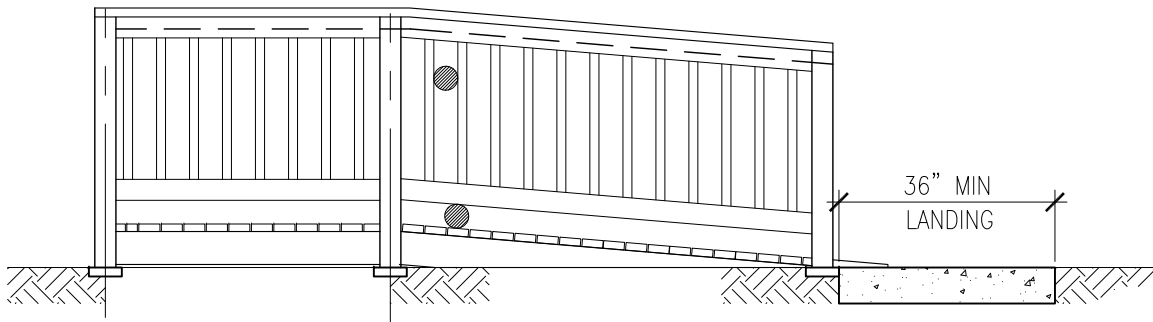
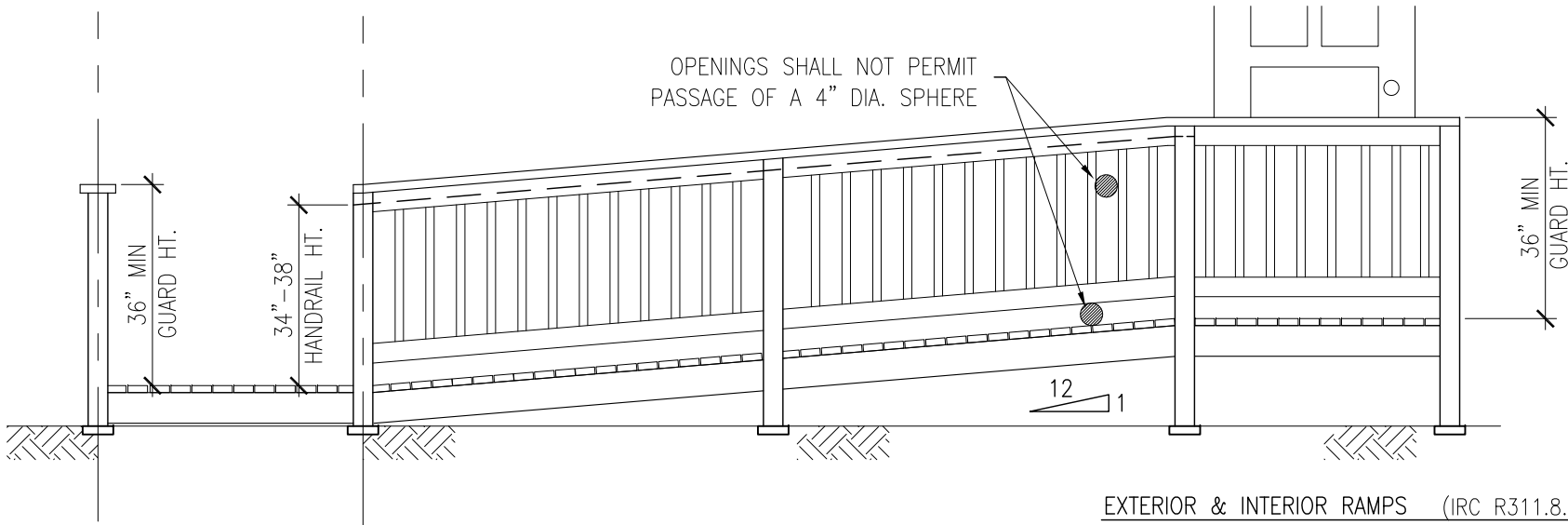
