


CITY AND COUNTY OF DENVER	POLICY	DENVER FIRE DEPARTMENT
Subject: Day Care Operations in Private Dwellings.		
Reference: IRC, IFC, NFPA, Denver Amendments		
Approved:		
		
Manuel Almagure, Division Chief, Fire Prevention Division		
Number: IRC Appendix M	Effective Date: December 1, 2016	Page 1 of 3

This policy is meant to provide basic information for the most common conditions and situations. In any given occupancy, many other Fire Code requirements may be enforced. These will be addressed by inspector(s) during a premise inspection. Any questions can be addressed to the Denver Fire Department Fire Prevention Division Institutions Inspections Group.

This policy details the minimum fire and life safety requirements for Small Home Day Care Operations in Private Dwellings. "Small Home Day Care" is defined as the use of a building or structure, or portion thereof, for educational, supervision or personal care services for six or less children.

I. Minimum Fire and Life Safety Requirements:

- A.** A 2A10BC fire extinguisher must be on each floor of the occupancy being used for day care operations with a maximum travel distance of 75ft.
 - 1. Fire extinguishers must be maintained in accordance with NFPA 10.
- B.** Two exits are required from all floors being used for day care operations. The basement may use an interior stair as one exit and an egress window as the second exit.
 - 1. An egress window must provide a minimum opening of 5.7sq ft and have a maximum distance of 44" from the floor.
 - 2. The window well opening must have a minimum opening of 3'.
 - 3. If a basement egress window is being used for egress no more than two children under 2½ years of age are allowed in the basement.
- C.** Exit doors shall be openable from the inside without the use of a key or any special knowledge or effort.
 - 1. A night latch, dead bolt or security chain may be used, provided such devices are openable from the inside without the use of a key or tool, and are mounted at a height not to exceed 48 inches above the finished floor.
- D.** The egress routes cannot pass through any mechanical spaces, bedrooms, bathrooms, closets or garages.
- E.** All mechanical spaces must be separated from child care areas.
 - 1. Boiler rooms must have a one hour separation.
- F.** Combustible storage cannot be within 36" of gas fired appliances, hot water tanks and furnaces.
 - 1. Combustible storage is not allowed in boiler rooms.

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- G.** If the yard is to be used as part of the day care operation it shall be fenced.
 1. The fence must be made of durable material and be no less than 6 feet tall. It shall enclose the entire area to be used for the day care operations.
 2. Each gate or door in the fence shall be equipped with a self-closing, self-latching device to be installed no less than 5 feet above the ground.
 3. The fence shall not have openings that allow the passage of a sphere larger than 4 inches in diameter.
 4. The maximum vertical clearance between grade and the bottom of the fence shall be 2 inches.
 5. Chain link fences shall be 9 gage minimum. Maximum mesh openings in the chain link shall be no more than 1¼ inches square, unless the fence has slats at the top or bottom which reduce the opening to no more than 1¾ inches.

- H.** If a deck is to be used as part of the day care operation it shall have a guard in place if it is more than 12 inches above the ground.
 1. The guard shall not be less than 36 inches in height as measured vertically above the adjacent walking surface or leading edge of stair treads.
 2. The guards shall not have openings that allow the passage of a sphere larger than 4 inches in diameter.

- I.** There shall be a landing or floor on each side of each exterior door. The width of each landing shall be not less than the door served. Every landing shall have a dimension of not less than 36 inches measured in the direction of travel. The slope at the exterior landings shall not exceed ¼ unit vertical in 12 units horizontal (2%).

- J.** Smoke alarms:
 1. Shall be installed in all dwelling units used for home day care operations. Smoke alarms shall be installed in accordance with the approved manufacturer's instructions.
 2. If the current smoke detection system in the dwelling is not in compliance with the currently adopted code for smoke detection, it shall be upgraded to meet the currently adopted code requirements before day care operations commence.
 3. Smoke alarms within dwelling and sleeping units shall be inspected and tested in accordance with NFPA 72, Chap 14 and the manufacturer's instructions.
 4. A smoke alarm shall be located in each bedroom and any room that is to be used as a sleeping room, and centrally located in the corridor, hallway or area giving access to each separate sleeping area.
 5. When the dwelling unit has more than one story, and in dwellings with basements, a smoke alarm shall be installed on each story, in habitable attics and in the basement.
 6. Where more than one smoke alarm is required to be installed within an individual dwelling or sleeping unit, the smoke alarms shall be interconnected

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in such a manner that the activation of one alarm will activate all of the alarms in the individual unit.

K. CO detection:

1. Shall be provided in dwelling units, sleeping units and classrooms served by a fuel burning, forced air furnace.
2. Shall be provided in dwelling units, sleeping units and classrooms in buildings with attached private garages.
3. May be solely battery operated.
4. Shall be maintained in accordance with NFPA 720.

It is recommended that a fire and life safety walk-through be conducted to ensure that there are not any other fire or life safety concerns that could prevent licensing. This can be scheduled by contacting the Denver Fire Department Fire Prevention Division at 720-913-3474.

END OF DOCUMENT