



Planning & Community
Development Department
1812 Main Street
Lake Stevens, WA 98258
(425) 377-3235
www.lake-stevens.wa.us

Office Hours

Monday - Friday
8:00am - 5:00pm

Plan Submittal
Accepted till 4:30pm

Planning & Community
Development Director
Rebecca Ableman

Municipal Code

Available online:
www.codepublishing.
com/WA/LakeStevens/

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

Adult Family Home

To work in conjunction with the DSHS Adult Family Home Licensing Staff, the City of Lake Stevens has created the following procedures to assure new adult family homes are meeting or exceeding the standards set forth by the Washington Association of Building Officials dated July 1, 2007 and in the IBC Section 310.1 (WAC 51-51-0325).

Procedure

1. Submit a Building application with the attached WABO- REQUEST FOR INSPECTION- Adult Family Home checklist with sections 1, 2, 3 and 4 completed.
 2. With your application submit Two (2) copies of a "Detailed Floor plan" on a separate 8 ½ by 11 paper. All sleeping rooms are to be identified.
 3. Application fee: Cost for the permit is a minimum is \$300.00 (4 hours at \$75.00 each). Additional cost could occur if plans or application is incomplete or for additional plan review and inspections.
 4. Staff will review for completeness. Building file to be set up with permit tracking number.
 5. Once the application is approved, the applicant/owner will be contacted by phone to pick up the permit before you schedule an inspection.
 6. Owner is then required to request an inspection on the 24-hour recorder line to set-up the walk-through inspection 425-377-3220. The WABO Checklist will be used at the time of the inspection. When requesting an inspection, state the permit number, address and owner. AM or PM inspections can be requested at that time. Call by 3:00 PM the previous working day before the inspection.
 7. Inspector will perform inspection and review checklist with the owner/applicant. If any corrections are needed, complete and call for re-inspection.
- If all items are then complete, the Inspector can approve and sign-off the inspection card.

Washington Association of Building Officials Standards

The regulations noted in IBC Section 310.1 apply ONLY to 'all newly constructed adult family homes AND all existing family homes being converted to adult family homes.' The rules are clear that these requirements DO NOT apply to any adult family homes licensed by the State of Washington DSHS prior to July 1, 2007.

Adult Family Home Defined

IBC Section 310.1 defines Adult Family Home as 'a dwelling in which a person or persons provide personal care, special care, room and board to more than one but not more than six adults who are not related by blood or marriage to the person or persons providing the services.'

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, Division 3 Adult Family Homes Occupancy. A floor plan shall be submitted identifying the means of egress and the components in the means of egress such as stairs, ramps, platforms 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 provide.
3. Type NS2 – where two means of egress are at grade level or ramps constructed in accordance with R325.9 are provided.

This brochure is for informational purposes only and is not intended to replace adopted rules and policies of the City of Lake Stevens. Please consult Title 14 of the Lake Stevens Municipal Code or the Department of Planning and Community Development for actual regulations and requirements.

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 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 by Section R313. 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.

Option 1 R325.8

R325.8 Grab bars. Grab bars shall be installed for all water closets and bathtub and showers. The grab bare 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.

Option 2 R325.8

R325.8 Grab Bars. Grab bars shall be installed to assist the occupants of adult family homes in accordance with this section.

R325.8.1 General. Grab bars for all water closets and bathtubs and showers shall comply with Section R325.8.

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

R325.8.2 Cross Section. Grab bars shall have a cross section complying with Section R325.8.2.1 or R325.8.2.2.

R325.8.2.1 Circular Cross Section. Grab bars with a circular cross section shall have an outside diameter of 1-1/4 inch (32 mm) minimum and 2 inched (51 mm) maximum.

R325.8.2.2 Noncircular Cross Section. Grab bars with a noncircular cross section shall have a cross section dimension of 2 inches (51 mm) maximum, and a perimeter dimension of 4 inches (102 mm) minimum and 4.8 (122 mm) maximum.

