



LANCASTER FIRE DEPARTMENT INSPECTION REQUIREMENTS FOR BOARDING HOMES



Facility Requirements:

- Must obtain an operational permit.
- Floor Plan with square footage of each room and all exits. *(200 sq. feet per person is required).*
- ADA Accessible
- One (1) 3A 40BC Fire Extinguisher per 3,000 sq. ft.
- Five-pound class BC fire extinguisher in each laundry, kitchen and walk-in mechanical room
- Fire extinguishers must be inspected by a licensed fire extinguisher company.
- Gas test and CO detectors. *Gas re-test must be made every five (5) years.*
- HVAC system checked by a licensed company
- Posted evacuation plans
- First Aid and CPR Cards
- First Aid Kit
- The Planning and Zoning Department must sign off on Facility in compliance with the City of Lancaster Development Code (Application will be sent to Planning and Zoning by the Fire Marshal's office).

Rules & Regulations:

- ✓ Boarding homes cannot be located within ½ miles of each other without special permission.
- ✓ Occupancy load depends on the square footage; no more than six (6) individuals allowed in a Group home, per the LDC.

Rating Schedule

Rating	24 hour care	Capable	Number of patients	Required
I1	Yes	Yes	6 - 16	Fire Alarm & Sprinkler
I2	Yes	No	16 or more	Fire Alarm & Sprinkler
I4	No	No	6 - 16	Fire Alarm & Sprinkler
R4	Yes	Yes	6 - 16	Fire Alarm & Sprinkler
R3	Yes	No/Yes	5 or less	Fire Alarm & Sprinkler

Not Allowed

- Extension cords
- Candles
- Portable space heaters

When you are confident that the above lists of requirements have been met submit a Operational Permit Application and fee, along with a floor plan to the Fire Marshal's Office at the Lancaster Public Safety Building (address above). At that time we will schedule an inspection appointment for the Fire Marshal to inspect the property. Once the property has passed inspection an Operation Permit will be provided.

Should any inspection fail for noncompliance with City Codes a second inspection is required, and an additional fee of \$50.00 will be charged. This fee will increase by \$25.00 for each subsequent re-inspection.

STATE REQUIREMENTS:

1. All exits, fire escapes, hallways, corridors, stairwells, stairway doors, etc., used in connection with an exit are free from obstruction/storage, kept closed, not blocked or wedged open, and in good repair.
2. Required exit signs and emergency lighting are properly illuminated and operational.
3. Locking devices or hardware allow immediate egress.
4. Heating equipment meets requirements (no open flame or portable heaters).
5. Laundry is kept clean and all equipment free from lint and dust.
6. Required fire extinguishers are maintained and serviced regularly.
7. Facility has an adequate water supply for firefighting capability.
8. Facility has an approved written fire and disaster plan.
9. Electrical wiring and equipment are in safe condition.
10. Electrical cords are in good condition, not frayed, spliced or overloaded.
11. Covers are provided for all electrical switches, convenience outlets, and junction boxes.
12. Fire alarm system is operative and properly tagged by licensed fire alarm company.
13. Commercial range hood extinguisher is inspected and maintained by licensed personnel every six months.
14. All natural gas lines and propane require to be tested by a licensed plumber. A re-test must be made every five (5) years.
15. Gas heating units are checked for proper operation by licensed personnel, as required.
16. Sprinkler system is operational and properly maintained.

NOTE: Assisted Living Facilities Type A & B under Section 92.62f(2) of the Licensing Standards for Assisted Living Facilities Handbook for DADS requires the structure to have a Fire Sprinkler System.