



Fire Department

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CODE SUMMARY

GROUP R OCCUPANCIES – RESIDENTIAL BUILDINGS

A code summary is a compilation of code sections related to a specific occupancy or permit. This code summary lists sections of code pertaining to occupancies as defined by the **California Fire Code**. Under each heading you will find the correlating code language and the reference cited. These requirements pertain to existing buildings. New construction may be subject to additional requirements. Please feel free to direct any questions to the Fire Prevention Division at (805) 681-5500.

SCOPE

Group R Occupancies defined:

Includes, among others, the use of a building or structure, or portion thereof, for sleeping purposes when not classified as an Institutional Group I or when regulated by the California Residential Code.

Group R-1 defined: Residential occupancies where the occupants are primarily transient in nature (less than 30 days) including boarding houses, hotels and motels.

Group R-2 defined: Residential occupancies containing more than two dwelling units where the occupants are primarily permanent in nature; including apartment houses, boarding houses, convents, dormitories, fraternities, sororities, monasteries, and vacation timeshare properties.

Group R-2.1 defined: Buildings or parts thereof housing clients on a 24-hour basis, who because of age, mental disability or other reasons, live in a supervised residential environment that provides personal care services. This occupancy may contain more than six non-ambulatory and/or bedridden clients and may include residential care facilities, halfway houses, group homes, congregate care facilities, social rehabilitation facilities, and abuse recovery facilities.

Group R-3 defined: Residential occupancies where the occupants are primarily permanent in nature and not classified as R-1, R-2 or I Occupancies, including: buildings that do not contain more than two dwelling units, adult and child care facilities that provide accommodations for 7 to 14 clients of any age for less than 24 hours. (Large Family Day Care)

Group R-3.1 defined: Residential occupancies licensed by governmental agency for 24 hour care for six or fewer clients of any age.

Group R-4 defined: Residential occupancies arranged as residential care/assisted living facilities including more than six ambulatory clients, excluding staff. This occupancy may include a maximum of six non-ambulatory or bedridden clients.

1. Extinguishers Required:

- A. One Class 2-A rated fire extinguisher shall be provided for each 6000 sq. ft. of light hazard fuel load or for each 3000 sq. ft. of ordinary hazard fuel load. Travel distance shall not exceed 75 feet. (CFC 906.3)

- B. If Class B fuel hazards are present, a Class B rated fire extinguisher shall be provided in accordance with Table 906.3(2) of the CFC. (CFC 906.3)

TYPE OF HAZARD	BASIC MINIMUM EXTINGUISHER RATING	MAXIMUM TRAVEL DISTANCE TO EXTINGUISHERS	
		(in feet)	(in meters)
<i>Light (low)</i>	<i>5B</i>	<i>30</i>	<i>9.15</i>
	<i>10B</i>	<i>50</i>	<i>15.25</i>
<i>Ordinary (moderate)</i>	<i>10B</i>	<i>30</i>	<i>9.15</i>
	<i>20B</i>	<i>50</i>	<i>15.25</i>
<i>Extra (high)</i>	<i>40B</i>	<i>30</i>	<i>9.15</i>
	<i>80B</i>	<i>50</i>	<i>15.25</i>

- C. Fire extinguisher shall not be obstructed or obscured from view. (CFC 906.6)
- D. Fire extinguishers not housed in cabinets, shall be installed on the hangers or brackets supplied. Hangers or brackets shall be securely anchored to the mounting surface in accordance with the manufacturer's installation instructions. (CFC 906.7)
- E. Extinguishers shall be inspected monthly by the building owner or occupant, or electronically monitored. (T19 Sec. 574.1)
- F. Extinguishers shall be subject to maintenance annually by licensed technician. (T19 Sec. 575.1)

