

STATE BUILDING CODE OPINION 23-05

CODE: 2018 International Residential Code

SECTION: **330.7 Fire Apparatus Access Roads and Water Supply for Fire Protection.**

QUESTION 1: Section R330.7 of the IRC states that Adult family homes shall be served by fire apparatus access roads and water supplies meeting the requirements of the local jurisdiction. Is the intent of this section to indicate that every Adult family home is intended to have an approved fire apparatus access even for land locked properties served by an easement.

ANSWER 1: Yes. Every Adult Family Home must be served by a fire apparatus access road even if landlocked and served only by an easement. RCW 19.27.060 section (b) (5) states that "No provision of the uniform fire code concerning roadways shall be part of the state building code: PROVIDED, That this subsection shall not limit the authority of a county or city to adopt street, road, or access standards." Thus, the Fire Apparatus Access Road that is required must conform to the locally adopted standards for such roads.

QUESTION 2: International Residential Code Section 330.7 requires *adult family homes* to comply with local standards for water supply and fire apparatus access. Is this section applicable to existing structures converted to an adult family home use without physical modifications?

ANSWER 2: Yes, International Residential Code Section 330.7 applies to all adult family home uses within the IRC. Section 330.1 reads as follows:

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.

SUPERSEDES: 23-05

REQUESTED BY: City of Auburn