



## Large Family Day Care

### STATE and LOCAL REGULATIONS



Note: These requirements are from Title 19 and 24 of the California Code of Regulations and Local Code. They do not include or address every possible code or situation.

## Table of Contents

<b>Purpose &amp; Scope</b> .....	<b>3</b>
Contact Information.....	3
<b>General Requirements</b> .....	<b>4</b>
Smoke Alarms.....	4
Carbon Monoxide Alarms.....	4
Manual Fire Alarms.....	4
Fire Extinguishers .....	5
Exiting .....	5
Emergency Evacuation Plan.....	6
Site Plan / Floor Plan .....	6
<b>Other Requirements</b> .....	<b>7</b>
Address.....	7
Electrical .....	7
Attached Garage.....	7
Safety & Housekeeping.....	8
<b>Attachments</b> .....	<b>4</b>
Attachment A – Smoke & CO Alarm Locations .....	9
Attachment B – Manual Fire Alarm Configurations .....	10
Attachment C – Fire Extinguishers.....	11
Attachment D 1 - D 3 – Exits and Locking Devices .....	12-14
Attachment E – Emergency Evacuation Plan.....	15
Attachment F – Site Plan / Floor Plan Example .....	16

## **PURPOSE**

The City of Santa Maria Fire Department created this self-guided document to assist in preparing your home for a fire and life safety inspection. The guideline is intended to ensure compliance with the appropriate requirements for residential large family daycare facilities. Regulations regarding residential daycare facilities can be found in the California Code of Regulations (CCR) Title 19, 2019 California Fire Code (CFC), 2019 California Building Code (CBC), 2019 California Residential Code (CRC), and the California Health and Safety Code (H&SC).

## **SCOPE**

This guideline applies to licensed facilities classified as large family day cares located within the jurisdiction of the Santa Maria Fire Department. These facilities may house up to 14 children for less than 24 hours, and are located in an R-3 (single family residence) or R-2 (multifamily residential building) occupancy. This guideline was written to protect the day care occupants in case of a fire or other life threatening emergency.

## **CONTACT INFORMATION**

**CITY OF SANTA MARIA FIRE DEPARTMENT**

314 W Cook St. #8

Santa Maria, CA 93458

(805) 925-0951 Ext. 8533

# GENERAL REQUIREMENTS

## Smoke Alarms:

Note: all references to “alarms” are applicable to alarms and/or detectors.

Smoke alarms are required in all dwellings used for large family daycare purposes. Smoke alarms shall be installed in all sleeping areas, in corridors leading to sleeping areas, and all rooms occupied by children. See Attachment A for smoke alarm locations.

Smoke alarms shall be installed in accordance with the manufacturer’s published guidelines/instructions. Smoke alarms shall be UL listed and California State Fire Marshal approved and shall be tested and maintained in accordance with the manufacturer’s instructions. Smoke alarms that no longer function and/or are older than ten years shall be replaced.

## Carbon Monoxide Detection:

Carbon monoxide (CO) detection is required in dwellings with gas or wood-burning fireplaces, or gas or fuel-oil fired forced air furnaces, or in homes with an attached garage where there is a door, duct, or other opening between the garage and the rest of the home. See Attachment A for CO alarm locations.

CO alarms shall be hardwired to the home’s electrical system and shall have battery back-up. All CO alarms shall be interconnected, either physically or wirelessly, so that if one activates they all sound an alarm.

**Exception:** Battery operated devices are permitted in homes built prior to January 1, 2011, if proposed construction does not result in exposure of the structure (walls and/or ceilings) in the areas where devices are required.

CO detection shall be installed in accordance with the manufacturer’s published guidelines/instructions. CO alarms shall be UL listed and California State Fire Marshal approved and shall be tested and maintained in accordance with the manufacturer’s instructions. Combination smoke and carbon monoxide alarms are permissible.

## Fire Alarm:

Every large family daycare facility shall have a fire alarm that consists of at least one manual initiating device connected to a bell, horn, or other notification device. See Attachment B for Manual Fire Alarm Configurations.

