



City of Arlington
Community and Economic
Development

Office Hours:
Monday - Friday
8:00am - 12:00pm
1:00pm - 5:00pm



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This Assistance Bulletin only
applies to properties within
Arlington City Limits

www.arlingtonwa.gov
[Arlington Municipal Code](#)

Assistance Bulletin

ADULT FAMILY HOME #36

Q: Can I convert my single family residence into an Adult Family Home?

A: Yes, the Arlington Municipal Code (AMC) permits Adult Family Homes with 1 to 6 adults.

Q: Do I need a permit from the City of Arlington?

A: Yes, a Land Use Zoning Application is required with the following submittal items:

1. Application and submittal checklist
2. Project Narrative (*a description of what you're doing*)
3. Legal Description of the property
4. Vicinity Map (*you can use Snohomish County SCOP1 or Google Earth*)
5. Site Plan: on a separate sheet of paper (11" x 17") draw the floor plan for each floor that will be used to provide care.
 - a. Include all bedrooms indicating which bedroom is: A, B, C, D, E, or F, provide dimensions.
 - b. Show how the bedroom doors exit directly to hallways or corridors and unrestricted access to common use area.
 - c. Provide door width for each bedroom to be used for care.
 - d. Label each toilet space that will be used for care.
6. Provide a site plan (11" x 17") showing how many parking spaces on the property are dedicated to the residence. Tandem parking spaces are not permitted per AMC 20.72.

A: A Building Permit may also be required with the following submittal items:

1. On a separate sheet of paper (8½" x 11") draw the floor plan for each floor that will be used to provide care.
 - a. Include all bedrooms indicating which bedroom is: A, B, C, D, E, or F.
 - b. Show how the bedroom doors exit directly to hallways or corridors and unrestricted access to common use area.
 - c. Provide door width for each bedroom to be used for care.
 - d. Label each toilet space that will be used for care.
 - e. Show where the smoke alarms and carbon monoxide detectors are located.
 - f. Label all components for exiting, i.e. stairs, ramps, platforms, lifts and elevators.

Q: What Codes do I need to comply with?

A: Arlington Municipal Code, the International Residential Code, Washington State Revised Codes (RCW) Chapter 70.128 and Washington Administrative Code (WAC) Chapter 388-76. Verify with your licenser.

2018 WASHINGTON STATE RESIDENTIAL CODE SECTION R330 ADULT FAMILY HOMES

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.

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

GENERAL CHECKLIST ITEMS FOR AN ADULT FAMILY HOME

SLEEPING ROOM.

- For the purposes of this section "vestibule" means a small room or hall between an outer door and the main part of the resident bedroom.
- Hallways shall be a minimum of 36 inches.
- The adult family home must ensure each resident bedroom has a minimum usable floor space as follows, excluding the floor space for toilet rooms, closets, lockers, wardrobes and vestibules
- Single occupancy bedrooms with at least eighty square feet; and
- Double occupancy bedrooms with at least one-hundred twenty square feet.

DOORS.

- Bedroom door opens easily and quickly from the inside and outside when unlocked or locked
- Closet door(s) are readily openable from the inside and the outside
- 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.

WINDOWS.

- Sleeping room window has a maximum sill height of 44" above floor to clear opening; no steps under the window allowed

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- Sleeping room window has a net opening of 5.7 SF (minimum dimensions at least 24" high; at least 20" wide)
- All windows shall have screens

LIFE AND SAFETY.

- 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.
- 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.
- Other doors leading to the outside that are not designated as an emergency exit must open without any special skills or knowledge, and they must remain accessible to residents unless doing so poses a risk to the health or safety of at least one resident.
- Smoke Alarm shall be installed on each level of the dwelling and in each resident sleeping room, outside each separate sleeping area.
- Carbon Monoxide 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.
- Fire Extinguisher on each floor that shall house non-ambulatory residents.
- Fire Drill Plan for emergency evacuation of residents.
- Adult family homes shall be served by fire apparatus access roads and water supplies meeting the requirements of the local jurisdiction.

BATHROOMS.

Homes licensed after July 1, 2007, must ensure each resident has access to a toilet, shower or tub without going through another resident's room.

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 section R330.

- **Grab bar cross section:** Grab bars with a circular cross section shall have an outside diameter of 1¼ 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 4⅝ inches' maximum.
- **Grab bar installation:** Grab bars shall have a spacing of 1½ 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 1½ inches to the grab bar.

EXCEPTION: Swing-up grab bars shall not be required to meet the 1½ inch spacing requirement.

Grab 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.

- **Grab bars at water closets (toilet):** 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.

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.

SWING-UP GRAB BARS.

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

VERTICAL GRAB BARS.

