Adult Family Home (AFH) Local Building Inspection Checklist

Code References 2021 IRC Section R330 (WAC 51-51)

APPLICATION NUMBER

Sections 1, 2, 3, and 4 **must** be completed by applicant **before** inspection is processed.

Section 1. Property Information	
SITE ADDRESS	ASSESSOR'S TAX / PARCEL NUMBER -
Section 2. Applicant Information	
PROPERTY OWNER'S NAME	DAYTIME PHONE (WITH AREA CODE)
AFH LICENSEE'S NAME (IF DIFFERENT)	DAYTIME PHONE (WITH AREA CODE)

Section 3. Floor Plan

On a separate sheet of paper (8 ½ x 11) draw a floor plan (including all floors) of your prospective AFH. Include all sleeping rooms (bedrooms) indicating which bedroom is: A, B, C D, E and F.

Label all components for exiting i.e., stairs, ramps, platforms, lifts and elevators.

You may upload your image into the area below or send it with this document.

Section 4. Disclaimer / Signature Block

I certify under penalty of perjury that the information furnished by me is true and correct to the best of my knowledge, and that I am requesting, or I am authorized by the owner of the above premises to request inspection for the operation of an Adult Family Home at this location. I agree to hold harmless the jurisdiction conducting such inspections, at my request, as to any claim (including costs, expenses, and attorneys' fees incurred in the investigation of such claim), which may be made by any person, including the undersigned, and filed against the jurisdiction, but only where such claim arises out of the reliance of the jurisdiction, including its officers and employees, upon the accuracy of the information supplied to the jurisdiction as a part of this application.

NAME AND TITLE	DATE (MM/DD/YYYY)

I am the: ☐ Property Owner ☐ Applicant ☐ Licensee

Section 5 **must** be completed by the building department in the jurisdiction where the home will be located. Please check all applicable boxes; match the list below to the applicant's floor plan using their prospective resident bedroom designations of **A**, **B**, **C**, **D**, **E**, and **F** and classification code **S**, **N52** or **N52**.

Please make copies of this bedroom page if the home has more than six resident bedrooms to be inspected.

Section 5. Building Inspector's Inspection Checklist

R330.3 Sleeping Room Classification: Each sleeping room in an AFH shall be classified as:

Type S – where the means of egress contains stairs, elevators or platform lifts to evacuate residents to public area.

Type NS1 – where one (1) means of egress at grade level (has no stairs) or ramp constructed compliant with R330.9 is provided to evacuate residents to public area.

Type NS2 – where two (2) means of egress at grade level (both have no stairs) or ramps constructed compliant with R330.9 are provided to evacuate residents to public area.

Sleeping Room A	**Yes**	**No**	**N/A**	☐ **Type S** ☐ **Type NS1** ☐ **Type NS2**	**Yes**	**No**
Closet door(s) are readily openable from the inside	☐	☐	☐	Smoke alarm is installed in the bedroom	☐	☐
Bedroom door opens easily and quickly from the outside when locked					☐	☐
Sleeping room window has a net opening of 5.7 SF (minimum dimensions at least 24" high, at least 20' wide) **EXCEPT** Per R310.2.1: AT-grade escape windows – may have net clearance opening 5 SF					☐	☐
Sleeping room window has maximum sill height of 44" above floor to clear opening; no steps under window allowed					☐	☐