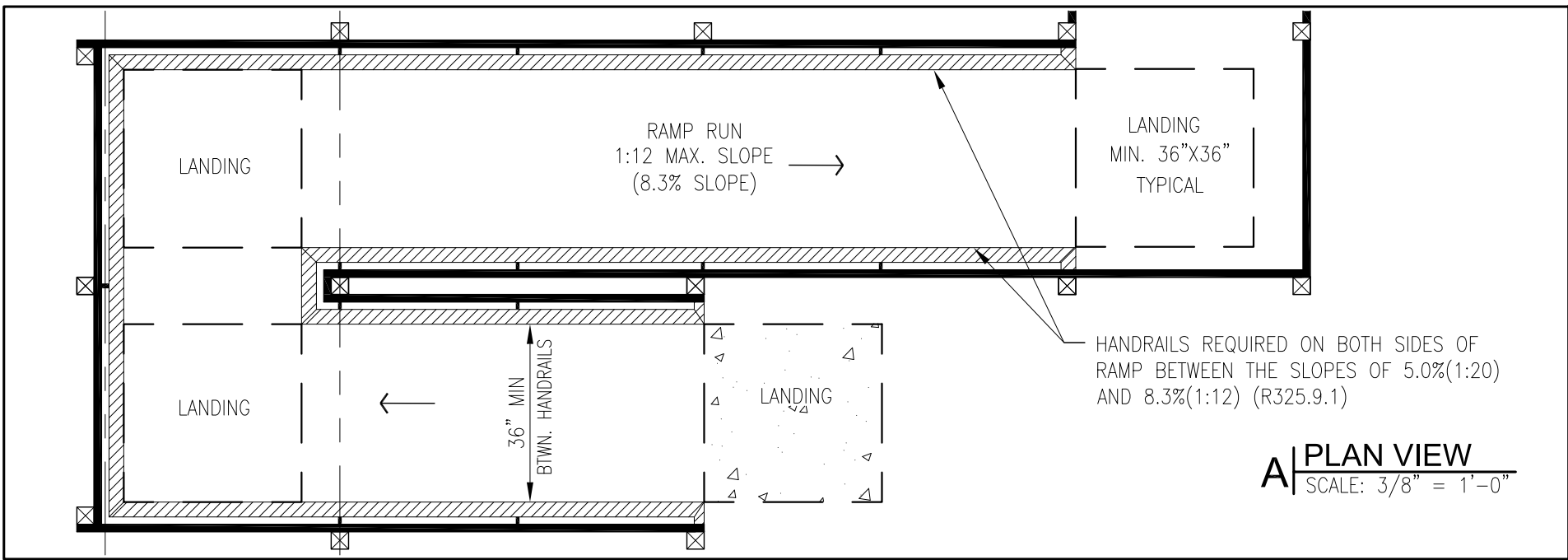


