition of the IBC. AL **Emergency Planning & Preparedness** standards, **Fire Protection Systems** standards, and **Construction Requirements in Existing Buildings** may be found in the IFC. Below are excerpts from these codes, which regulate AL facilities in Group R-3 & R-4 occupancies. For a document, containing these requirements entitled **Assisted Living Facilities: Occupancy Requirements**, contact the LHCFD Fire Prevention Bureau.

1. **IBC Group R-3 & R-4 Assisted Living Facility Occupancies (Section Titles)**

- a. IBC §406.3.4 Private garages & carports, separation
 - b. IBC §503.1 General building height and area limitations
 - c. IBC §508.4.4 Separation, Group R-4 occupancies
 - d. IBC §508.4.4.1 Construction
 - e. IBC §601.1 Types of construction, scope
 - f. IBC §705.8.2 Protected openings
 - g. IBC §706.4 Fire-resistance rating
 - h. IBC §706.1.1 Party walls
 - i. IBC §716.5 Fire door and shutter assemblies
 - j. IBC §718.3.2 Draftstopping in Groups R-3 and R-4
 - k. IBC §803.1 Interior wall and ceiling finish and trim in existing buildings
 - l. IBC §1006.1 Illumination required
 - m. IBC §1008.1.9.5.1 Closet and bathroom doors in Group R-4 occupancies
 - n. IBC §1018.1 Corridor Construction
 - o. IBC §1018.4 Dead ends
 - p. IBC §1021.2 Exits from stories
 - q. IBC §1029.1 Emergency escape and rescue, general
 - r. IBC §1029.2 Minimum size
 - s. IBC §1029.2.1 Minimum dimensions
 - t. IBC §2902.1 Minimum number plumbing of fixtures
 - u. IBC §3411.8.7 Accessible dwelling or sleeping units
 - v. IBC §3411.8.9 Type B dwelling or sleeping units
2. **IFC Group R-3 & R-4 Assisted Living Facility Occupancies (Section Titles)**
- a. IFC §102.9 Matters not provided for
 - b. IFC §404.2 Fire Safety and evacuation plans, where required
 - c. IFC §405.1 Emergency evacuation drills
 - d. IFC §405.2 Frequency
 - e. IFC §408.10 Group R-4 occupancies
 - f. IFC §408.10.5 Resident participation
 - g. IFC §603.4 Portable unvented heaters
 - h. IFC §806.1.1 Natural cut trees, restricted occupancies
 - i. IFC §903.2.8 Group R, Residential
 - j. IFC §903.2.8.1 Group R-3 or R-4 congregate residences

- k. IFC §903.2.8.2 Care facilities
 - l. IFC §903.3.1.3 NFPA 13D sprinkler systems
 - m. IFC §903.3.2 Quick-response and residential sprinklers
 - n. IFC §903.3.1.2.1 Balconies and decks
 - o. IFC §906.1 Portable Fire Extinguishers, where required
 - p. IFC §907.2.10 Group R-4. Fire Alarm Systems and Smoke Alarms
 - q. IFC §907.2.11.2 Groups R-3 & R-4 single or multiple-station smoke alarms
 - r. IFC §907.2.11.3 Interconnection
 - s. IFC §907.2.11.4 Power source
3. **IFC Construction Requirements for All Existing AL Facilities (Section Titles)**
- a. IFC §1103.2 Emergency responder radio coverage
 - b. IFC §1103.7.7 Fire alarm systems Group R-4
 - c. IFC §1103.8 Single- and multiple-station smoke alarms
 - d. IFC §1103.9 Carbon monoxide alarms
 - e. IFC §1104.5 Illumination emergency power

PROCEDURE

1. Apply for and obtain an **ADHS Assisted Living Facility License** through the ADHS BRFL and ensure it is conspicuously posted within the facility showing the licensed capacity.
2. Apply for, to ultimately obtain, a **Lake Havasu City Business License** through the LHC BLD and ensure it is conspicuously posted within the facility.
<https://www.lhcaz.gov/business-license>

NOTE 1: New buildings and occupancies proposed for use as AL Centers or AL Homes will require an approved Automatic Fire Sprinkler System per **IFC §903.1 Automatic Sprinklers, Where Required** installed per the standards of **NFPA 13, 13D or 13R**.

NOTE 2: All new Group R-4 occupancies, and in existing buildings with a change in occupancy for use as AL facilities, require an approved Manual Fire Alarm System per **IFC §907.2.3 Fire Alarm & Detection Systems, Where Required**. Existing AL Facilities shall comply with **IFC §1103.71 Fire Alarm Systems in AL** occupancies. **SUB NOTE:** Firewalls in R-4 occupancies require a fire rating of 2-hours.

3. Review **LHCFD Specification #27 Standards for Assisted Living Homes & Facilities** and prepare your facility for inspection. <https://www.lhcaz.gov/fire-department/fire-code>.
4. Review and prepare to meet the requirements in the corresponding **checklist**, for either an AL Home or AL Center, as applicable. If applicable, review the **Assisted Living Facility Occupancy Requirements** document for additional building standards and fire protection information.

5. The Manager or Caregiver shall contact the local AHJ (LHCFD) to schedule a Business License Fire Clearance inspection of the premises by a FCO one week in advance of opening an AL Facility, by calling **(928) 855-1141**.

REFERENCES

Arizona Administrative Code, Title 9 *Health Services*, Ch. 10 Department of Health Services, Health Care Institutions: *Licensing*, Article 8 *Assisted Living Facilities* 2019

<https://www.azdhs.gov/documents/licensing/residential-facilities/article-8.pdf>2012

2018 International Fire Code, Ch. 4 *Emergency Planning & Preparedness*

https://codes.iccsafe.org/content/IFC2012/chapter-4-emergency-planning-and-preparedness?site_type=premium

2018 International Fire Code, Ch. 9 *Fire Protection Systems*

LHC Business Licensing Division (LHC BLD) <https://www.lhcaz.gov/business-license>

Physical Plant Codes and Standards Resources

- Arizona Revised Statutes - www.azleg.gov/arstitle
- Arizona Administrative Codes - www.azsos.gov/rules/arizona-administrative-code
- Physical Plant Codes and Standards - www.azdhs.gov/licensing/index.php#architectural-plans

Note: This FD Specification is intended to be a guide only. Where conflicts exist between this document and the applicable codes and standards, the above references shall supersede.

For detailed physical environment standards and fire safety requirements, review the corresponding Fire & Life Safety Checklist Addendums. <https://www.lhcaz.gov/fire-department/fire-code>

APPROVED: 
Scott Hartman, Fire Marshal

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