



## #4 Getting a Home Inspection

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## Module 4 – Getting a Building Inspection

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# Getting a Home – Local Building Inspection

## Introduction

You must pass several inspections to receive your AFH license:

- A building inspection completed by your local building inspector
- Well Water inspection (if applicable)
- Septic System inspection (if applicable)
- An initial home inspection completed by a Residential Care Services AFH Licenser

This module will cover how to find an AFH and your local building system requirements. You may also need well water and septic system inspections. The RCS initial home inspection requirements are in Module #7. Building inspection requirements may differ depending on which city/county you live in. Be sure you have met all requirements before you schedule your building inspection.



## Learning Objectives

At the end of this module, you will be able to ...

- Discuss how to find your AFH and the pros/cons of each option
- Explain how to find and work with your local building inspector
- Describe the building inspection process/checklist
- Identify other required inspections

## What Do You Know?

### ***True or False***



1. You can operate an AFH in a neighborhood with a homeowner's association (HOA).
2. Inspection requirements are the same across the state.
3. If your building inspector is not available, the Washington Association of Building Officials (WABO) can do the inspection for you.

## Finding Your Adult Family Home

There are a variety of options available to get a home that is suitable for licensure. As you consider your options, keep person-centered philosophy in mind. Will your resident's like living there? Is it close to community services and activities? If you plan to increase your capacity in the future, is there enough space?

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### Rent/Lease a Home

If you want to lease or rent a home, consider the following:

- The home's physical layout and accessibility. It needs to meet the basic requirements outlined in Modules 6 and 7.
  - is the septic system adequate for the number of people that will live in the home?
  - Does the home meet the window height requirements?
  - Are there stairs? Is the width of the doors adequate?
  - The home must pass all inspections.
- Often there is more than one owner. All owners/landlords need to understand that you will use the home as an AFH. You need to provide written verification from all homeowners/landlords with your licensing application.
- If the owner decides to sell the home while it is a licensed AFH, you can take one of the following actions: (Reference: Evelyn Galasso, AFH Owner/Instructor)
  - Offer to buy the house
  - Move to a different house which will need a new license
  - Close the AFH after transferring or discharging all residents. Transfer and discharge rules are in [WAC 388-76-10615](#).
- Seek advice from a real estate attorney

Some property owners have an active interest in the operation of your AFH.

[WAC 388-76-10095](#) (2) An active interest includes but is not limited to:

- (a) The charging of rent as a percentage of the business;
- (b) Assistance with start-up and/or operational costs;
- (c) Collection of resident fees;
- (d) Recruitment of residents;
- (e) Management oversight;
- (f) Assessment and/or negotiated care plan development of residents;
- (g) The provision of personal or special care of residents; or
- (h) Property ownership by an affiliated entity.

### Buy, Build, or Remodel a Home

- If you are buying your AFH, best practice is to use a realtor who is familiar with AFHs.
- New or remodeled homes must meet current International Residential Code requirements. [WAC 51-51-0330](#)
- RCS uses the International Residential Code (IRC) guidelines during their initial inspection. Don't confuse this with the specifications of the:
  - International Building Code (IBC), or the
  - Americans with Disabilities Act (ADA).



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This is especially important if there is an existing ramp or if you are going to build one. **You will have to replace ramps not built with IRC specifications.** This is expensive and time consuming.  
[Dear Provider Letter: AFH #2019-013](#)

Call the RCS Residential Inspection and Quality Assurance Program Manager with any questions.  
(360-725-2575)

### IRC and the IBC Difference Explained

- The International **Residential** Code (IRC) - regulations apply to **residential** construction.
- The International **Building** Code (IBC) - regulations apply to **commercial** construction.

### Change of Ownership (CHOW) – [WAC 388-76-10105](#); [I'm Buying an AFH through CHOW](#)

- Requires an AFH license application
- Applicants must meet qualification and licensing requirements
- Check the history and current status of the home you are interested in buying. Some AFHs have issues such as
  - limits on the type of residents the AFH can accept due to structural or other issues, or limits on who can provide care. These must be posted in the AFH.
  - outstanding enforcement
  - exemptions to a specific WAC requirement
- Check the [AFH Locator](#) to view limits and enforcements issued within the previous three years, and check with the home's current owner about any ongoing limits or exemptions and any outstanding enforcement on the current license.
- Specialty contracts such as Meaningful Day Activities, Expanded Community Services (ECS) and Specialized Behavior Support (SBS) are not transferable when there is a change in ownership (CHOW). The new owner must meet the qualifications and have a fully executed specialty contract prior to providing specialty services. Payment for specialized services cannot be issued without the appropriate specialty contract in place. Information regarding specialty contracts can be found here: [Residential Long-Term Care Facilities Specialty Contracts](#).