SPECIAL NOTES

- 1) THE MINIMUM LICENSING REQUIRMENTS FOR ADULT FAMILY HOMES (AFH) CAN BE FOUND IN THE WASHINGTON ADMINISTRATIVE CODE (WAC) CHAPTER 388-76. IN ADDITION, THE BUILDING CODE REQUIREMENTS FOR AFH ARE LISTED IN WAC CHAPTER 51-51-0325, WHICH REFERENCES THE 2015 INTERNATIONAL RESIDENTIAL CODE (IRC) SECTION R325 FOR "ADULT FAMILY HOMES".
- 2) THE ACCESSIBLE REQUIREMENTS FOR AN AFH ARE BASED ON THE WAC AND IRC WITH STATE AMENDMENTS AND THESE WILL DIFFER SLIGHTLY FROM THE ICC A117.1 NATIONAL STANDARD CODE FOR INDIVIDUALS WITH DISABILITIES.
- 3) A SEPARATE BUILDING PERMIT APPLICATION WILL BE REQUIRED FOR ANY WORK TO BE COMPLETED AT THE HOME, INCLUDING RAMPS, STAIRS, DECKS, REMODELS OR ADDITIONS, IF APPLICABLE.



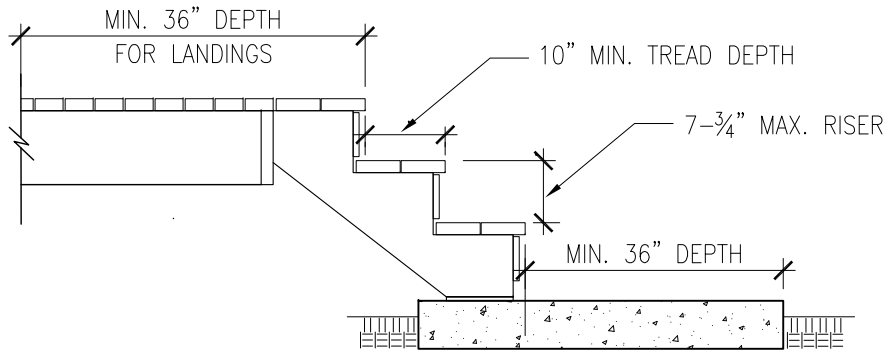
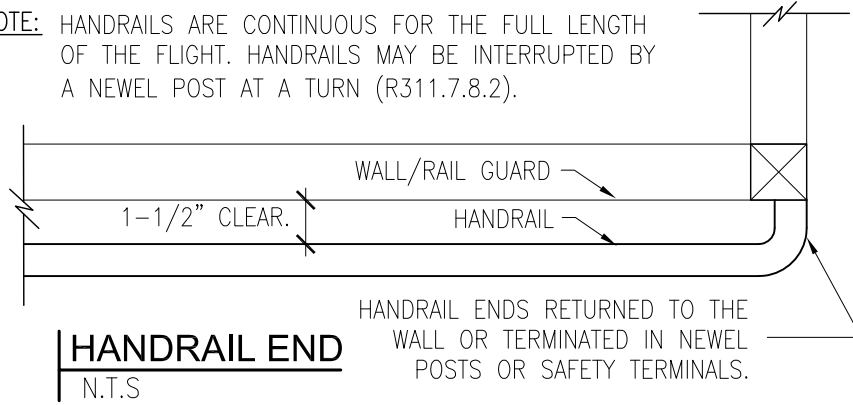
EXTERIOR & INTERIOR RAMPS (IRC R311.8.1 THRU R312.1.4)

(1) RAMP MUST BE A MAXIMUM SLOPE OF 1 UNIT VERTICAL IN 12 UNITS HORIZONTAL (8.3% SLOPE). FOR EXAMPLE; EVERY FOOT OF DROP REQUIRES A RAMP 12 FEET LONG. (THE EXCEPTION R311.8.1 IS NOT ALLOWED IN AFH).

(2) A MINIMUM 36"X36" LANDING MUST BE PROVIDED AT TOP AND BOTTOM, WHERE DOORS OPEN ONTO RAMPS AND WHERE RAMP CHANGES DIRECTIONS.

