



# Oakland Fire Department, Fire Prevention Bureau

250 Frank Ogawa Plaza, STE 3341 \* Oakland \* California \* 94612  
(510) 238-3851 \* (510) 238-6739 Fax \* (510) 238-6884 TYY

## **General Requirements for R2.3 Residential Care Facilities (Licensed, providing hospice care throughout for more than 6 bedridden clients) Categories are limited to: Congregate Living for Terminally Ill or Residential Care for Chronically Ill**

### **THE ENTIRE HOME/FACILITY SHALL BE INSPECTED.**

1. Provide a copy of a current "Conditional Use Permit" issued by the City of Oakland, Zoning Department located at 250 Frank Ogawa
2. A minimum of 1 – 2A10BC rated fire extinguisher with current State Fire Marshal inspection tag, serviced annually, mounted 5 feet above the floor, with sign to indicate location.
3. Provide smoke detectors in all sleeping rooms. Smoke detectors shall be installed in accordance with manufacturer's installation requirements.
4. Provide at least 2 exits from each floor, basement, and/or portion of building. Sliding glass doors are acceptable (UBC 1003.1). Exits (hallways, corridors, stairs, escape windows, doors, walkways, etc.) shall be maintained free of obstruction to the public way.
5. Sleeping rooms shall have at least one escape window (5.7 sqft.) unobstructed. If escape window is equipped with bars/grills/gates etc., it shall have at least one escape window equipped with a single motion quick release device. Note: Permit to Retrofit/Install/Maintain security bars on escape window(s) is required; contact Fire Prevention Bureau for more information.
6. Facilities with non-ambulatory clients/persons shall be ADA compliant. Contact the City's Building Department at (510) 238-3301 for regulations.
7. Exit doors shall be openable from the inside without the use of a key. CFC 1207.3
8. In addition to smoke detectors, provide an approved manual and automatic fire alarm system. Fire Alarm shall be installed by licensed Fire Alarm Specialist. Plans shall be submitted to Fire Prevention Bureau, and installed by licensed contractor as required by 1999 NFPA 72 Standards. An electrical permit issued by the building department is required.

**General Requirements  
for  
R2.3 Residential Care Facilities  
(Cont'd)**

9. Bedridden clients are limited to the first story unless the building is fully sprinklered in accordance with NFPA 13 and allowed by the California Building Code.
10. Heating equipment shall be permanently installed in accordance with California Building Code. Furthermore heating equipment shall be kept free of dirt, lint, dust, etc.
11. Flammable liquids shall not be kept in areas where gas water heaters are located or other area where there is an open flame.
12. Provide earthquake strapping (2 strap minimum) for water heater(s) and located on a non-combustible surface.
13. Combustibles (paper, plastics, clothing, etc.) shall not be located within 30 inches any heat producing appliances (stove, water heater, heaters, etc.).
14. All areas shall be maintained with limited amount of storage. Storage containers, plants, mops, boxes, etc. are not permitted in exit pathways at any time.
15. Keep brush and landscaping around your home neat and orderly.
16. All storage areas, including closets, shall be kept neat and orderly, with storage maintained at least 24 inches below the finished ceiling without sprinklers and 18 inches below the sprinkler heads when sprinklered.
17. Your address shall be posted in a manner that makes it visible, both day and night, from the roadway and shall be in contrast with background color.
18. Electrical wiring shall be maintained in good condition and electrical panels shall have all circuits labeled accordingly.
19. Extension cords shall not be used as a source of permanent wiring, and when used kept to a minimum.
20. Create evacuation maps in accordance with the enclosed guidelines and submit to Fire Prevention for approval. Maps shall be mounted 5 feet above the finished floor, at each exit and on each level.
21. Establish written emergency evacuation plans and provide to the fire inspector prior to receiving a fire clearance.
22. An inspection fee for new/proposed facilities is due prior to inspection at a rate of \$99.79 for the first two inspections. Existing facilities will be billed. Check or money order only. Make checks payable to: City of Oakland.

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23. Fire Clearance shall not be granted until all fees are paid. Inspection Fees range from \$63.55 to \$127.09 for initial/annual inspection. Consult current Oakland Master Fee Schedule.
24. Existing Facilities Only: Re-inspections shall occur every 1 to 30 days upon notification of violations. After 90 days from the date the violation(s) was noted, Oakland Fire Department Fire Prevention Bureau shall notify licensing of non-compliance and recommend revocation of license. Reinspection fee of \$200.00 for each inspection shall be charged for each inspection after 2 inspections.
25. New/Proposed Facilities: Upon notification of requirements, should corrections not be completed within 90 days of notification, and/or arrangements for an extension to complete corrections has not been completed, the Oakland Fire Department, Fire Prevention Bureau shall deny your application and notify licensing.
26. Call (510) 238-3851 to schedule an initial/annual inspection appointment.
27. Contact the inspector of record to schedule a reinspection.
28. Requirements: Subject to change without notice.