### Planning for the Future – Increasing Capacity

To increase your capacity to seven or eight you must consider these building impacts:

- Square footage
- Ratio of residents to bathrooms
- Septic system capacity - handle the increase and/or enough land to update (if applicable)
- Room for emergency, staff, and visitor parking
- Residential sprinkler system (if applicable) ([RCW 70.128.066](#))(f)

Applicants applying for a CHOW of an AFH with a **licensed capacity of seven or eight** residents **must** be a currently licensed adult family home provider that has **held that license for a period of no less than 24 months (12 months at a capacity of 6); and**

- Maintained a license for six or more residents in their currently licensed home for at least the 12 months immediately prior to application; **and**

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- Received at least two full inspections prior to application, with no enforcement action taken against the home during the time starting with the older of the two most recent inspections and ending at the time the capacity increase is approved.

Reference: [RCW 70.128.66](#); [Dear AFH Provider – ALTSA: AFH #2020-026](#); [WAC 388-76-10032](#) (7-8 Bed)

## Small Business Loans



If you need a loan, look for lenders that are familiar with adult family homes. Check out the [U.S. Small Business Administration](#) (SBA) or other lenders in your community. Refer back to Module 3, Becoming a Small Business.

## Homeowner Associations (HOA)

A HOA is an organization in a subdivision, planned community, or condominiums that makes and enforces rules for the properties and owners. If you purchased property within a HOA's jurisdiction you automatically become a member of that HOA and are required to pay dues/HOA fees. Some HOAs are very restrictive about what the property owner can do. You may be fined for not complying to the HOA rules.



***The Adult Family Home Council (AFHC) provided the following HOA information. The AFHC can help if have questions or concerns about a HOA.***

Some HOAs may tell you that you cannot operate an AFH in their community, However, homeowner associations, city/town covenants, or other jurisdictions cannot discriminate against AFHs by law.

[RCW 70.128](#) – Public Health and Safety - Adult Family Homes

[RCW 70.128.005](#) – Findings - Intent:

(1) The legislature finds that:

(c) There is a need to update certain restrictive covenants to take into consideration the legislative and judicial mandates to provide care and services in the least restrictive setting appropriate to the needs of the individual. Restrictive covenants which directly or indirectly restrict or prohibit the use of property for adult family homes (i) are contrary to the public interest served by establishing adult family homes and (ii) discriminate against individuals with disabilities in violation with RCW 49.60.224.

[RCW 64.38](#) – Homeowner's Associations

[RCW 64.38.060](#) – Adult Family Homes:

(1) To effectuate the public policy of chapter **70.128** RCW, the governing documents may not limit, directly or indirectly:



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(a) Persons with disabilities from living in an adult family home licensed under chapter **70.128** RCW; or

(b) Persons and legal entities from operating adult family homes licensed under chapter **70.128** RCW, whether for-profit or nonprofit, to provide services covered under chapter **70.128** RCW. However, this subsection does not prohibit application of reasonable nondiscriminatory regulation, including but not limited to landscaping standards or regulation of sign location or size that applies to all residential property subject to the governing documents.

(2) This section applies retroactively to any governing documents in effect on July 26, 2009. Any provision in a governing document in effect on or after July 26, 2009, that is inconsistent with subsection (1) of this section is unenforceable to the extent of the conflict.

Residents living in AFHs, regardless of the home's location, may have a multitude of complex needs and therefore may not be subjected to discrimination. Any policies or requests on the part of the HOA to limit an AFH in your community would be a violation of state law.

### Washington Association of Building Officials (WABO)

"The Washington Association of Building Officials (WABO) is a nonprofit, professional association of state, county, city, and town officials in Washington State engaged in the development, enforcement and administration of building construction codes and ordinances. Members (both governmental and associate) are building officials and inspectors, plans examiners, architects, structural engineers, and others interested in providing safe buildings for our communities." -- [WABO](http://wabo.org)



WABO maintains a list of local building officials in the State of Washington. You will use their website to find your building inspector. **WABO does not do inspections**. Yet you may hear the building inspection referred to as your "WABO inspection".