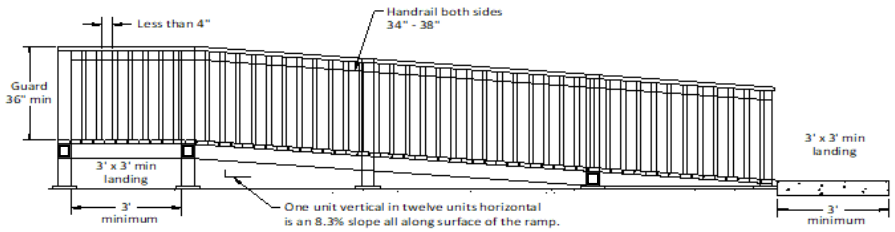
Sleeping Room B	**Yes**	**No**	**N/A**	☐ **Type S** ☐ **Type NS1** ☐ **Type NS2**	**Yes**	**No**
Closet door(s) are readily openable from the inside	☐	☐	☐	Smoke alarm is installed in the bedroom	☐	☐
Bedroom door opens easily and quickly from the outside when locked					☐	☐
Sleeping room window has a net opening of 5.7 SF (minimum dimensions at least 24" high, at least 20' wide) **EXCEPT** Per R310.2.1: AT-grade escape windows – may have net clearance opening 5 SF					☐	☐
Sleeping room window has maximum sill height of 44" above floor to clear opening; no steps under window allowed					☐	☐

Sleeping Room C	**Yes**	**No**	**N/A**	☐ **Type S** ☐ **Type NS1** ☐ **Type NS2**	**Yes**	**No**
Closet door(s) are readily openable from the inside	☐	☐	☐	Smoke alarm is installed in the bedroom	☐	☐
Bedroom door opens easily and quickly from the outside when locked					☐	☐
Sleeping room window has a net opening of 5.7 SF (minimum dimensions at least 24" high, at least 20' wide) **EXCEPT** Per R310.2.1: AT-grade escape windows – may have net clearance opening 5 SF					☐	☐
Sleeping room window has maximum sill height of 44" above floor to clear opening; no steps under window allowed					☐	☐

Sleeping Room D	**Yes**	**No**	**N/A**	☐ **Type S** ☐ **Type NS1** ☐ **Type NS2**	**Yes**	**No**
Closet door(s) are readily openable from the inside	☐	☐	☐	Smoke alarm is installed in the bedroom	☐	☐
Bedroom door opens easily and quickly from the outside when locked					☐	☐
Sleeping room window has a net opening of 5.7 SF (minimum dimensions at least 24" high, at least 20' wide) **EXCEPT** Per R310.2.1: AT-grade escape windows – may have net clearance opening 5 SF					☐	☐
Sleeping room window has maximum sill height of 44" above floor to clear opening; no steps under window allowed					☐	☐

Sleeping Room E	**Yes**	**No**	**N/A**	☐ **Type S** ☐ **Type NS1** ☐ **Type NS2**	**Yes**	**No**

