



**R – 4
Residential Care/
Assisted Living**

**Handout
217**

REV 01/14

ADOPTED CODES (with City Amendments per Ordinance 2012-08):

**2012 International Building Code (IBC)
2012 International Residential Code (IRC)
2012 International Plumbing Code (IPC)
2012 International Fuel & Gas Code (IFGC)
2012 International Mechanical Code (IMC)
2012 International Energy Conservation Code (IECC)
2012 International Property Maintenance Code (IPMC)
2011 National Electric Code (NEC)
2010 Americans with Disabilities Act Accessible Guidelines (ADAAG)
2012 International Fire Code (IFC)**

Current Peoria Zoning Ordinances

**Development & Engineering Department
Building Development**

9875 N. 85th Avenue
Peoria, Arizona 85345
623-773-7225 (FAX: 623-773-7245)
building.applications@peoriaaz.gov

www.peoriaaz.gov/building

This document applies to R-4 Occupancies, which are buildings arranged for occupancy as residential care/assisted living homes housing six (6) to ten (10) occupants, excluding staff.

Step 1:

- Register Group Home with Planning and Zoning.

Step 2:

- Submit plans for review by Building Development and the Fire Department.
- Obtain required permits and inspections for all new work.
- Work shall be performed by a State of Arizona licensed contractor with a City of Peoria business license.

Information required to be included on plan submittals:

- Buildings having two thousand (2000) or more square feet of floor area above the first floor shall be of not less than one-hour fire-resistive construction throughout.
- R-4 occupancies shall be provided with at least one (1) accessible route. This may require the installation of ramps. Sleeping rooms and associated toilets shall be accessible.
 - o Exception: Existing buildings shall comply with Section 3409 of the 2006 International Building Code (IBC). Bathing and toilet facilities need not be made accessible, but shall be provided with grab bars in accordance with ICC/ANSI A 117.1.
- Every story, basement, or portion thereof shall have not less than two (2) exits.
 - o Exception: Basements and stories above first floor containing no sleeping rooms may have one (1) means of egress as provided in Chapter 10 of the 2006 IBC.
- The maximum travel distance shall comply with Section 1016 of the 2006 IBC, except that the maximum travel distance from center point of any sleeping room to an exit shall not exceed seventy-five (75) feet.
- In the event of a power failure, exit illumination shall be automatically provided from an emergency system powered by storage batteries or an onsite generator set installed in accordance with the current Electrical Code adopted by the City of Peoria.
- Emergency escape and rescue openings shall comply with Section 1026 of the 2006 IBC:
 - o Openings shall open directly into a public way or to a yard or court that opens to a public way. (Exception 1 to Section 1026.1 of the 2006 IBC does not apply).
 - o Grade-floor sleeping rooms shall have a minimum net clear opening of five (5) square feet, and sleeping rooms above the first floor shall have a minimum net clear opening of five point seven (5.7) square feet.
 - The minimum net clear opening height dimension shall be twenty-four (24) inches and the minimum net clear opening width dimension shall be twenty (20) inches. (Minimum opening sizes of not less than 5 or 5.7 square feet still apply).

- o The bottom of the clear opening shall not be greater than forty-four (44) inches above the floor.
- o Openings shall be operational from the inside of the room without the use of keys or tools. Bars, grilles, grates, or similar devices shall be installed in accordance with Section 1026.4 of the 2006 IBC.
- o Openings with a finished sill height below the adjacent ground level shall be provided with a window well.
 - Window wells shall have a minimum horizontal area of nine (9) square feet, with a minimum dimension of thirty-six (36) inches.
 - Window wells with a vertical depth of more than forty-four (44) inches shall be equipped with a ladder or steps in accordance with Section 1026.5.2 of the 2006 IBC.
- Delayed egress locks may be permitted if approval is obtained from the Building Official.
- Smoke alarms shall be installed in all habitable rooms and hallways and shall be installed with permanent wiring interconnected to activate all smoke alarms if one alarm activates.
- Fire sprinkler systems shall be installed when occupancy exceeds five (5) persons (excluding staff).
 - o Condition 1. (Capable of self-preservation) Sprinkler systems shall be installed throughout, including attached garages.
 - o Condition 2. (Incapable of self-preservation) Sprinkler systems shall be installed same as Condition 1 but include attics and concealed spaces containing combustible materials. Such systems shall contain water-flow switches electrically supervised by an approved supervising station, and shall sound an audible signal at constantly attended location.
 - o Such systems may not contain unsupervised valves between the domestic water riser control valve and the sprinklers.
 - o Fire sprinklers may require increased water meter/water service size, which is subject to additional fees and permits from Engineering, Fire, and Building Development.
 - o Fire alarm and sprinkler installation are required to be performed by a fire contractor licensed through the City of Peoria Fire Department.
 - o Fire alarm and sprinkler plans shall be drawn by the installing fire contractor.