



MARYSVILLE

WASHINGTON

COMMUNITY DEVELOPMENT DEPARTMENT
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Adult Family Home Information

To work in conjunction with the DSHS Adult Family Home Licensing Staff, the City of Marysville 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 February 1, 2021 and the 2018 IBC Section 310.5.3 (WAC 51-51).

Procedures

1. Submit a **Building application** with the attached Adult Family Home local building inspection checklist with sections 1, 2, 3 and 4 completed. A city Business License is also required to be submitted.
2. With your application submit **Two (2) copies of a "Detailed Floor plan"** on a separate 8 ½ by 11 paper. All sleeping guest rooms are to be identified.
3. **Application fee:** Cost for the **permit is a minimum is \$300.00**. 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 360-363-8204. **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.**
8. 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 the Washington State Amendment of 2018 IRC Section R330 apply **ONLY** to 'all newly constructed adult family homes and all existing single family homes 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.

Adult Family Home Defined

IBC Section 202 (WAC 51-50) 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.'

Specific Requirements

Floor Plan

Identify means of egress and any components of egress such as stairways, ramps, etc. and **clearly note all sleeping rooms in the dwelling.**

Note: This submittal would typically be the floor plan submitted by the applicant to DSHS for approval. This plan will serve both purposes.

Sleeping Room Classification

The classification of the sleeping room as well as the evacuation capability of the occupants designates the usage ability of the room as determined by DSHS inspectors. Sleeping rooms are classified as follows:

Type S: A sleeping room that has as a part of its means of egress, stairs, elevators or platform lifts.

Type NS1: A sleeping room that has one means of egress at grade level or has a ramp complying with 2018 IRC Section R330.3.

Type NS2: Sleeping rooms where two means of egress are at grade level or ramps complying with 2018 IRC Section R330.3 are provided.

Lock Sets and Latches

The Building Services Division has to approve the lock sets installed on bedroom doors, and bathroom doors. All need to be able to be opened from the outside, whether locked or not. This is to allow caregivers access in the event the occupant falls or has another emergency and cannot respond to unlock the door.

Latches on closets need to be able to be opened from the inside. This is to allow an occupant, if they go into a closet and the door closes behind them, the ability to exit by themselves.

Smoke Alarm Requirements

Adult family homes are required to have hard-wired, interconnected smoke alarm system. **This section requires that if one smoke detector activates, it will be audible from all parts of the building.** CO monitors are to be installed at each floor level nearest to sleeping areas.

Escape Windows

All newly constructed or newly licensed adult family homes are **required** to have **emergency escape and rescue windows** meeting the requirements of **IBC Section 1030**. There are no exceptions for existing structures being converted to adult family homes after July 1, 2004.

Fire Apparatus Access Roads and Water Supply

All adult family homes are required to be served by both access roadways and water supplies that meet the requirements of the 2018 International Fire Code.