Closet door(s) are readily openable from the inside	☐	☐	☐	Smoke alarm is installed in the bedroom	☐	☐
Bedroom door opens easily and quickly from the outside when locked					☐	☐
Sleeping room window has a net opening of 5.7 SF (minimum dimensions at least 24" high, at least 20' wide) **EXCEPT** Per R310.2.1: AT-grade escape windows – may have net clearance opening 5 SF					☐	☐
Sleeping room window has maximum sill height of 44" above floor to clear opening; no steps under window allowed					☐	☐
Sleeping Room F	**Yes**	**No**	**N/A**	☐ **Type S** ☐ **Type NS1** ☐ **Type NS2**	**Yes**	**No**
Closet door(s) are readily openable from the inside	☐	☐	☐	Smoke alarm is installed in the bedroom	☐	☐
Bedroom door opens easily and quickly from the outside when locked					☐	☐
Sleeping room window has a net opening of 5.7 SF (minimum dimensions at least 24" high, at least 20' wide) **EXCEPT** Per R310.2.1: AT-grade escape windows – may have net clearance opening 5 SF					☐	☐
Sleeping room window has maximum sill height of 44" above floor to clear opening; no steps under window allowed					☐	☐
General					**Yes**	**No**
Bathroom doors are easily and quickly open from the outside when locked.					☐	☐
Carbon Monoxide alarms are installed as required in R315 on each level of the home.					☐	☐
Smoke alarms are installed on all levels of the dwelling, in each resident sleeping room, outside each separate sleeping area in the dwelling on activation of a single device.					☐	☐
Smoke and Carbon Monoxide alarms are installed in such a manner so that the audible warning may be heard in all parts of the dwelling upon activation of a single device.					☐	☐
Access road and water supply meet local fire jurisdictional requirements.					☐	☐
R330.4 Operable parts of door handles, pulls, latches, locks and other devices installed in AFH shall be operable with one hand and shall not require tight grasping, pinching or twisting of the wrist (lever-type).					☐	☐
Pocket doors shall have graspable hardware available when in the closed or open position.					☐	☐
Ramps. If you are inspecting more than one ramp, please document each one meeting minimum requirements and the ramp location.					**Yes**	**No**
Inside Ramp ☐ **N/A**						
Total number of interior ramps inspected for resident use:					☐	☐
R311.8.1 Maximum Slope one unit vertical in twelve units horizontal (8.3% slope). (Exception R311.8.1 Not allowed in AFH R330.9)					☐	☐
R311.8.2 Landing Requirements: min. 3X3 foot landing at top/bottom, where doors open onto ramps, and where ramp changes directions.					☐	☐
R330.9.1 Handrails required on both sides of ramp.					☐	☐
Outside Ramp ☐ **N/A**						
Total number of exterior ramps inspected for resident use:					☐	☐
R311.8.1 Maximum Slope one unit vertical in twelve units horizontal (8.3% slope). (Exception R311.8.1 Not allowed in AFH R330.9)					☐	☐
R311.8.2 Landing Requirements: min. 3X3 foot landing at top/bottom, where doors open onto ramps, and where ramp changes directions.					☐	☐
R330.9.1 Handrails required on both sides of ramp.					☐	☐
R312.1.1 Guards shall be located along open-sided walking surfaces, that are located more than 30 inches measured vertically to the floor or grade below at any point within 36 inches horizontally to the edge of the open side. Guards below are depicted vertically as an example only.					☐	☐



Means of Egress	**Yes**	**No**
R311.2 Door must be side hinged with min. width of 32 inches between face of door and stop. Height not less than 78 inches.	☐	☐
R330.4 Operable parts of door handles, pulls, latches, locks and other devices installed in AFH shall be operable with one hand and shall not require tight grasping, pinching or twisting of the wrist (lever-type).	☐	☐
R330.4 Required exit door hardware shall unlock inside and outside mechanisms when exiting the building allowing re-entry without use of key, tool or special knowledge.	☐	☐
R311.2 Door must be side hinged with min. width of 32 inches between face of door and stop. Height not less than 78 inches.	☐	☐
Stairways ☐ **N/A**	**Yes**	**No**
R311.7.5.1 Riser Height: Max riser height shall be 7¾ inches (8 inches in structures built prior to July 1, 2004)	☐	☐
R311.7.5.1 Riser Height: Max riser height shall be 7¾ inches (8 inches in structures built prior to July 1, 2004)	☐	☐
R330.10.1 Handrails for Treads and Risers shall be installed on both sides of treads and risers numbering from one riser to multiple risers. Handrails shall be installed in accordance with R311.7.8.1 – R311.7.8.4	☐	☐
Grab Bars in Bathroom. If you are inspecting more than one bathroom, please document each one meeting minimum requirements and the bathroom location. ☐ **N/A**	**Yes**	**No**
Total number of bathrooms inspected for resident use:	☐	☐
Grab bars shall be installed for all water closets (toilets), bathtubs and showers according to R330.8.	☐	☐
Water Closets (toilet) shall have grab bars installed on both sides according to R330.8.3	☐	☐
Bathtubs shall have two vertical, and three horizontal grab bars installed according to R330.8.4	☐	☐
Shower stalls have two vertical and horizontal grab bars mounted on all sides of shower according to R330.8.5	☐	☐
Shower stalls must be minimum size of 30 inches deep by 48 inches long (R330.11)	☐	☐

☐ Passed

NAME OF AFH

ADULT FAMILY HOME PROJECT ADDRESS

BUILDING DEPARTMENT INSPECTOR'S SIGNATURE DATE	BUILDING DEPARTMENT INSPECTOR'S PRINTED NAME
BUILDING DEPARTMENT EMAIL ADDRESS	OFFICE PHONE NUMBER (WITH AREA CODE)

Application and Inspection Checklist developed by Washington Associate of Building Officials (WABO), in cooperation with Department of Social and Health Services (DSHS) for use by both departments and licensors in accordance with WAC 388-76-10700.