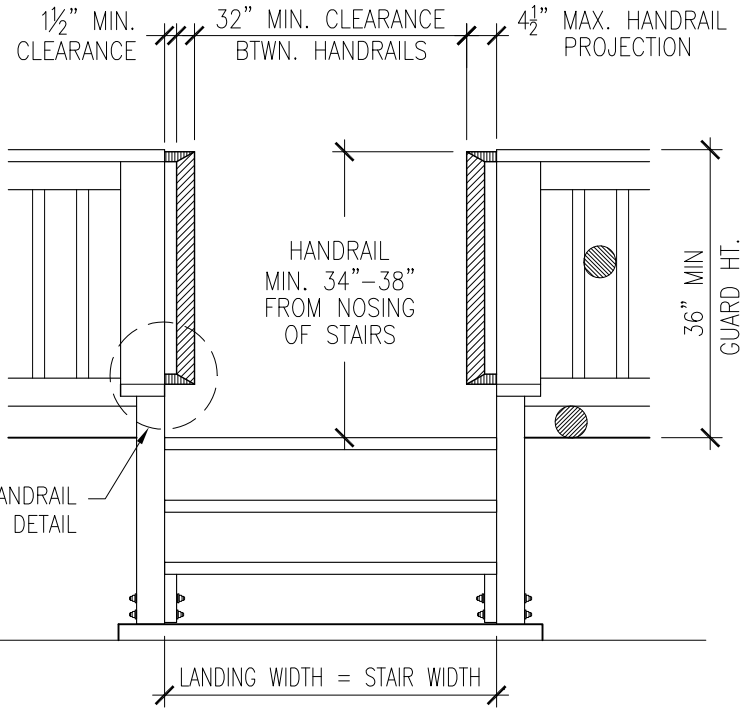
B RAMP ELEVATION
 SCALE: 3/8" = 1'-0"

NOTE: HANDRAILS ARE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT. HANDRAILS MAY BE INTERRUPTED BY A NEWEL POST AT A TURN (R311.7.8.2).



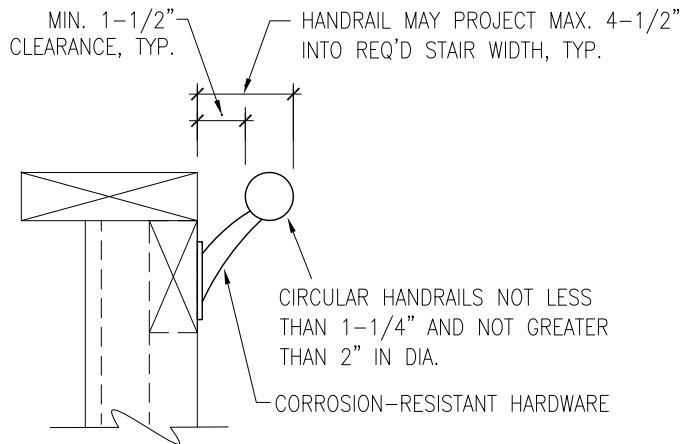
NOTE
TREAD DEPTH 9" AND RISER HEIGHT 8" PRIOR TO JULY 1, 2004. (R311.7.5.1 & 2)

STAIR TREADS & RISERS
SCALE: 1/2"=1'-0"

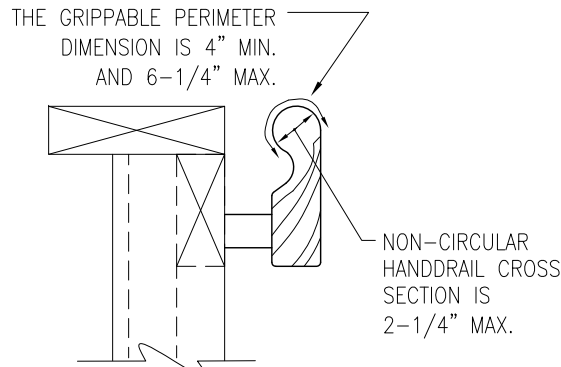


NOTES
HANDRAILS SHALL BE INSTALLED ON BOTH SIDES OF TREADS & RISERS NUMBERING FROM ONE TO MULTIPLE RISERS. (R325.10.1)

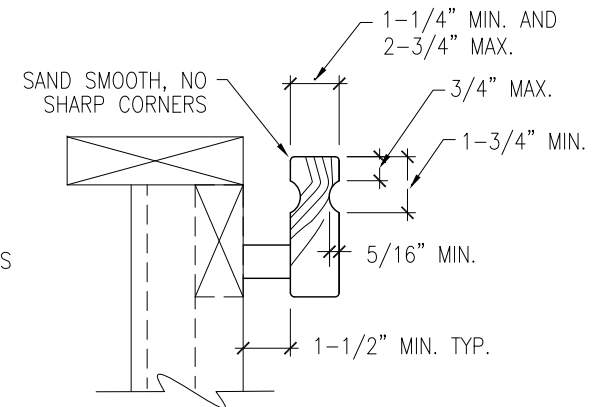
HANDRAILS AT STAIRS
SCALE: 1/2"=1'-0"