- **Vertical grab bars bathtub:** 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 bath tub edge or within 4 inches within the bath tub. The bottom end of the bar shall start between 36 inches and 42 inches above floor grade. Installation of 2 vertical grab bars is required.

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.

- **Vertical grab bars shower stall:** 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 mounted between 36 inches and 42 inches above floor grade. Installation of 2 vertical grab bars mounted on all sides of the shower is required.

EXCEPTION: Shower stalls with permanent built-in seats are not required to have vertical 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.

HORIZONTAL GRAB BARS.

- **Horizontal grab bars bathtub:** 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. Installation of 3 horizontal grab bars is required.
- **Horizontal grab bars shower stall:** 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. Installation of 2 horizontal grab bars mounted on all sides of the shower is required.

EXCEPTION: Shower stalls with permanent built-in seats are not required to have 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.

SHOWER STALL.

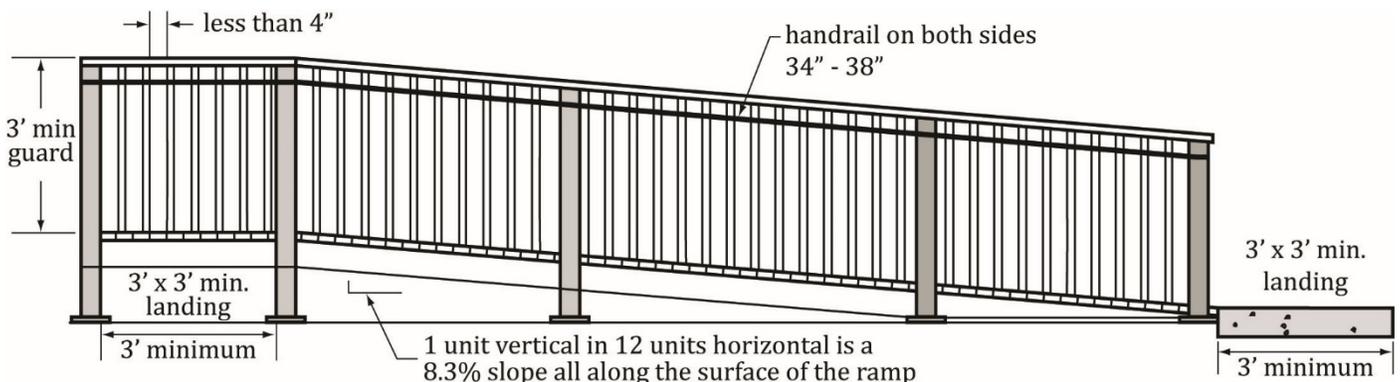
- **Shower stalls:** Where provided to meet the requirements for bathing facilities, the minimum size of shower stalls for an adult family home shall be 30 inches deep by 48 inches long.

MEANS OF EGRESS

- Not less than one egress door shall be provided. The egress door must be side-hinged with minimum width of 32 inches between face of door and stop, with the door open 90 degrees. The clear height of the door opening cannot be less than 78 inches measured from the top of the threshold to the bottom of the stop.
 - The means of egress shall be a continuous and unobstructed path of vertical and horizontal travel from all portions of the dwelling to the required egress door.
 - The egress door shall open directly into a public way or to a yard or court that opens to a public way.
 - 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.
 - 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.
 - **Floor Elevations at the Required Egress Doors:** Landings or finished floors at the required egress door shall not be more than 1½ inches lower than the top of the threshold.
- EXCEPTION:** The landing or floor on the exterior side shall not be more than 7¾ inches below the top of the threshold provided that the door does not swing over the landing or floor.
- Where exterior landings or floors serve the required egress door are not to grade, a ramp or stairway shall be provided.
- **Egress Door Landing:** The width of each landing shall not be less than the door served. Landings shall have a minimum dimension of 36 inches measured in the direction of travel.

RAMPS – INTERIOR AND EXTERIOR

- The maximum slope is 1-unit vertical to 12 units' horizontal (8.3% slope).
- **Landing Requirements:** There shall be a floor or landing 3' x 3' minimum landing at the top and bottom of each ramp, where doors open onto ramps, and where ramp changes directions. The width of the landing perpendicular to the ramp slope shall be less than 3 feet.
- Handrails shall be provided on both sides of the ramp between 34-inch minimum to 38-inch maximum.
- Guards shall be located along open-sided walking surfaces, and shall be 3' minimum measured vertically to the floor or grade.
- Guards below are depicted vertically as an example only.



STAIRWAYS.

- **Riser Height:** Maximum riser height shall be $7\frac{3}{4}$ inches.
- **Tread Depth:** Minimum tread depth shall be 10 inches.
- **Stair Width:** Minimum width shall be 36 inches.
- **Handrails for Treads and Risers:** Shall be installed on both sides of treads and risers numbering from one riser to multiple risers.