#### On Your Own Activity – Finding Your Building Inspector

Go to the WABO website to locate your local building inspector [Home \(wabo.org\)](http://wabo.org). **Find detailed step-by-**

**step instructions in the appendix.**

After selecting your city/county, look for an AFH inspection link under your inspector's name. If the AFH inspection information is not listed, click on your county's/city's website. Do a search for Adult Family Homes. As a last resort, you may need to call or email the building inspector listed to finish your assignment. Be sure to check for/ask about any local requirements. Their process may differ from other locations. For example: some may need a local city permit, others may not.



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Answer the following questions to prepare for your local building inspection:

1. Is my home in the county or city? \_\_\_\_\_
2. Which county or city do you need to select to find your information? \_\_\_\_\_
3. What is the name of your local building inspector? \_\_\_\_\_
4. What is their web address? \_\_\_\_\_
5. What is their phone number? \_\_\_\_\_
6. What is the cost of the inspection? \_\_\_\_\_ *You will need this information when calculating your startup costs.*
7. About how long is the wait for a home inspection? \_\_\_\_\_

### Building Inspection

[WAC 388-76-10695](tel:388-76-10695) , [388-76-10700](tel:388-76-10700). [WAC 51-51-0330](http://www.wa.gov/wa-51-51-0330)

#### Section R330

You must meet any extra requirements such as a local license or permit. A building inspector may ask for requirements that aren't in state rules or statutes. If they do, ask for the code they are using. Call the RCS Residential Inspection and Quality Assurance Manager with the code. The Manager can answer any questions or they or someone on their team can intercede on your behalf. For example, a home that will only care for up to 6 people, does not need a sprinkler system. Yet in some rural areas an inspector may need it due to their local code.



RCS Residential Inspection and Quality Assurance Manager: 360-725-2575; cell 360-995-2243

After you complete any construction changes to meet licensing requirements, you will complete the AFH Building Inspection Checklist with the inspector. The checklist includes all the code requirements for a home inspection (WAC 51-51-0330 Section R330). The inspector must use this form to substantiate the requirements. If you pass, ensure they have checked “PASSED” and signed the form. This document is a required part of your application.

#### AFH Local Building Inspection Checklist

**ALWAYS** go to the [AFH Building Inspections](#) page for the most current version of the checklist.

**NOTE:** The copy of the checklist located the end of the module is for training purposes only.

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### The AFH Local Building Inspection Checklist

- You (the Applicant) complete sections 1-4 before the inspector comes out to the home
  - *Section 1* – Site address and assessor's tax/parcel #
  - *Section 2* – Property owner name and AFH Licensee name (if different) and phone numbers
  - *Section 3* – Complete the floor plan. **Some inspectors need you to send in the floor plan before they will come out to inspect your home**
  - *Section 4* – Sign the checklist and check the appropriate box; property owner, applicant, or licensee
- To approve your application for processing, the inspector must complete section 5 and:
  - Check the **"passed" box**;
  - **Enter their contact information; and**
  - **Sign the document**

### To Avoid Delay of Your Application, The Checklist Must Be Complete and Marked Passed

Building inspectors may not always interpret building codes the same across the state. Once your building inspector passes your home, review the form. Look for all required items in the IRC, such as grab bars in the shower and by the toilet. If they are not checked, you will still need to complete the task.

**NOTE:** Call the RCS Residential Inspection and Quality Assurance Program Manager if:

- There is **ANY** trouble with the requirements, or
- The inspector/applicant doesn't understand the form.

If your home does not pass, work with your building inspector to:

- Identify what needs to be corrected
- Prepare for a re-inspection

**Remember** - The building inspection is only one part of the inspection process. Even though building inspector passed your home, RCS will also conduct an inspection. Once your application is accepted, RCS will conduct an "initial AFH inspection". The licensor uses different rules. You will need to address any safety or other issues that do not meet licensing requirements. The licensor will verify corrections before approval of your license.

## Septic and Well Water Requirements

Always check with your local health authority for well water and septic requirements. You must meet these conditions to ensure full compliance.