TYPE I HANDRAIL

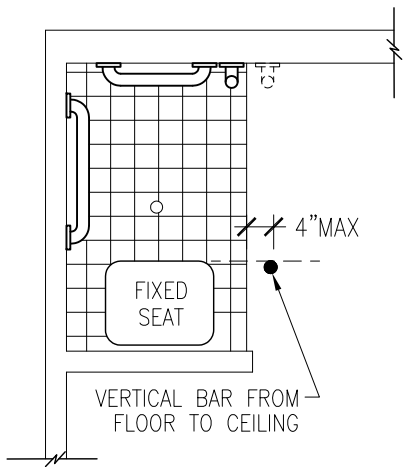


TYPE I HANDRAIL



TYPE II HANDRAIL
(HANDRAILS WITH PERIMETER GREATER THAN 6-1/4")

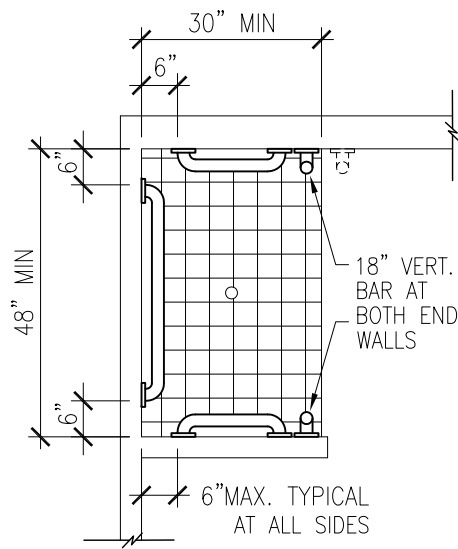
HANDRAIL TYPES (REF. R311.7.8)
N.T.S.



NOTE

STALLS WITH PERMANENT SEATS ARE NOT REQUIRED TO INSTALL VERTICAL & HORIZONTAL BARS AT THE SEAT END. A VERTICAL FLOOR TO CEILING BAR SHALL BE INSTALLED WITHIN 4" OF THE EXTERIOR OF THE SHOWER. ALIGNED WITH THE NOSE OF THE SEAT.