The initiating device and the notification device shall be approved by the California State Fire Marshal for use in a residential or commercial fire alarm system or as a component of a combination residential fire/burglar alarm system.

The initiating and notification devices for the Manual Fire Alarm must be securely attached to the structure. It shall be installed between 42 and 48 inches above the floor at an approved location in the home and, upon activation, shall cause the notification device to sound an alarm signal that is loud enough to be clearly heard throughout the home above all background noise.

The Manual Fire Alarm can be a standalone system and is not required to be interconnected to any other alarm or detection device in the home (e.g., smoke/CO alarms) unless those devices are being used to sound the alarm signal for the fire alarm (such as in a combination fire/burglar alarm system). The fire alarm does not require back-up power.

### **Fire Extinguishers:**

Provide a California State Fire Marshal approved fire extinguisher with a minimum classification/rating of **2A:10B:C**. The fire extinguisher is required to be securely attached to a wall with hangers or brackets and located in a visible and readily accessible location along normal path of travel. The top of the extinguisher shall be mounted no more than 5 feet above finished floor level, with the bottom at least 4" above the floor in an unobstructed location.

The extinguisher is required to be serviced annually, or after discharge, by a state-licensed fire protection company. A current annual service tag is required to be attached to the fire extinguisher or, if the extinguisher was purchased within the last year, proof of purchase date is required. See Attachment C.

### **Exiting:**

There shall be a minimum of two approved exits from the dwelling that are remotely located from each other. Exit door openings shall be at least 6 feet 8 inches in height with at least 32-inches of clearance when opened at a 90-degree angle. A sliding door may be used as one of the two required exits as long as it meets or exceeds a 32-inch unobstructed opening width.

Required exit doors and any gates along the path of exit travel shall be equipped with hardware that does not require any special effort or knowledge, nor require the use of a key or other tool to operate. If a second lock such as a deadbolt is installed on a door, both the primary door knob lock and the deadbolt lock shall release in tandem and allow the door to open freely when the door knob is turned; no other locks or latches, such as a clasp and padlock, security chain, or surface-mounted slide bolt, are permitted. See Attachment D for details.

Every large family day-care home equipped with gates situated across exit paths leading from the rear yard shall conform to the requirements of the California Code of Regulations,

Title 24 Part 2 (California Building Code). Gates shall swing in the direction of travel towards the front yard, and shall be operable from the enclosed yard side without the use of a key or any special knowledge. The side yard gate must be equipped with a handle or string at child height and it is to be operable without adult assistance. See Attachment D.

In addition to the requirements above, the following apply:

1. Exit paths to the public way shall be maintained clear with no furniture, equipment, storage, or other obstructions that could hinder immediate use.
2. Basements used for daycare purposes shall be provided with two approved exits that are remotely located from each other, one of which must provide access directly to the exterior.
3. Daycare use is not allowed on stories above the first floor unless the home is protected by an approved automatic fire sprinkler system. Stories above the first floor used for daycare purposes shall have two exits that are remotely located from each other, one of which must provide access directly to the exterior.
4. Homes located entirely above the first floor that are used for daycare, as may be the case in apartment buildings, shall meet the requirements of CBC 436.1, CBC 455.6, and CBC 1006.2.2.7.

#### **Emergency Evacuation Plan:**

An emergency plan approved by the State licensing agency must be provided. Post the evacuation drawing at both exits. See Attachment E for an example.

The emergency evacuation plan shall include:

1. Both primary and secondary exits
2. Evacuation routes from the structure
3. Designated evacuation areas
4. Fire emergency telephone number
5. Locations of fire extinguisher(s) and manual fire alarm.

#### **Site Plan & Floor Plan:**

Provide a Site/Floor Plan. See Attachment F for an example.

Site Plan shall illustrate the following:

1. Building address-street name and number, city, zip code
2. Occupancy Classification: R-3, if located in a detached single family home or duplex; R-2 if located in a multifamily residential building (apartment, condos)
3. Outline of the home and any other structures on the property (detached garages, sheds, etc.)