2. Means of Egress:

- A. Means of egress shall be continuously maintained free from obstructions. (CFC 1003.6)
- B. Occupant loads shall be posted in a conspicuous place, near the main exit. (CFC 1004.3)
- C. Means of egress (except aisles) shall be illuminated when the building space is occupied. Exception: dwelling and sleeping units in R-1, R-2, R-3, and R-4 occupancies. (CFC 1006.1)
- D. In areas that required two or more exits, illumination for means of egress shall be connected to an emergency power system that provides illumination for not less than 90 minutes in case of primary power loss.
- E. Means of egress doors shall travel in direction of egress travel when occupant load is greater than 49. (CFC 1008.1.2)
- F. Doors from individual dwelling units and guest rooms of Group Occupancies having an occupant load of 10 or less are permitted to be equipped with a night latch, dead bolt or security chain, provide such devices are operable from the inside without the use of a key or tool. (CFC 1008.1.8.3)
- G. Egress doors shall be readily operable from the egress side without the use of a key or special knowledge or effort. (CFC 1008.1.9)
- H. In areas serving 50 or more occupants, doors shall be equipped with panic hardware or fire exit hardware. (CFC 1008.1.10)
- I. The unlatching of any door shall not require more than one operation. (CFC 1008.9.5)
- J. In areas requiring two or more exits, exit and exit access doors shall be marked by approved exit signs readily visible from any direction of egress travel. (CFC 1011.1)
- K. Exit signs shall be internally or externally illuminated at all times; signs shall be connected to an emergency power system that provides illumination for not less than 90 minutes in case of primary power loss. (CFC 1011.6.3)
- L. At least two exits shall be provided from areas serving 50 or more occupants. (CFC 1015.1)
- M. Three exits shall be provided from any story, basement, or individual space when the occupant load of that area is between 501 and 1000 persons. (CFC 1015.1.1)
- N. The common path of egress shall not exceed 75 feet in R Occupancies, except that the common path of egress cannot exceed 125 feet in sprinklered R-2 buildings. (CFC 1016.1)
- O. Required corridors shall not be less than 44 inches in width when serving 50 or more and 36 inches for a required occupant load less than 50. (CFC 1018.2)

- P. Two exits shall be provided from apartment houses when the building has more than two stories above grade, contains more than four dwelling units or when the travel distance in the building exceeds 75 feet.
Exception: In Group R-2 and R-3 occupancies, one means of egress is permitted within and from individual dwelling units with an aggregate maximum occupant load of 20 and the dwelling units are equipped throughout with an automatic sprinkler system. (CFC 1021)
- Q. Two exits shall be provided from hotels and residential care/assisted living facilities when the building has more than one story above grade, contains more than 10 occupants, or when the travel distance in the building exceeds 75 feet. (CFC 1021.2)
- R. Emergency escape and rescue openings which open directly into a public way or to a yard or court that opens to a public way shall be provided for sleeping rooms below the fourth story, including basements.
Exceptions: Group R-1 and R-2 of Type I, IIA, IIIA, IV construction and equipped with an automatic fire sprinkler system. (CFC 1029.1)

3. Housekeeping:

- A. Storage of combustible materials shall be orderly, with storage separated from heating devices by a distance or shielded so that ignition cannot occur. (CFC 315.3)
- B. Combustible waste containers larger than 40 gallons shall be constructed of noncombustible material or approved combustible material and provided with a lid. (CFC 304.3)
- C. Combustible waste containers larger than 1.5 cubic yards shall not be stored in buildings or placed within 5 feet of combustible walls, openings or combustible roof eave lines. (CFC 304.3.3)
- D. Materials subject to spontaneous ignition, such as oily rags, shall be stored in a listed disposal container. (CFC 304.3)
- E. Combustible materials shall not be stored in boiler rooms, mechanical rooms or electrical equipment rooms. (CFC 315.3.3)
- F. Storage shall be maintained 2 feet or more below the ceiling in nonsprinklered areas or a minimum of 18 inches below sprinkler deflectors in sprinklered areas of buildings. (CFC 315.3.1)
- G. Electrical motors shall be maintained free from excessive accumulations of oil, dirt, waste and debris. Means of egress shall not pass through kitchens, storage rooms, closets or spaces used for similar purposes, or through rooms subject to locking. (CFC 605.8)

4. Electrical

- A. A working space of not less than 30 inches in width, 36 inches in depth, and 78 inches in height shall be provided in front of electrical service equipment. Storage is prohibited within the designated working space. (CFC 605.3)
- B. Multiplug adaptors, such as cube adaptors, unfused plug strips or other such devices not complying with the California Electrical Code shall be prohibited. (CFC 605.4)
- C. Extension cords shall not be affixed to structures, extended through walls, ceilings or floors, or under doors or floor covering nor subject to physical damage. (CFC 605.4.3)
- D. Extension cords shall not be used in place of permanent wiring. (CFC 605.5)
- E. Appliance cords and extension cords shall be maintained in good condition without splices, deterioration or damage. (CFC 605.5.3)
- F. Open junction boxes and open wiring splices shall be prohibited. Approved covers shall be provided for all switch and electrical outlet boxes. (CFC 605.6)
- G. Temporary wiring is allowed for a period not to exceed 90 days; such wiring is allowed for longer periods for construction, remodeling, or repair work. (CFC 605.9)
- H. Portable electric heaters shall be plugged directly into a permanent receptacle. (CFC 605.10.2)