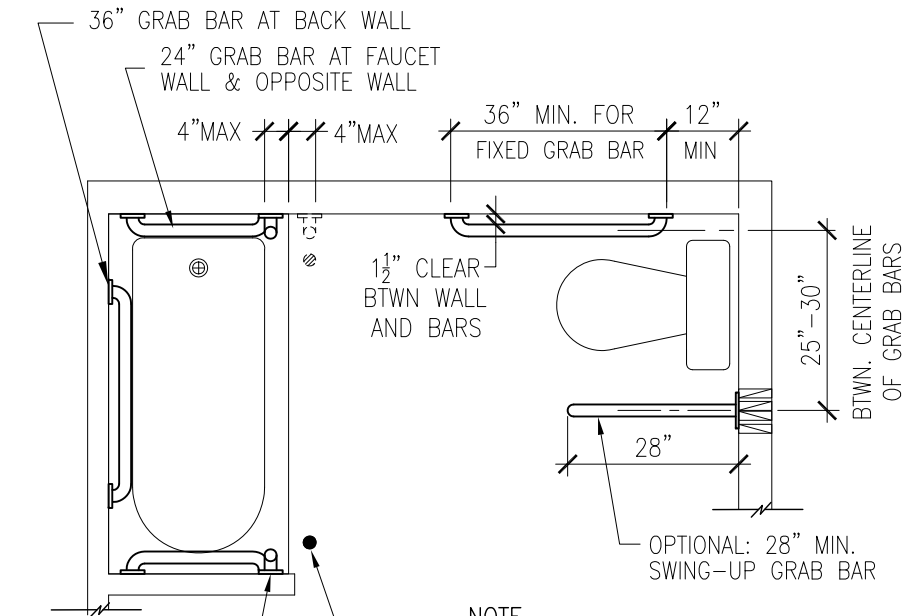
SHOWER WITH SEAT



NOTE

- 1) SHOWER STALLS SHALL BE MINIMUM 30" DEEP BY 48" LONG.
- 2) HORIZONTAL BARS SHALL BE MAXIMUM 6" FROM ADJACENT WALLS.

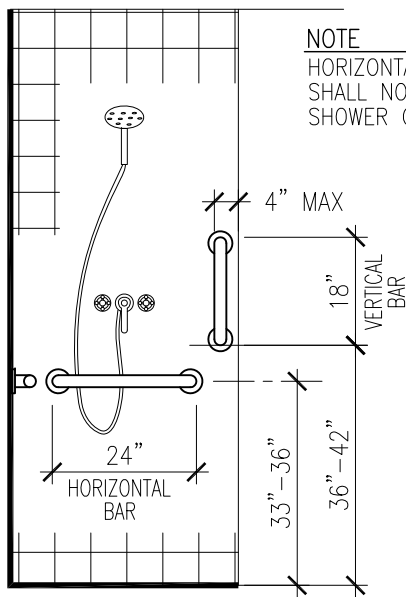
SHOWER STALL



NOTE

TOILETS SHALL HAVE GRAB BARS ON BOTH SIDES AND MOUNTED 33"-36" ABOVE FLOOR.

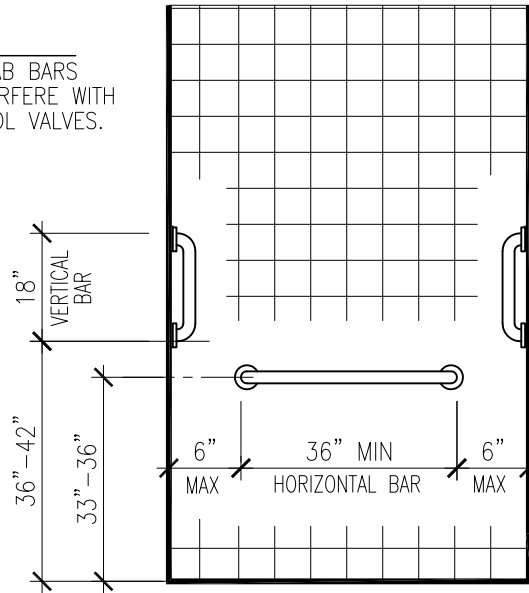
TOILET & TUB



NOTE

HORIZONTAL GRAB BARS SHALL NOT INTERFERE WITH SHOWER CONTROL VALVES.

END WALL



BACK WALL

GRAB BAR NOTES

- 1) GRAB BARS SHALL HAVE A STRUCTURAL STRENGTH OF 250 POUNDS APPLIED AT ANY POINT ON THE GRAB BAR, FASTENER, MOUNTING DEVICE OR SUPPORTING STRUCTURAL MEMBER. SCREW GRAB BARS DIRECTLY INTO STUDS, PENETRATING A MINIMUM 1" INTO SOLID WOOD. INSERT EXTRA, SOLID BLOCKING IN BETWEEN STUDS IF NECESSARY TO SUPPORT THE REQUIRED WEIGHT OF 250 POUNDS.
- 2) GRAB BARS SHALL NOT BE SUPPORTED DIRECTLY BY ANY RESIDENTIAL GRADE FIBERGLASS BATHING OR SHOWERING UNIT. ACRYLIC BARS FOUND IN BATHING UNITS SHALL BE REMOVED.
- 3) FIXED POSITION GRAB BARS, WHEN MOUNTED, SHALL NOT ROTATE, SPIN OR MOVE AND SHALL HAVE A GRASPABLE SURFACE FINISH.
- 4) CIRCULAR GRAB BARS SHALL BE BETWEEN 1-1/4" AND 2" DIAMETER. NON-CIRCULAR BAR CROSS SECTION SHALL BE 2" MAXIMUM AND HAVE A PERIMETER DIMENSION BETWEEN 4" AND 4-5/8".

