



GROUP HOME POLICY and PLAN CHECKLIST

- Per ARS § 36-582- A residential facility which serves six or fewer persons with **developmental disabilities** shall be considered a residential use of the property for zoning and building code purposes. Up to two staff or owners can live on the property. (These are considered an R-3 Occupancy Classification)

Proposed Group Home Location address: _____

Proposed Number of Occupants: _____

Owner/Operator name: _____

Owner Phone: _____ Owner Email: _____

Owner Address: _____

This policy applies to those Group Homes serving 6 through ten clients (6-10), where the clients are capable of self-preservation, and responding to an emergency without staff assistance. (These are considered an R-4 Occupancy Classification). **** Please note**- per the adopted Building Code of the City of Apache Junction 2018 International Building Code, any change of use/occupancy classification, from a single-family residence (use group R-3) to a group home (R-4) triggers the requirement for a fire suppression system (sprinkler). **Compliance with the following is offered as an acceptable alternative to the installation of a fire sprinkler system.**

[Group homes serving more than ten (10) clients must meet with building and zoning divisions for requirements.]

In order to gain zoning approval and a Certificate of Occupancy the following are required:

- Dimensioned FLOOR PLAN showing compliance with requirements noted below.
- Show all proposed sleeping rooms. For each sleeping room show the location of a code compliant emergency escape and rescue opening (EERO). EERO can be a door to the exterior or a window meeting the following- ground floor- net clear opening of 5 square feet (sq. ft.)(720 sq. inches), 2nd floor windows to have net clear of 5.7 sq. ft. (821 sq. in.), minimum width of opening 20 inches, minimum height of opening 24 inches, sill height maximum above the floor is 44 inches. (No sleeping rooms are allowed above the 2nd floor.)
- Show locations of all interconnected, hardwired and battery backed up, smoke detectors. Must have one in each sleeping room and immediately outside (within 6 feet) of each sleeping room.

- If the residence has a fireplace, or any gas appliances, show the location of carbon monoxide detectors.
- Show location of a mounted 2A10BC fire extinguisher(s) - 1 per 3000 sq. ft. maximum travel of 75 linear ft.
- Show location of **TWO** code compliant egress doors- both doors must be side-hinged (no sliders), must be openable without key or special knowledge from the interior side, must have a clear opening of not less than 32" from door face to jamb (requires a 2/10 or 3/0 sized door), and egress doors must be separated by a distance of not less 1/3 the diagonal of the home.
- Show location of lighted, battery backed up "EXIT" signs. (90 minute power source)
- Show location of egress path emergency lighting. (Not required in sleeping rooms) Path from each room to egress door to be lit a minimum 1 foot candle at walking surface. Emergency lighting to have 90 minute battery power supply. An exterior light also on the battery power is required at each exit.
- Note on plans- "Portable heating equipment is not permitted."
- Note on plans- "International No Smoking signs minimum 4" x 4" will be posted at all entrances."

Both the **Superstition Fire and Medical District** and the **Building Division of the City of Apache Junction** must approve the plans. Inspection will be made by both entities.

Owner/Operator Declaration: I have read these requirements and I am requesting that the items listed above, which are indicated on the floor plans I am submitting, be accepted as an alternative to the required automatic fire sprinkler system:

Owner Printed Name

Owner Signature and Date

Here is a list of some of the items an inspection will cover (not exhaustive):

- Installation of required EXIT signs and emergency lighting.
- Size and operation (easily openable) of emergency escape and rescue openings.
- Location and function of smoke detectors.
- Location of carbon monoxide alarm (if required).
- Location and mounting of required fire extinguisher(s).
- Size and operation of required egress doors. No keyed locks, no excessive operations.
- Installation of "No smoking" signs.
- Check electrical panel- condition, labeling, etc.
- Check for GFCI's in required location and check operation.
- Check condition of HVAC equipment and water heaters.
- Check general property condition for compliance to Apache Junction maintenance standards.

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