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### Septic System

Provide your septic system documentation at time of initial RCS inspection. You do not need to include it with your AFH application. The documentation must be from your local health authority\* and include the following:

- An approved inspection of the septic system,
- An acknowledgment that the system is for an AFH, and
- The system will accommodate the number of people (not number of bedrooms) the septic system can accommodate

\*[Department of Health](#) (DOH) or local septic inspecting agency



### The Difference Between a Septic and a Sewer System

Sewer systems connect many different homes and businesses to one centralized system. Wastewater travels through one pipe from your home and connects with other pipes. These pipes carry the wastewater to a treatment facility. Local public works departments maintain sewer systems and charge a fee for the service.

A septic tank is on your property. Wastewater moves from your home into a holding tank (septic tank). Most of the wastewater will move into a drain field. Septic tanks need routine monitoring, maintenance, and pumping as needed. You are responsible for maintaining a septic system.



### Well Water

You must provide documentation from your local health authority that your well water has been inspected and approved as a [Group B system](#).

Group B public water systems serve fewer than 15 connections and fewer than 25 people per day. [The Office of Drinking Water](#) and local health jurisdictions regulate Group B systems in our state.

### Relocation

Each AFH license is for a specific home address. If you move the AFH or change the address, you must complete a new application and inspection.

### Adding a Second AFH ([WAC 388-76-10035](#), [WAC 388-76-10037](#))

To apply for a second adult family home, you need to:

- Have maintained the first AFH license for at least 24 months
- Have no enforcement action listed in RCW [70.128.160\(2\)](#) related to a significant violation of chapters [70.128](#), 70.129 or [74.34](#) RCW, this chapter (76), or other applicable laws and regulations.

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To apply for a second AFH, you must show:

- Evidence of completing the AFH Administrator Training
- The ability to operate more than one home
- Updated and maintained plans for each home you intend to operate. The plans must show:
  - A 24 hour a day, seven day a week staffing plan
  - A plan for managing the daily operations of each home
  - A plan for emergencies, deliveries, staff, and visitor parking
- A history of financial solvency related to the ability to provide care and services
- A different resident manager at each home. The 24/7 care of each resident is the responsibility of the resident manager.

**NOTE:** Before applying for a third AFH or more, you must:

- Wait 12 months since the issuance of the previous license unless you are applying for a CHOW.
- Have 12 months with no enforcement action against your currently licensed AFHs.

## Summary Review

During this module, we learned...

- How to find your AFH and the pros/cons of each option
- How to find and work with your local building inspector
- About the building inspection process and how to use the checklist
- About other inspections that may be required

## Test Your Knowledge



1. What other types of inspections may be required? \_\_\_\_\_

True or False

2. You can relocate your AFH and use the same license, you just need to change the address.
3. Your license can be approved even though you didn't pass your home inspection.

## Get Ready for Your Next Class



- Read assigned modules
- Open and save a copy of the new AFH application instruction booklet - [BAAU Application Processing Timeline | DSHS \(wa.gov\)](#)

**NOTE: COMING SOON! Effective August 21, 2023**, AFH applicants will have access to a user-friendly online web based AFH license application that includes secure online payment.

Paper AFH license applications will continue to be accepted by the Business Analysis and Applications Unit (BAAU) through **September 30, 2023**. After September 30, 2023, the BAAU will accept only online applications

## Module 4 – Getting a Home Inspection

### Acronyms Used in this Module

Acronym	Description
ADA	Americans with Disabilities Act
BAAU	Business Analysis & Applications Unit
CHOW	Change of Ownership
DOH	Department of Health
HOA	Homeowner Association
IBC	International Building Code
IRC	International Residential Code
RCS	Residential Care Services
SBA	Small Business Administration
WABO	Washington Association of Building Officials

### Revision Table

Date	Volume	Changes	Page(s)
1/2025	V5.2	Revised CHOW Section Added Summary Review	6 8