GRAB BARS AT BATHROOM

SCALE: 3/8" = 1'-0"

SLEEPING ROOM CLASSIFICATION

(IRC 2015, SECT. R325.3)

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 PROVIDED.
- 3.) TYPE NS2: WHERE TWO MEANS OF EGRESS ARE AT GRADE LEVEL OR RAMPS CONSTRUCTED IN ACCORDANCE WITH R325.9 ARE PROVIDED.

DOORS, INTERIOR & EXTERIOR

(WAC 388-76-10715 & IRC R325.4)

- (1) MAIN EXIT DOOR MUST BE SIDE-HINGED WITH A MINIMUM WIDTH OF 32" BETWEEN THE FACE OF DOOR AND STOP. THE DOOR SHALL BE A MINIMUM 78" IN HEIGHT.
- (2) ONE DOOR LEADING TO THE OUTSIDE IS DESIGNATED AS THE PRIMARY EXIT DOOR AND HOMES LICENSED AFTER JAN. 1, 2016 SHALL HAVE A LEVER DOOR HANDLE AND HARDWARE THAT ALLOWS RESIDENTS TO EXIT WHEN THE DOOR IS LOCKED AND REENTRY WITHOUT A KEY, TOOL OR SPECIAL KNOWLEDGE BY THE RESIDENT.
- (3) OTHER EXTERNAL EXIT DOORS NOT DESIGNATED AS THE PRIMARY EXIT, MUST OPEN WITHOUT ANY SPECIAL SKILLS OR KNOWLEDGE AND MUST REMAIN ACCESSIBLE TO RESIDENTS UNLESS DOING SO POSES A RISK TO THE HEALTH OR SAFETY OF AT LEAST ONE RESIDENT.
- (4) OPERABLE PARTS OF DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER DEVICES INSTALLED SHALL BE OPENABLE WITH ONE HAND AND SHALL NOT REQUIRE GRASPING, PINCHING OR TWISTING OF THE WRIST. POCKET DOORS SHALL HAVE GRASPABLE HARDWARE AVAILABLE WHEN IN THE CLOSED OR OPEN POSITION.
- (5) THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5.0 LBS (22.2N) MAXIMUM. REQUIRED EXIT DOORS SHALL HAVE NO ADDITIONAL LOCKING DEVICES.
- (6) ALL BEDROOM AND BATHROOM DOORS SHALL BE OPENABLE FROM THE OUTSIDE WHEN LOCKED. CLOSET DOORS SHALL OPEN FROM THE INSIDE AND OUTSIDE.

SECTION R235 ADULT FAMILY HOMES

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.
(2015 IRC SECTION R235.1)

BEDROOMS

(SEE WAC 388-76-10685 & 10690 FOR A COMPLETE LIST OF BEDROOM REQUIREMENTS)

