



Family Home Day Care

Bulletin 24

*Division of Building, Safety, and Inspection for 2018 International Codes,
WAC 51-51-0331, Pierce County Code Title 17C and 18A*

Child Care, Family Home (WAC 51-51-0202)

- Licensed through the state of WA as a child-care facility.
- Located in the dwelling of the person providing the care.
- No more than 12 children in any 24-hour period, including those who live in the home.

NOTE: *This does not include Day Care Facilities/Centers, Adult Day-care or Adult Family Homes.*

Exit Requirements

- Two exits from each floor used for the day care with more than six children.
- Exterior doors that open outside must be operable from the inside without keys or special knowledge or effort.
- Operable emergency escape or rescue window in every sleeping or napping room, unless the room has at least two doors leading to separate exits or one door leading outside.

Smoke Detectors - see Bulletin 35

- Requirements are the same as a dwelling unit with these added:
 - At the head of the stairs serving an upper level sleeping or napping area.
 - In napping areas in family child day care homes.

Carbon Monoxide Alarms – see Bulletin 51

Basements and Second Floors

- **Floors less than four feet below grade level** may *not* be used for family home day care unless one of the following features is provided:
 - Stairways from the basement open directly to the exterior of the building without entering the first floor,
 - One of the two required means of egress (exits) opens directly to the outside and a self-closing door is installed at the top or bottom of the interior stair leading to the floor above,
 - for emergency escape or rescue, that opens directly to a public street, public alley, yard or exit court, or
 - A residential sprinkler system is provided through the whole house according to NFPA 13d.

Basements and Second Floors (Cont.)

- **Floors *more than four feet above grade level*** may not be used by children in family home day care, except in the following cases:
 - Child is using a toilet facility with adult supervision.
 - Stairways from the second story open directly to the outside.
 - One of the two required means of egress (exits) opens directly outside from the second story and a self-closing door is installed at the top or bottom of the staircase
 - A residential sprinkler system is provided through the whole house according to NFPA 13d.

Planning Requirements:

- Minimum Fencing/Screening Required: Outdoor recreation areas must be enclosed by a Department of Social and Health Services (DSHS) approved fence.
- Outdoor Play Equipment: Play equipment shall not be located in any required front or side yard setback area.
- Off-Street Parking: In addition to the parking space required for the single-family dwelling, one parking space shall be required for each non-resident employee, plus one additional parking space.

Other Considerations:

- **Pre-Treatment Review** - Owners should contact the Water Resources Development Engineering Section at 253-798-2737 for the following:
 - If the home is served by a sewer, Home-Based Day-Care Facilities and Home-Based Day Cares must complete a Pretreatment Review form for review and approval.
 - Engineered grease interceptor plans may be required based on the type of cooking.
 - Verify the current capacity/connection charge is sufficient to cover the intended Day Care use.
- **Water Source** - The source of water in a Day Care must come from a public system. The water may not come from a private well.

Permits Required:

- When work is needed to meet any of the safety requirements listed above
- or –**
- If an inspection to confirm compliance is requested by the homeowner/operator of the day care for state compliance.