## Module 4 – Getting a Home Inspection

### Adult Family Home (AFH) Local Building Inspection Checklist

<b>Adult Family Home (AFH) LOCAL BUILDING INSPECTION CHECKLIST</b> Code References: <u>2018</u> IRC Section R330 (WAC 51-51)	
APPLICATION NUMBER: _____	
<b>SECTIONS 1, 2, 3, AND 4 MUST BE COMPLETED BY APPLICANT BEFORE INSPECTION WILL BE PROCESSED</b>	
<b>SECTION 1 – PROPERTY INFORMATION</b>	
SITE ADDRESS: _____ ASSESSOR'S TAX/PARCEL#: _____	
<b>SECTION 2 – APPLICANT INFORMATION</b>	
PROPERTY OWNER NAME: _____	DAYTIME PHONE: _____
AFH LICENSEE NAME (IF DIFFERENT): _____	DAYTIME PHONE: _____
<b>SECTION 3 – FLOOR PLAN</b>	
<p><b>On a separate sheet of paper (8 ½ x 11) draw a floor plan (including all floors) of your prospective AFH. Include all sleeping rooms (bedrooms) indicating which bedroom is: A, B, C D, E and F.</b></p> <p><b>Label all components for exiting i.e., stairs, ramps, platforms, lifts and elevators.</b></p>	
<b>SECTION 4 – DISCLAIMER/SIGNATURE BLOCK</b>	
<small>I certify under penalty of perjury that the information furnished by me is true and correct to the best of my knowledge, and that I am requesting or I am authorized by the owner of the above premises to request inspection for the operation of an Adult Family Home at this location. I agree to hold harmless the jurisdiction conducting such inspections, at my request, as to any claim (including costs, expenses, and attorneys' fees incurred in the investigation of such claim), which may be made by any person, including the undersigned, and filed against the jurisdiction, but only where such claim arises out of the reliance of the jurisdiction, including its officers and employees, upon the accuracy of the information supplied to the jurisdiction as a part of this application.</small>	
NAME/TITLE: _____ DATE: _____	
<input type="checkbox"/> PROPERTY OWNER	<input type="checkbox"/> APPLICANT
<input type="checkbox"/> LICENSEE	
(Effective Feb. 1, 2021)	
Implementation Date: 2021 February 01 Updated: 2021 February	



WAC 51-51-0330

Section R330 — Adult family homes.

### SECTION R330 ADULT FAMILY HOMES

**R330.1 General.** This section shall apply to all newly constructed adult family homes and all existing single family homes being converted to adult family homes. This section shall not apply to those adult family homes licensed by the state of Washington department of social and health services prior to July 1, 2001.

#### **R330.2 Reserved.**

**R330.3 Sleeping room classification.** Each sleeping room in an adult family home shall be classified as:

1. Type S - Where the means of egress contains stairs, elevators or platform lifts.
2. Type NS1 - Where one means of egress is at grade level or a ramp constructed in accordance with R330.9 is provided.
3. Type NS2 - Where two means of egress are at grade level or ramps constructed in accordance with R330.9 are provided.

**R330.4 Types of locking devices and door activation.** All bedroom and bathroom doors shall be openable from the outside when locked.

Every closet shall be readily openable from the inside.

Operable parts of door handles, pulls, latches, locks and other devices installed in adult family homes shall be operable with one hand and shall not require tight grasping, pinching or twisting of the wrist. Pocket doors shall have graspable hardware available when in the closed or open position.

The force required to activate operable parts shall be 5.0 pounds (22.2 N) maximum. Required exit doors shall have no additional locking devices.

Required exit door hardware shall unlock inside and outside mechanisms when exiting the building allowing reentry into the adult family home without the use of a key, tool or special knowledge.

**R330.5 Smoke and carbon monoxide alarm requirements.** All adult family homes shall be equipped with smoke and carbon monoxide alarms installed as required in Sections R314 and R315.1. Alarms shall be installed in such a manner so that the detection device warning is audible from all areas of the dwelling upon activation of a single alarm.

**R330.6 Escape windows and doors.** Every sleeping room shall be provided with emergency escape and rescue windows as required by Section R310. No alternatives to the sill height such as steps, raised platforms or other devices placed by the openings will be approved as meeting this requirement.

**R330.7 Fire apparatus access roads and water supply for fire protection.** Adult family homes shall be served by fire apparatus access roads and water supplies meeting the requirements of the local jurisdiction.

**R330.8 Grab bar general requirements.** Where facilities are designated for use by adult family home clients, grab bars for water closets, bathtubs and shower stalls shall be installed according to this section.

**R330.8.1 Grab bar cross section.** Grab bars with a circular cross section shall have an outside diameter of 1 1/4 inches minimum and 2 inches maximum. Grab bars with noncircular cross section shall have a cross section dimension of 2 inches maximum and a perimeter dimension of 4 inches minimum and 4 5/8 inches maximum.