Section R330
Adult Family Homes
Effective 02/01/2021 WAC 51-51-0330 Section R330 — Adult family homes

R330.1 General. 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.

R330.2 Reserved

R330.3 Sleeping room classification. 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 R330.9 is provided.
3. Type NS2 - Where two means of egress are at grade level or ramps constructed in accordance with R330.9 are provided.

R330.4 Types of locking devices and door activation. All bedroom and bathroom doors shall be openable from the outside when locked.
Every closet shall be readily openable from the inside.

Operable parts of door handles, pulls, latches, locks and other devices installed in adult family homes shall be operable with one hand and shall not require tight grasping, pinching or twisting of the wrist. Pocket doors shall have graspable hardware available when in the closed or open position.

The force required to activate operable parts shall be 5.0 pounds (22.2 N) maximum. Required exit doors shall have no additional locking devices.

Required exit door hardware shall unlock inside and outside mechanisms when exiting the building allowing reentry into the adult family home without the use of a key, tool or special knowledge.

R330.5 Smoke and carbon monoxide alarm requirements. All adult family homes shall be equipped with smoke and carbon monoxide alarms installed as required in Sections R314 and R315.1. 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.

R330.6 Escape windows and doors. Every sleeping room shall be provided with emergency escape and rescue windows as required by Section R310. No alternatives to the sill height such as steps, raised platforms or other devices placed by the openings will be approved as meeting this requirement.

R330.7 Fire apparatus access roads and water supply for fire protection. Adult family homes shall be served by fire apparatus access roads and water supplies meeting the requirements of the local jurisdiction.

R330.8 Grab bar general requirements. Where facilities are designated for use by adult family home clients, grab bars for water closets, bathtubs and shower stalls shall be installed according to this section.

R330.8.1 Grab bar cross section. Grab bars with a circular cross section shall have an outside diameter of 1 1/4 inches minimum and 2 inches maximum. Grab bars with noncircular cross section shall have a cross section dimension of 2 inches maximum and a perimeter dimension of 4 inches minimum and 4 5/8 inches maximum.

R330.8.2 Grab bar installation. Grab bars shall have a spacing of 1 1/2 inches between the wall and the bar. Projecting objects, control valves and bathtub or shower stall enclosure features above, below and at the ends of the grab bar shall have a clear space of 1 1/2 inches to the grab bar.

Exception: Swing-up grab bars shall not be required to meet the 1 ½ inch spacing requirement.

Grabs bars shall have a structural strength of 250 pounds applied at any point on the grab bar, fastener, mounting device or supporting structural member. 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.
Fixed position grab bars, when mounted, shall not rotate, spin or move and have a graspable surface finish.

R330.8.3 Grab bars at water closets. Water closets shall have grab bars mounted on both sides. Grab bars can be a combination of fixed position and swing-up bars. Grab bars shall meet the requirements of R330.8. Grab bars shall mount between 33 inches and 36 inches above floor grade. Centerline distance between grab bars, regardless of type used, shall be between 25 inches minimum and 30 inches maximum.

R330.8.3.1 Fixed position grab bars. Fixed position grab bars shall be a minimum of 36 inches in length and start 12 inches from the rear wall.

R330.8.3.2 Swing-up grab bars. Swing-up grab bars shall be a minimum of 28 inches in length from the rear wall.