R325.8.3 Spacing. The space between the wall and the grab bar shall be 1-1/2 inches (38 mm). The space between the grab bar and projecting objects below and at the ends of the grab bar shall be 1-1/2 inches (38 mm) minimum. The space between the grab bar and projecting objects above the grab bar shall be 12 inches (305 mm) minimum.

EXCEPTION: The space between the grab bars and shower controls, shower fitting, and other grab bars above the grab bar shall be permitted to be 1-1/2 inches (38 mm) minimum.

R325.8.4 Position of Grab Bars. Grab bars shall be installed in a horizontal position, 33 inches (840 mm) minimum and 36 inches (915 mm) maximum above the floor measured to the top of the gripping surface. In addition, grab bars shall be installed in accordance with R325.8.4.1 through R325.8.4.7.

R325.8.4.1 Water Closet Fixed Side Wall Grab Bars. Horizontal fixed side wall grab bars for water closets shall be 42 inches (1065 mm) minimum in length, located 12 inches (305 mm) maximum from the rear wall and extending 54 inches (1370 mm) minimum from the rear wall. In addition, a vertical grab bar 18 inches (455 mm) minimum in length shall be mounted with the bottom of the bar located between 39 inches (990 mm) and 41 inches (1040 mm) above the floor, and with the center line of the bar located between 39 inches (990 mm) and 41 inches (1040 mm) from the rear wall.

R325.8.4.2 Water Closet Rear Wall Grab Bar. The rear wall grab bar shall be horizontal and 36 inches (915 mm) minimum in length, and extend from the centerline of the water closet 12 inches (305 mm) minimum on the side closet to the wall, and 24 inches (610 mm) minimum on the transfer side.

R325.8.4.3 Bathtub Horizontal Grab Bar. A horizontal grab bar 24 inches (610 mm) minimum in length shall be provided on the control end wall beginning near the front edge of the bath tub and extend toward the inside corner of the bath tub.

R325.8.4.4 Bathtub Vertical Grab Bars. A vertical grab bar 18 inches (455 mm) minimum in length shall be provided on the control end wall 3 inches (75 mm) minimum to 6 inches (150 mm) maximum above the horizontal grab bar, and 4 inches (102 mm) maximum inward from the front edge of the bath tub.

R325.8.4.5 Shower Horizontal Grab Bars. Horizontal grab bars for showers shall be provided across the control wall and on the back wall to a point 18 inches (455 mm) from the control wall.

R325.8.4.6 Shower Vertical Grab Bar. A vertical grab bar for showers 18 inches (455 mm) minimum in length shall be provided on the control end wall 3 inches (75 mm) minimum to 6 inches (150 mm) maximum above the horizontal grab bar, and 4 inches (100 mm) maximum inward from the edge of the shower.

R325.8.4.7 Shower Grab Bar Configuration. Grab bar complying with Sections R325.8.4.5 and R325.8.4.6 shall be permitted to be separate bars, a single piece bar, or combination thereof.

R325.8.5 Surface Hazards. Grab bars, and any wall or other surfaces adjacent to grab bars, shall be free of sharp or abrasive elements. Edges shall be rounded.

R325.8.6 Fittings. Grab bars shall not route within their fittings.

R325.8.7 Installation. Grab bars shall be installed in any manner that provides a gripping surface at the locations specified in this standard and does not obstruct the clear floor space.

R325.8.8 Structural Strength. Allowable stresses shall not be exceeded for materials used where a vertical or horizontal force of 250 pounds (1112 N) is applied at any point on the grab bar, fastener mounting device, or supporting structure.

R325.9 Ramps. All interior and exterior ramps, when provided, shall be constructed in accordance with Section R311.6 with a maximum slope of 1 vertical to 12 horizontal. The exception to R311.6.1 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 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 R311.5.3.2. 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 R311.5.6.1 through R311.5.6.3.