**R330.8.2 Grab bar installation.** Grab bars shall have a spacing of 1 1/2 inches between the wall and the bar. Projecting objects, control valves and bathtub or shower stall enclosure features above, below and at the ends of the grab bar shall have a clear space of 1 1/2 inches to the grab bar.

**EXCEPTION: Swing-up grab bars shall not be required to meet the 1 1/2 inch spacing requirement.**

Grab bars shall have a structural strength of 250 pounds applied at any point on the grab bar, fastener, mounting device or supporting structural member. Grab bars shall not be supported directly by any residential grade fiberglass bathing or showering unit. Acrylic bars found in bathing units shall be removed.

Fixed position grab bars, when mounted, shall not rotate, spin or move and have a graspable surface finish.

**R330.8.3 Grab bars at water closets.** Water closets shall have grab bars mounted on both sides. Grab bars can be a combination of fixed position and swing-up bars. Grab bars shall meet the requirements of R330.8. Grab bars shall mount between 33 inches and 38 inches above floor grade. Centerline distance between grab bars, regardless of type used, shall be between 25 inches minimum and 30 inches maximum.

Implementation Date: 2021 February 01  
Updated: 2021 February



**R330.8.3.1 Fixed position grab bars.** Fixed position grab bars shall be a minimum of 36 inches in length and start 12 inches from the rear wall.

**R330.8.3.2 Swing-up grab bars.** Swing-up grab bars shall be a minimum of 28 inches in length from the rear wall.

**R330.8.4 Grab bars at bathtubs.** Horizontal and vertical grab bars shall meet the requirements of R330.8.

**R330.8.4.1 Vertical grab bars.** Vertical grab bars shall be a minimum of 18 inches long and installed at the control end wall and head end wall. Grab bars shall mount within 4 inches of the exterior of the bath tub edge or within 4 inches within the bath tub. The bottom end of the bar shall start between 36 inches and 42 inches above floor grade.



**EXCEPTION:** The required vertical grab bar can be substituted with a floor to ceiling grab bar meeting the requirements of R330.8 at the control end and head end entry points.



**R330.8.4.2 Horizontal grab bars.** Horizontal grab bars shall be provided at the control end, head end, and the back wall within the bathtub area. Grab bars shall be mounted between 33 inches and 36 inches above floor grade. Control end and head end grab bars shall be 24 inches minimum in length. Back wall grab bar shall be 36 inches minimum in length.

**R330.8.5 Grab bars at shower stalls.** Where shower stalls are provided to meet the requirements for bathing facilities, grab bars shall meet the requirements of R330.8.

**EXCEPTION:** Shower stalls with permanent built-in seats are not required to have vertical or horizontal grab bars at the seat end wall. A vertical floor to ceiling grab bar shall be installed within 4 inches of the exterior of the shower aligned with the nose of the built-in seat.

**R330.8.5.1 Vertical grab bars.** Vertical grab bars shall be 18 inches minimum in length and installed at the control end wall and head end wall. Vertical bars shall be mounted within 4 inches of the exterior of the shower stall or within 4 inches inside the shower stall. The bottom end of vertical bars mount between 36 inches and 42 inches above floor grade.

**R330.8.5.2 Horizontal grab bars.** Horizontal grab bars shall be installed on all sides of the shower stall mounted between 33 inches and 36 inches above the floor grade. Horizontal grab bars shall be a maximum of 6 inches from adjacent walls. Horizontal grab bars shall not interfere with shower control valves.

**R330.9 Ramps.** All interior and exterior ramps, when provided, shall be constructed in accordance with Section R311.8 with a maximum slope of 1 vertical to 12 horizontal. The exception to R311.8.1 is not allowed for adult family homes. Handrails shall be installed in accordance with R330.9.1.

**R330.9.1 Handrails for ramps.** Handrails shall be installed on both sides of ramps between the slope of 1 vertical to 12 horizontal and 1 vertical and 20 horizontal in accordance with R311.8.3.1 through R311.8.3.3.

**R330.10 Stair treads and risers.** Stair treads and risers shall be constructed in accordance with R311.7.5. Handrails shall be installed in accordance with R330.10.1.

**R330.10.1 Handrails for treads and risers.** Handrails shall be installed on both sides of treads and risers numbering from one riser to multiple risers. Handrails shall be installed in accordance with R311.7.8.1 through R311.7.8.4.

**R330.11 Shower stalls.** Where provided to meet the requirements for bathing facilities, the minimum size of shower stalls for an adult family home shall be 30 inches deep by 48 inches long.