R330.8.4 Grab bars at bathtubs. Horizontal and vertical grab bars shall meet the requirements of R330.8.

R330.8.4.1 Vertical grab bars. Vertical grab bars shall be a minimum of 18 inches long and installed at the control end wall and head end wall. Grab bars shall mount within 4 inches of the exterior of the bathtub edge or within 4 inches within the bathtub. The bottom end of the bar shall start between 36 inches and 42 inches above floor grade.

Exception: The required vertical grab bar can be substituted with a floor to ceiling grab bar meeting the requirements of R330.8 at the control end and head end entry points.

R330.8.4.2 Horizontal grab bars. Horizontal grab bars shall be provided at the control end, head end, and the back wall within the bathtub area. Grab bars shall be mounted between 33 inches and 36 inches above floor grade. Control end and head end grab bars shall be 24 inches minimum in length. Back wall grab bar shall be 36 inches minimum in length.

R330.8.5 Grab bars at shower stalls. Where shower stalls are provided to meet the requirements for bathing facilities, grab bars shall meet the requirements of R330.8.

Exception: Shower stalls with permanent built-in seats are not required to have vertical or horizontal grab bars at the seat end wall. A vertical floor to ceiling grab bar shall be installed within 4 inches of the exterior of the shower aligned with the nose of the built-in seat.

R330.8.5.1 Vertical grab bars. Vertical grab bars shall be 18 inches minimum in length and installed at the control end wall and head end wall. Vertical bars shall be mounted within 4 inches of the exterior of the shower stall or within 4 inches inside the shower stall. The bottom end of vertical bars mount between 36 inches and 42 inches above floor grade.

R330.8.5.2 Horizontal grab bars. Horizontal grab bars shall be installed on all sides of the shower stall mounted between 33 inches and 36 inches above the floor grade. Horizontal grab bars shall be a maximum of 6 inches from adjacent walls. Horizontal grab bars shall not interfere with shower control valves.

R330.9 Ramps. All interior and exterior ramps, when provided, shall be constructed in accordance with Section R311.8 with a maximum slope of 1 vertical to 12 horizontal. The exception to R311.8.1 is not allowed for adult family homes. Handrails shall be installed in accordance with R330.9.1.

R330.9.1 Handrails for ramps. Handrails shall be installed on both sides of ramps between the slope of 1 vertical to 12 horizontal and 1 vertical and 20 horizontal in accordance with R311.8.3.1 through R311.8.3.3.

R330.10 Stair treads and risers. Stair treads and risers shall be constructed in accordance with R311.7.5. Handrails shall be installed in accordance with R330.10.1.

R330.10.1 Handrails for treads and risers. Handrails shall be installed on both sides of treads and risers numbering from one riser to multiple risers. Handrails shall be installed in accordance with R311.7.8.1 through R311.7.8.4.

R330.11 Shower stalls. Where provided to meet the requirements for bathing facilities, the minimum size of shower stalls for an adult family home shall be 30 inches deep by 48 inches long.

[Statutory Authority: RCW 19.27.031 and chapters 19.27 and 34.05 RCW. 13-04-068, § 51-51-0325, filed 2/1/13, effective 7/1/13. Statutory Authority: Chapter 19.27 RCW. 10-18-036, § 51-51-0325, filed 8/25/10, effective 9/25/10. Statutory Authority: RCW 19.27.190, 19.27.020, and chapters 19.27 and 34.05 RCW. 09-04-023, § 51-51-0325, filed 1/27/09, effective 7/1/10. Statutory Authority: RCW 19.27.074, 19.27.020, and chapters 19.27 and 34.05 RCW. 07-01-090, § 51-51-0325, filed 12/19/06, effective 7/1/07. Statutory Authority: RCW 19.27.031 and 19.27.074. 04-01-109, § 51-51-0325, filed 12/17/03, effective 7/1/04.][Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 20-03-023, § 51-51-0330, filed 1/6/20, effective 7/1/20.]