4. Exit pathways from the home to the street—note the width of the pathway at its narrowest point. Any Gates—note the clear opening width; note any fences or walls over 3 feet tall

Floor Plan shall illustrate the following:

1. All rooms in the home—label each room with its function (bedroom, kitchen, bathroom, etc.) and clearly identify which spaces are proposed for daycare use and, of those spaces, which will be used for napping
2. Attached garages—show doors, windows, or other openings between the garage and the rest of the home
3. Interior and exterior doors—note the clear height/width of each doorway
4. The location of all smoke/carbon monoxide alarms, fire extinguishers, and the manual fire alarm.

### **Sprinkler System:**

Note if the home is equipped with a fire sprinkler system. A fire sprinkler system is required if any space used for daycare purposes is located above the first story.

## **OTHER REQUIREMENTS**

### **Address:**

Address numbers shall be a minimum of six inches in height with a minimum stroke width of one inch. The address numbers shall contrast with their background and be clearly visible from the center of the addressing roadway. Larger numbers may be required for exterior elevations with setbacks or building features that minimize visibility.

### **Electrical:**

Extension cords shall not be used as a substitute for permanent wiring. All circuit breakers shall be labeled inside the electrical panel box. Maintain a 30 inch clearance around electrical panel.

### **Attached Garage:**

All fire and smoke rated construction separating the garage and the dwelling must be maintained in good condition with no open penetrations.

If the garage is attached to the dwelling unit, door(s) between the dwelling and the garage shall be equipped with a self-closing device and be positive latching. The door shall be either solid wood or a solid honeycomb-core steel door that is a minimum of 1-3/8 inches thick; a 20-minute rated door equipped with a smoke gasket is also acceptable. Doorstops

are not allowed. There shall be no openings from the garage into any of the sleeping areas.

The garage shall not be used as living quarters and/or daycare unless this conversion has been approved by the Santa Maria Building Official.

**Safety & Housekeeping:**

The applicant shall adequately protect fireplaces, gas-fired water heaters, and furnaces in areas used for daycare. They shall be protected in such a way to prevent children from making contact with those appliances.

Lint traps and lint trap holders on clothes dryers shall be cleaned after each use.

Every facility shall conduct fire drills on a monthly basis. They shall be annotated on a log, and the log shall be maintained at the facility.

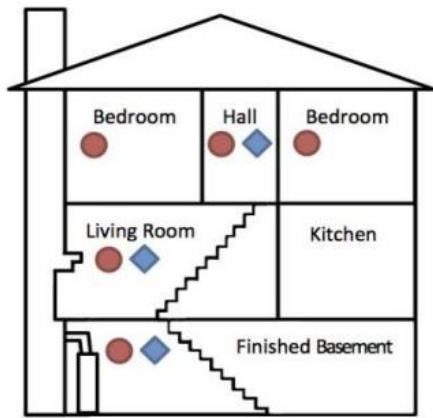
Permits approved by the Santa Maria Building Official shall be accessible to the inspector for all additions, remodels or conversions.

The large family day-care home shall maintain good housekeeping habits that will decrease the chance of fire within your facility. Keep in mind that fire can happen anytime, anywhere, and to anyone. The more you are aware of any fire and/or life safety hazards, the better chance of your clients surviving any disaster. Know where your electrical, gas and water shut-offs are located. Make sure ALL staff members know how to turn these utilities off. Training for you and your staff is of the utmost importance.