- (1) THE ADULT FAMILY HOME MUST ENSURE EACH RESIDENT BEDROOM HAS A MINIMUM, USABLE FLOOR SPACE AS FOLLOWS, EXCLUDING THE FLOOR SPACE FOR TOILET ROOMS, CLOSETS, LOCKERS, WARDROBE AND VESTIBULES:
 - (a) SINGLE OCCUPANCY BEDROOMS WITH AT LEAST 80 SQUARE FEET; AND
 - (b) DOUBLE OCCUPANCY BEDROOMS WITH AT LEAST 120 SQUARE FEET.
- (2) ENSURE EACH RESIDENT'S BEDROOM IS AN OUTSIDE ROOM, WHICH ALLOWS ENTRANCE OF NATURAL LIGHT THROUGH A WINDOW.
- (3) BEDROOMS SHALL NOT HINDER EMERGENCY ESCAPE.
- (4) ENSURE EACH RESIDENT, INCLUDING THOSE USING MOBILITY AIDS SUCH AS WHEELCHAIRS AND WALKERS HAS DIRECT, UNRESTRICTED, AND FREE ACCESS FROM THE BEDROOM THROUGH DOORS, HALLWAYS AND CORRIDORS TO COMMON USE AREAS AND OTHER ROOMS USED FOR CARE AND SERVICES INCLUDING BATHROOMS.
- (5) ENSURE EACH BEDROOM HAS A CLOSET OR A WARDROBE, ARMOIRE OR REASONABLE FACSIMILE THEREOF. NEITHER THE CLOSET NOR WARDROBE/ARMOIRE FLOOR SPACE WILL BE CONSIDERED A PART OF THE ROOM'S USABLE SQUARE FOOTAGE. THE HOME MUST NOT REMOVE A CLOSET IN ORDER TO PROVIDE ADDITIONAL FLOOR SPACE.

BEDROOMS (CONTINUED)

- (6) THERE MAY BE NO MORE THAN TWO RESIDENTS PER BEDROOM.
- (7) UNLESS THE RESIDENT CHOOSES TO PROVIDE THEIR OWN FURNITURE AND BEDDING, THE HOME MUST PROVIDE EACH RESIDENT A BED AT LEAST 36" IN WIDTH.
- (8) PROVIDE A CALL BELL OR INTERCOM SYSTEM IF THE PROVIDER, ENTITY REPRESENTATIVE, RESIDENT MANAGER OR CAREGIVER BEDROOM IS NOT WITHIN HEARING DISTANCE OF EACH RESIDENT BEDROOM AND THE SYSTEM IS REQUIRED BY THE DEPARTMENT.
- (9) MEMBERS OF THE HOUSEHOLD, OTHER THAN RESIDENTS, SHALL NOT SHARE BEDROOMS WITH RESIDENTS. A RESIDENT SHALL NOT SHARE A BEDROOM WITH A PERSON UNDER THE AGE OF 18 YEARS, UNLESS THAT PERSON IS THE RESIDENT'S OWN CHILD.

SMOKE & CARBON MONOXIDE ALARMS

(IRC R325.5 & R314 & R315.1)

ALL ADULT FAMILY HOMES SHALL BE EQUIPPED WITH SMOKE AND CARBON MONOXIDE ALARMS. ALARMS SHALL BE INSTALLED IN SUCH A MANNER SO THAT THE DETECTION DEVICE WARNING IS AUDIBLE FROM ALL AREAS OF THE DWELLING UPON ACTIVATION OF A SINGLE ALARM.

ESCAPE WINDOWS AND DOORS

(IRC R325.6 & R310)

- (1) EVERY SLEEPING ROOM SHALL BE PROVIDED WITH AN EMERGENCY ESCAPE AND RESCUE WINDOW. WINDOW SILL SHALL NOT BE MORE THAN 44" IN HEIGHT ABOVE THE FLOOR TO CLEAR OPENING. NO STEPS UNDER THE WINDOW ARE ALLOWED.
- (2) ESCAPE WINDOWS SHALL HAVE A NET OPENING OF 5.7 SF (MINIMUM 20" WIDE BY 24" IN HEIGHT). EXCEPTION: AT-GRADE WINDOWS MAY HAVE A NET CLEARANCE OPENING OF 5 SF.

EMERGENCY EVACUATION

ALL PEOPLE LIVING IN THE HOME MUST BE EVACUATED TO A SAFE LOCATION OUTSIDE THE HOME IN 5 MINUTES OR LESS.

SEE WAC 388-76-10865 THROUGH 10905 FOR A COMPLETE LIST OF REQUIREMENTS REGARDING EVACUATION.

GENERAL NOTES