



This guide has been developed to assist you when purchasing a residence to convert to an Assisted Living Facility. Below are the minimum life safety requirements required by Florida Statute and Florida Fire Prevention Code.

There are 3 classes of Assisted Living Facilities- (1) Small; with less than 8 clients, (2) Small; with between 8-16 clients, and (3) Large; with greater than 16 clients. All residential (small) facilities have similar general requirements; however, small facilities with 8-16 clients have an additional mandatory requirement of a fire sprinkler.

- (1) All clients must have sleeping facilities in bedrooms. They cannot sleep in living rooms, garages, on porches, lanais, etc.
- (2) There must be 2 separate unobstructed ways to exit the home (front & back door, front door & screen porch, etc.). You cannot exit through a garage.
- (3) Each bedroom must also have an escape window that can provide a single opening of 5.7 sqft (crank or jalousie windows are not permitted). These windows must be at least 20 inches in width and 24 inches in height. The bottom of any escape window cannot be higher than 44 inches. If any bedroom has a door leading directly to the outside, this can serve as a substitute for the escape window.
- (4) Bedroom doors must be solid-no hollow core doors. No louvers are permitted on these doors. Bathroom doors must be able to be unlocked from the outside and closet doors must be able to be unlocked from the inside (if equipped with locks).
- (5) A fire alarm system will be required to be installed. This fire alarm system must notify all occupants in the house, regardless of location.
- (6) Smoke detectors are required in all sleeping rooms and on all levels of the residence. If an approved fire sprinkler is installed, no detectors are required.
- (7) Interior walls, floors and ceilings must be Class A or B-no paneling.
- (8) At least one 5 lb, tagged, properly mounted fire extinguisher will be required before opening.

Additional requirements for facilities with 8-16 clients:

- (1) A fire sprinkler must be installed. Activation of this fire sprinkler must automatically trigger the fire alarm system. It must immediately notify all occupants and the fire department (via 911).

Other information:

- (1) After licensing, you will be required to perform evacuation drills monthly. The results of these drills may dictate installation of a sprinkler system or stricter building requirements such as protected corridors, self-closing doors, etc.



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