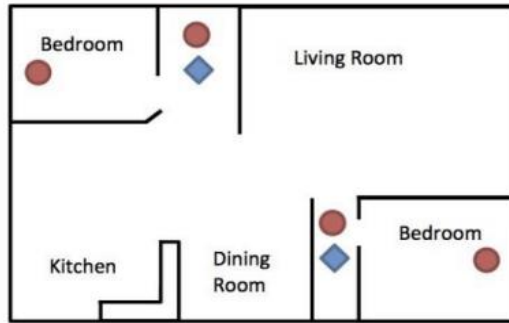
# Attachment A

## Required Smoke and Carbon Monoxide Alarm Locations

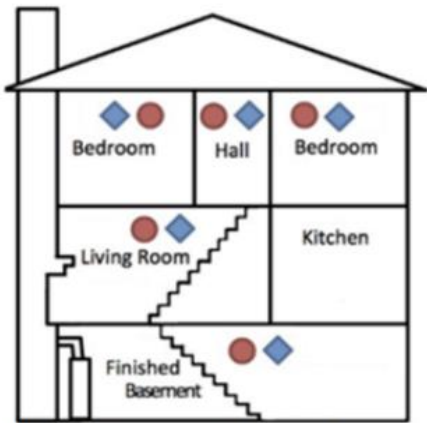


Multi Story Residence

KEY	
	Smoke Alarms
	CO Alarms
	Both or Combination

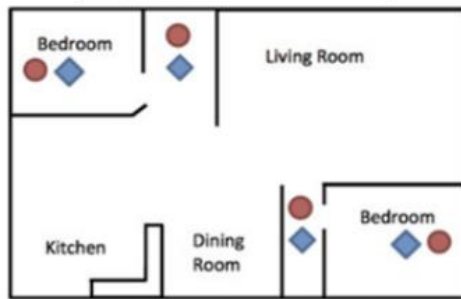


Single Story Residence

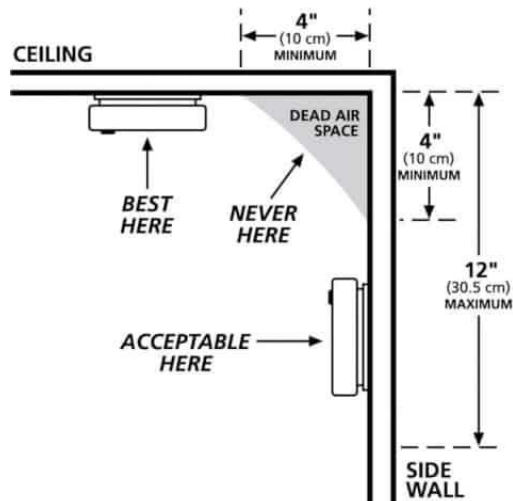


Multi Story Residence with forced air heating or a fuel burning appliance in the bedroom

KEY	
	Smoke Alarms
	CO Alarms
	Both or Combination



Single Story Residence with forced air heating or a fuel burning appliance in the bedroom



## Attachment B Fire Alarm Configurations

Pull station  
& bell



Push-button (with cover)  
& mini-horn



Pull station  
& horn-strobe



Combination fire & burglar alarm system  
with pull station or panic button  
activating smoke alarms and/or mini-horns



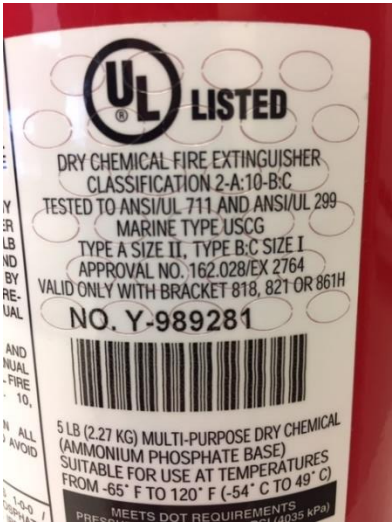
The combinations of alarm initiating and notification devices shown above are examples only and are not intended to endorse any particular brand, model, or configuration. Other devices may be acceptable provided they are listed by the California State Fire Marshal as components of a residential fire alarm system, a commercial fire alarm system, or a combination residential fire and burglar alarm system.

Where the manual initiating device and/or the notification device is powered by the home's 120V electrical wiring, the connection shall be permitted, inspected, and approved by the Santa Maria Building Official. Permits may not be needed where the devices are supplied by low-voltage wiring—verify construction, permit, and inspection requirements with the Santa Maria Building Official prior to installation.

This fire alarm system is not required to be interconnected with the smoke or CO alarms unless those devices are being used to sound the alarm signal throughout the home.

