



April 14, 2005 Revised November 1, 2013

City Planning and Development

CPD-DS Residential Care Facilities

information bulletin no. 155

www.kcmo.gov/planning

The 2012 International Building Code (IBC) addresses several types of care situations and facilities. This Information Bulletin provides a summary of information regarding facilities where occupants reside in a supervised care environment. Facilities in which persons are “detained for penal or correction purposes or in which the liberty of the occupants is restricted” (Occupancy Classification I-3) are not addressed in this Information Bulletin. For information regarding child or adult daycare facilities, see [Information Bulletin #111](#).

A care facility will be assigned to various occupancy groups, and may possibly be permitted in a single-family dwelling constructed per the International Residential Code (IRC), depending on the number of persons receiving care. The following table provides guidance regarding the proper classification of the use, and identifies major requirements. The referenced codes must be consulted for complete details.

Residential care facilities typically provide “custodial care” or some degree of “medical care” (as defined below). Persons receiving care reside in these facilities and receive 24-hour care.

IBC DEFINITIONS:

- **MEDICAL CARE.** *Care involving medical or surgical procedures, nursing or for psychiatric purposes. (e.g. a foster care facility, detoxification facility)*
- **CUSTODIAL CARE.** *Assistance with day-to-day living tasks; such as assistance with cooking, taking medication, bathing, using toilet facilities and other tasks of daily living. Custodial care includes occupants who evacuate at a slower rate and/or who have mental and psychiatric complications. (e.g. halfway house, assisted living facility)*
- **PERSONAL CARE SERVICE.** *The care of persons who do not require medical care. Personal care involves responsibility for the safety of the persons while inside the building. (e.g. child daycare for ages over 2-1/2 years of age – Occupancy Classification E daycare)*
- **24-HOUR CARE.** *The actual time that a person is an occupant within a facility for the purpose of receiving care. It shall not include a facility that is open for 24 hours and is capable of providing care to someone visiting the facility during any segment of the 24 hours.*
- **FOSTER CARE FACILITIES.** *Facilities that provide care to more than five children, 2 ½ years of age or less. (Facilities providing 24-hour care. Daycare for five children, 2 ½ years of age or less is Occupancy Classification I-4 daycare.)*

Please consult the Zoning & Development Code (Ordinance Chapter 88) to determine locations where these uses are permitted. For questions, please contact our Code Question Line at (816) 513-1511.

	ALL PERSONS CAPABLE OF SELF-PRESERVATION WITHOUT ASSISTANCE				ANY PERSON NOT CAPABLE OF SELF-PRESERVATION WITHOUT ASSISTANCE		
	NUMBER OF PERSONS RECEIVING CARE				NUMBER OF PERSONS RECEIVING CARE		
RESIDENTIAL CARE FACILITIES	5 OR LESS -- WITHIN A SINGLE FAMILY DWELLING	5 OR LESS -- OTHER THAN SINGLE FAMILY DWELLING	6 TO 16	17 OR MORE	5 OR LESS -- WITHIN A SINGLE FAMILY DWELLING	5 OR LESS -- OTHER THAN SINGLE FAMILY DWELLING	6 OR MORE
OCCUPANCY CLASSIFICATION	R-3	R-3	R-4	I-1	R-3	R-3	I-2
APPLICABLE CODE	2012 IBC or IRC ⁽¹⁾	2012 IBC	2012 IBC	2012 IBC	2012 IBC or IRC ⁽¹⁾	2012 IBC	2012 IBC
AUTO. FIRE SPRINKLER REQUIRED?	NO	YES	YES	YES	NO	YES	YES
ALLOWABLE NFPA SPRINKLER STANDARD ⁽²⁾	NFPA 13, 13R, or 13D; IRC P2904	NFPA 13, 13R, or 13D	NFPA 13, 13R, or 13D (NFPA 13 required if > 4 stories.)	NFPA 13 or 13R (NFPA 13 required if > 4 stories.) ⁽³⁾	NFPA 13, 13R, or 13D; IRC P2904	NFPA 13, 13R, or 13D	NFPA 13
SMOKE DETECTION REQUIRED?	YES	YES	YES	YES	YES	YES	YES
FIRE ALARM REQUIRED?	NO	NO	YES ⁽⁴⁾	YES	NO	NO	YES
ACCESSIBILITY REQUIRED?	NO ⁽⁵⁾	NO ⁽⁵⁾	YES	YES	NO ⁽⁵⁾	NO ⁽⁵⁾	YES
INTL FIRE CODE EVACUATION PLAN REQUIRED	NO	NO	YES	YES	NO	NO	YES

The following values are based on the Occupancy Classification shown above for Construction Type V-B. Further limitations may apply in a mixed-use building. For IBC projects, greater values are possible if other types of construction are used.

ALLOWABLE # OF STORIES	3	3 ⁽⁶⁾	2 ⁽⁶⁾	2 ⁽⁶⁾	3	3 ⁽⁶⁾	V-B NOT PERMITTED
ALLOWABLE AREA	NO LIMIT	NO LIMIT	7,000 SQ FT ⁽⁷⁾	4,500 SQ FT ⁽⁷⁾	NO LIMIT	NO LIMIT	V-B NOT PERMITTED

(1) Either the IRC or IBC may be used [See IBC 310.5.1]. Buildings with multiple occupancy groups are not permitted under the IRC [See IBC 302].

(2) Also determined by other uses in mixed-use building [See IBC 903]. See

(3) NFPA 13D system may be utilized under certain conditions [See IBC 903.2.6, exception 2].

(4) See IBC 907.2.10.1 for exceptions.

(5) Accessibility required where there are 4 or more dwelling units in a single structure (e.g. townhouses) [See IRC R322.1; IBC 1107.6.4].

(6) An increase of one additional story is possible for buildings with an automatic sprinkler system installed per NFPA 13 (or 13R for Occupancy Classification R) [See IBC 504.2].

(7) An increase in the allowable area is possible due to multiple stories, open yards, or automatic sprinkler protection per NFPA 13 [See IBC 506].