



## REGULATIONS GOVERNING

### **Residential Assisted Living/Group Home Facilities in Existing Dwellings**

PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT  
BUILDING SAFETY DIVISION  
P.O. BOX 2973, FLORENCE, AZ. 85132  
85 N. FLORENCE STREET, 1<sup>ST</sup> FLOOR  
(520) 509-3555 FAX (520) 866-6517

[www.pinalcountyz.gov](http://www.pinalcountyz.gov)

INFORMATION  
BULLETIN

023

SEPT 2022  
Aug 2022

#### **What is a home care facility in R-3 and R-4, as defined in the building code, and what does Building Safety inspect?**

The Arizona Department of Health Service (DHS) heavily regulates these facilities and has rules more restrictive than the building codes. DHS requires inspections and approval by Pinal County as part of the licensing process.

There are several different types of care facilities that are defined in Chapter 3 of the International Building Code (IBC). The requirements are based on the classification of the facility. In this bulletin only R-3 and R-4 Occupancy Groups will be discussed.

Residential Groups R-3 and R-4 can be Residential Home Care, Assisted Living, Adult Home Care, Child Care and similar residential care.

#### **R-3 Residential Group**

In R-3 Residential Group, care is provided to five or less adults or children (excluding staff). R-3 Group is regulated by the International Residential Code (IRC) and may require a fire sprinkler system.

Note, for Child Care Facilities with more than five children, please call Building Safety at (520) 509-3555 for requirements.

#### **R-4 Residential Group**

In R-4 residential group, custodial care is provided to more than five but not more than ten persons per DHS of any age on a 24 hour basis (excluding staff). Occupants are capable of self-preservation or require limited verbal or physical assistance while responding to an emergency situation to complete building evacuation.

Pursuant 2018 IBC, section 310.1, the Building Official may allow R-4 facilities to comply with the provisions of the IRC and the 2010 ADA Standards for Accessible Design (ADA).

If during the inspection the Building Official finds life-safety issues with the facility the Building Official may require a building permit to correct the issues, and if deemed necessary, installation of a fire sprinkler system.

R-4 facilities are required to provide handicap accessibility in compliance with ADA. With your permit application include two sets of construction documents. Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of the IRC and ADA.

#### **Inspections and Forms**

In the case of an R-3 Occupancy, please obtain a Certificate of Occupancy permit and schedule the inspection for the home. If the inspection passes, the inspector will sign the Letter of Compliance form that has been given to the owner by DHS. The inspection is to verify that the home meets the requirements of an R-3 and approves occupancy for the number allowed (5 or less).

A copy of the Letter of Compliance form is attached for your convenience. If the applicant is not the property owner, an Owner Authorization Form is required with your submittal. Below you will find a list of some of the items that are verified by our inspector prior to approval:

- Compliant Emergency Egress & Rescue windows or doors with direct access to the outside from every sleeping room.
- Smoke Detectors are required in every sleeping room and areas in the immediate vicinity of the sleeping rooms. Carbon monoxide detectors are required when the dwelling has an attached garage or gas fired appliances and are required in the immediate vicinity of the sleeping rooms.
- A Fire Extinguisher is required in the vicinity of the cooking appliance in the kitchen. (*DHS requirement*).

- Electrical Receptacles located in hazardous locations such as at bathroom and kitchen sink and similar locations are required to be GFCI (Ground Fault Circuit Interrupter) protected.
- General Inspection of the home for compliance with the International Residential Code and make recommendations if necessary.
- ADA accessibility

### **Checklist for readily Achievable Barrier Removal**

This checklist details some of the requirements found in the ADA Standards for Accessible Design. Keep in mind that full compliance with the ADA is required only in new construction and alterations. The requirements are presented here as a guide to help you determine what may be readily achievable barrier removal for existing facilities. ADA should be followed for all barrier removal unless doing so is technically infeasible. If complying with the ADA is technically infeasible, you may undertake a modification that does not fully comply, as long as it poses no health or safety risk. Technically infeasible is at the Building Official's discretion.

#### 1. Accessible Approach/Entrance (Sept 2022)

- Parking space to be 10 feet by 20 feet and a 5 foot access aisle serving the parking space
- No step entrance or provide a ramp to entry door
- Entry door, min. clear opening of 32 inches
- Entry door knob to be lever type
- Threshold not to exceed ½ inch in height

#### 2. Bedroom (Sept 2022)

- Pathway to bedroom to be min 36 inches
- Door knob to be lever type
- Closet rods and shelves should be within 48" of floor

#### 3. Bathroom (Sept 2022)

- Pathway to bathroom to be min 36 inches
- Door knob to be lever type
- Bathroom walls should be reinforced to accommodate grab bars
- Grab bars should be able to support a min. 250 pounds
- Toilet seat to be 17-19 inches from floor
- Handicapped-accessible showers with seat or other approved means of bathing
- Faucet controls should be single lever and operable with one hand

#### 4. Accessibility to public spaces

- Public spaces such as the living room, great room, dining room, kitchen, den, game room, study, library, bedrooms and similar space should be accessible.

It is the applicant's responsibility to be familiar with the requirements of the 2010 ADA Standards for Accessible Design. Please visit [ADA.gov](http://ADA.gov)

None of these modifications require a permit. However, relocating, removing, adding to the plumbing or electrical system will require a remodel permit. Any work that effects the dwelling structurally such as widening a doorway in a load bearing wall will require a remodel permit.

Arizona Department of Health Services

**ASSISTED LIVING FACILITY  
LETTER OF COMPLIANCE**

**THIS DOCUMENT IS TO CERTIFY THAT THE HOME OF:**

Name of Provider \_\_\_\_\_

Name of Assisted Living Facility \_\_\_\_\_

Street Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_ County \_\_\_\_\_

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**Lower half to be completed by city or county representative.**

**IMPORTANT NOTE:** Assisted Living Facilities are Health Care Institutions which may care for residents who are NOT capable of self-preservation in an emergency, due to physical limitations and/or cognitive deficits.

1. Facility is in compliance with all building code requirements of the city/county of \_\_\_\_\_ to establish an Assisted Living Facility, and
  2. Is approved to care for a maximum of \_\_\_\_\_ residents.
  3. The facility listed above was originally built according to local codes and standards as evidenced by construction permits and inspections on file at this city/county office.
- YES       NO       OTHER

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**NAME** \_\_\_\_\_ **DATE** \_\_\_\_\_  
City/County Representative

**TITLE** \_\_\_\_\_ **PHONE** \_\_\_\_\_

**OFFICE** \_\_\_\_\_

This document is to provide the Department of Health Services with evidence that Assisted Living Facility services can be approved in your city/county. Since various cities and counties within Arizona do not provide special building inspections or require the installation of particular devices for the approval of an Assisted Living Facility, we are requesting from those cities/counties completion of this document to know that your city/county is aware of this project and approves. If there are any questions, please contact this office at (602) 364-2639.

This document is not meant to represent zoning approval.