# Attachment C

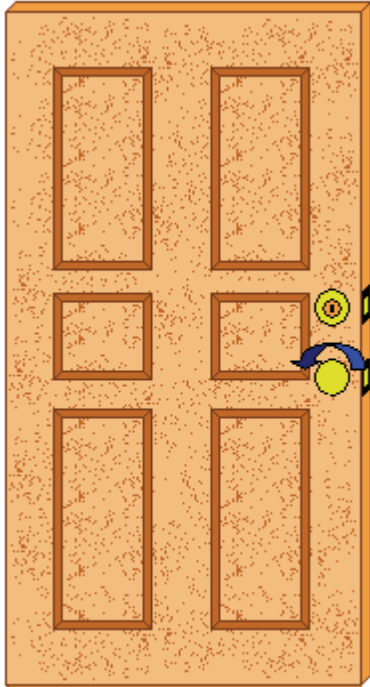
## Fire Extinguishers



## Attachment D 1

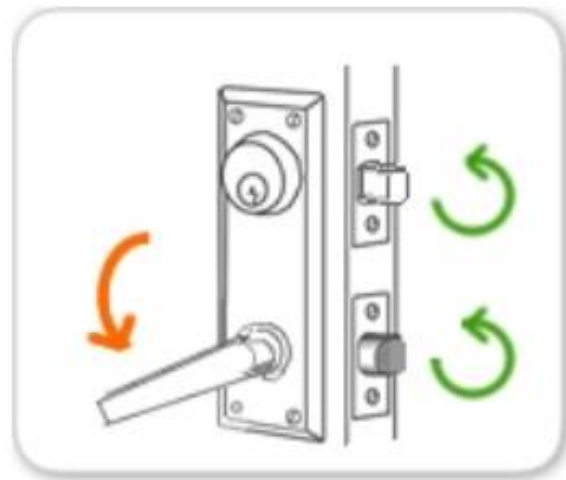
### Exits & Locking Devices

Exit doors on Large Family Day Care buildings must open from the inside without the use of a key or any special knowledge or effort.



Interconnected Deadbolts or Emergency Egress Locks required.

When the lever is pressed down deadbolt and lever latch retract simultaneously.

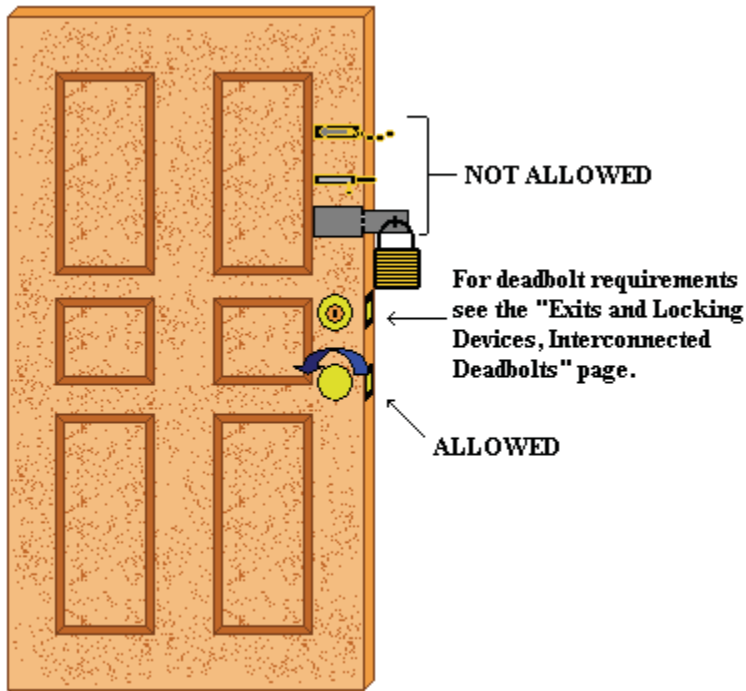


**To make sure you have the correct lock on your door: Lock your door. If the door opens when the doorknob is turned you have the right type of lock. If the door does not open the lock must be changed.**