5. Flammable Liquids:

- A. Quantities of flammable and combustible liquids in excess of 10 gallons used for maintenance purposes and operation of equipment shall be stored in liquid storage cabinets. (CFC 5704.3.4.4)
- B. An operational permit is required for the storage, handling or use of more than 5 gallons of flammable liquid indoors or 10 gallons of flammable liquid outdoors. (CFC 105.6.16)
- C. An operational permit is required for the storage, handling or use of more than 25 gallons of combustible liquid indoors or 60 gallons of combustible liquid outdoors. (CFC 105.6.16)
- D. Storage of flammable liquids shall not exceed 30 gallons of Class1A flammable liquid or 120 gallons of Class1B and 1C flammable liquids per control area. Storage of Combustible liquids shall not exceed 120 gallons of Class 2 combustible liquid or 330 gallons of Class 3A combustible liquid. (CFC 5704.3.4.2)

Exceptions:

- 1. Maximum allowable quantities shall be increased 100 percent in buildings equipped throughout with an approved automatic sprinkler system.
- 2. Maximum allowable quantities shall be increased 100 percent when stored in approved storage cabinets, day boxes, gas cabinets, exhausted enclosures or listed safety cans.
- 3. Where exception #1 and #2 both apply, increase for both exceptions shall be applied accumulatively.

6. Miscellaneous:

- A. An operational permit is required to operate a place of assembly. (CFC 105.6.34)
- B. An approved fire apparatus access road not less than 20 wide shall be provided for access to within 150 feet of all portions of the building. (CFC 503.1.1)
- C. Fire access roads shall be marked with approved signs or markings that state "NO PARKING FIRE LANE". Marking shall be maintained in clean, legible condition and repaired when necessary. (CFC 503.3)
- D. Fire access roads shall not be obstructed in any manner, including the parking of vehicles. (CFC 503.4)
- E. Exterior doors and their function cannot be eliminated without approval. If approved, and door retains the appearance as a functional, door shall be posted on the exterior "THIS DOOR BLOCKED". (CFC 504.2)
- F. All buildings shall have approved address numbers or building numbers placed in a position to be plainly legible from the street or road fronting the property. (CFC 505.1)
- G. Commercial cooking equipment that produces grease laden vapors shall be provided with an automatic fire extinguishing system listed and labeled for its intended use. (CFC 904.11)
- H. A manual fire alarm system shall be installed in Group R-1 occupancies.
Exceptions: Buildings not over two stories in height, with certain construction requirements (see CFC) and buildings equipped throughout with an approved sprinkler system and provided with at least one manual fire alarm box. (CFC 907.2.8.1)
- I. An automatic fire alarm system shall be installed throughout all interior corridors serving sleeping units in R-1 occupancies.
Exception: Buildings with no interior corridors serving sleeping units and where each sleeping unit has a means of egress door opening directly to an exterior exit access. (CFC 907.2.8.2)
- J. All drapes, hangings, curtains and other decorative material, including Christmas trees that increase the fire and panic hazard shall be made from a nonflammable material or shall be treated and maintained in a flame retardant condition with a flame-retardant solution approved by the State Fire Marshal. (T19 Sec. 3.08)
- K. Certain portions of fire alarm systems shall be inspected, tested and maintained semi-annually; the entire system shall be inspected annually by a licensed technician according to Chapter 14 of NFPA 72. (CFC 907.8)
- L. Portions of fire sprinkler systems shall be inspected monthly and the entire system shall be inspected annually. Testing shall occur every 5 years. Testing shall be conducted by state licensed technician and records shall be kept on site. (CFC 901.6.1)
- M. Standpipe systems shall be inspected annually and tested every 5 years in accordance with NFPA 25. Testing shall be conducted by state licensed technician and records shall be kept on site. (CFC 901.6.1)