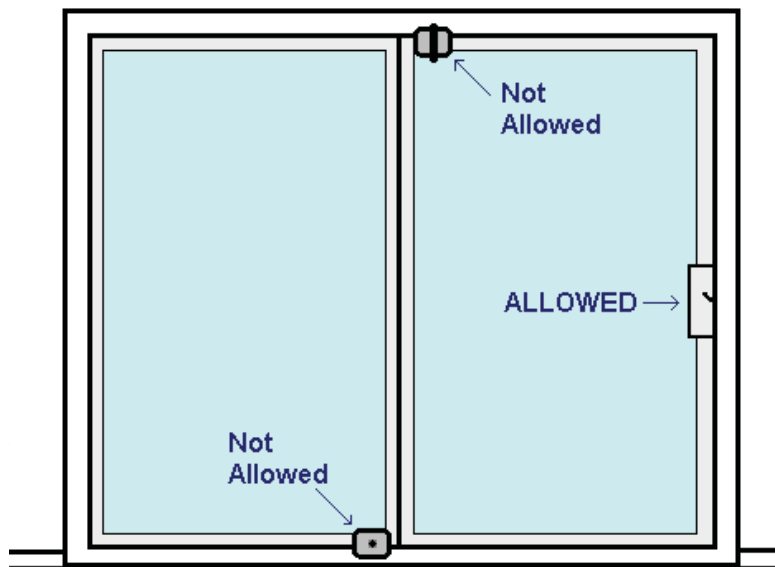
## Attachment D 2

### Exits & Locking Devices

Locks not conforming to State Regulations must be removed.



Not Allowed: Chain, Slide Bolt, Special Locking Device, Dead Bolt

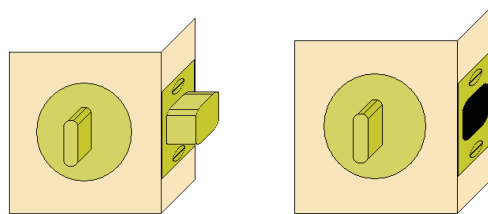


On sliding doors only the manufacturers locking hardware is allowed. No additional locks may be added.

## Attachment D 3

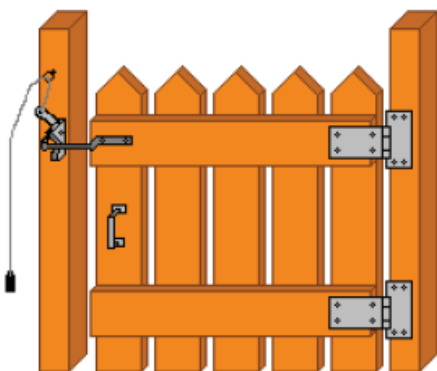
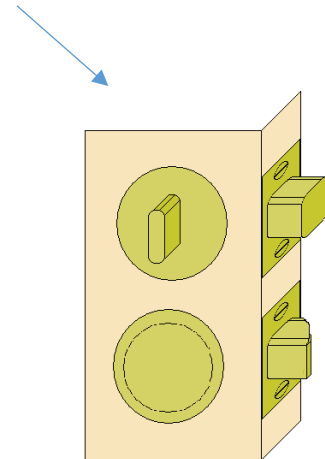
### Exits & Locking Devices

When required to remove the dead bolt from the exit door, you may remove the bolt and leave the faceplate.



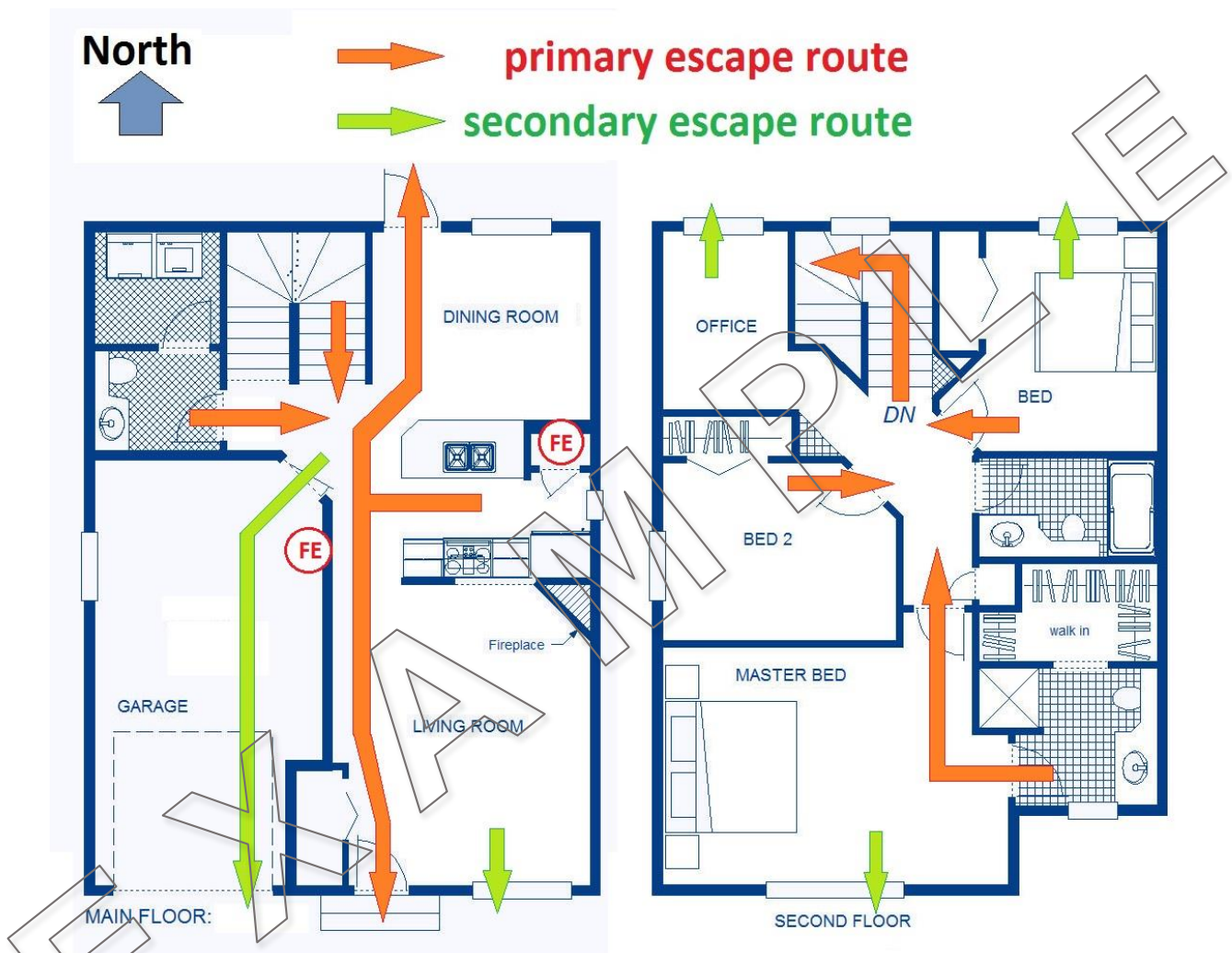
### Interconnected Dead Bolts

If dead bolt security is desired, the lock pictured below is permitted. Unlike ordinary deadbolt locks, this mortise lockset is made so a turn of the doorknob releases both locks.



Side gates that are part of the exit path out to a public way must meet exit door requirements. An example of a simple, single action set-up would be wire/string with a handle at the children's level that is attached to the normal gate latch. If the gate opens inward a handle at the children's level is also required.

**Attachment E**  
Sample Evacuation Plan



**Home Escape Plan for 16 MacKenzie Way**

# Attachment F

## Site Plan / Floor Plan Example

STATE OF CALIFORNIA – HEALTH AND HUMAN SERVICES AGENCY

CALIFORNIA DEPARTMENT OF SOCIAL SERVICES

### FACILITY SKETCH (Yard)

The yard sketch show all buildings in the yard including the home (with no detail), garage and storage building. Include walks, driveways, play area, fences, gates. Show any potential hazardous area such as pools, garbage storage, animal pens, etc. Try to keep de sizes close to scale.

FACILITY NAME:

232 Prospect, Yorba Linda, CA 92886