[Statutory Authority: RCW [19.27.031](#) and chapters [19.27](#) and [34.05](#) RCW. 13-04-088, § 51-51-0325, filed 2/1/13, effective 7/1/13. Statutory Authority: Chapter [19.27](#) RCW. 10-18-036, § 51-51-0325, filed 8/25/10, effective 9/25/10. Statutory Authority: RCW [19.27.190](#), [19.27.020](#), and chapters [19.27](#) and [34.05](#) RCW. 09-04-023, § 51-51-0325, filed 1/27/09, effective 7/1/10. Statutory Authority: RCW [19.27.074](#), [19.27.020](#), and chapters [19.27](#) and [34.05](#) RCW. 07-01-090, § 51-51-0325, filed 12/19/06, effective 7/1/07. Statutory Authority: RCW [19.27.031](#) and [19.27.074](#), 04-01-109, § 51-51-0325, filed 12/17/03, effective 7/1/04. Statutory Authority: RCW [19.27.031](#) and [19.27.074](#). WSR 20-03-023, § 51-51-0330, filed 1/8/20, effective 7/1/20.]

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Updated: 2021 February

## Module 4 – Getting a Home Inspection

**SECTION 5 MUST BE COMPLETED BY THE BUILDING DEPARTMENT IN THE JURISDICTION THE HOME WILL BE LOCATED.**  
PLEASE CHECK ALL APPLICABLE BOXES; MATCH THE LIST BELOW TO THE APPLICANT'S FLOOR PLAN – USING THEIR PROSPECTIVE RESIDENT BEDROOM DESIGNATIONS OF A B C D E AND F AND CLASSIFICATION CODE S, NS1 OR NS2.

### SECTION 5 – BUILDING INSPECTOR'S INSPECTION CHECKLIST

**R330.3 Sleeping Room Classification:** Each sleeping room in an Adult family Home shall be classified as:

**Type S** – where the means of egress contains stairs, elevators or platform lifts to evacuate residents to public area.

**Type NS1** – where 1 means of egress at grade level (has no stairs) or ramp constructed compliant with R330.9 is provided to evacuate residents to public area.

**Type NS2** – where 2 means of egress at grade level (both have no stairs) or ramps constructed compliant with R330.9 are provided to evacuate residents to public area.

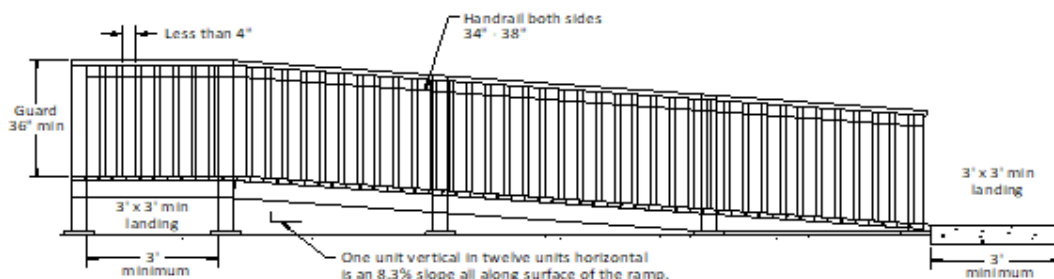
SLEEPING ROOM A			<input type="checkbox"/> Type S	<input type="checkbox"/> Type NS1	<input type="checkbox"/> Type NS2	YES	NO
Closet door/s are readily openable from the inside <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A			Smoke alarm is installed in the bedroom			<input type="checkbox"/>	<input type="checkbox"/>
Bedroom door opens easily and quickly from the outside when locked						<input type="checkbox"/>	<input type="checkbox"/>
Sleeping room window has a net opening of 5.7 SF (minimum dimensions at least 24" high; at least 20" wide) EXCEPT per R310.2.1: at-grade escape windows – may have net clearance opening 5 SF						<input type="checkbox"/>	<input type="checkbox"/>
Sleeping room window has a maximum sill height of 44" above floor to clear opening; no steps under window allowed						<input type="checkbox"/>	<input type="checkbox"/>
SLEEPING ROOM B			<input type="checkbox"/> Type S	<input type="checkbox"/> Type NS1	<input type="checkbox"/> Type NS2	YES	NO
Closet door/s are readily openable from the inside <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A			Smoke alarm is installed in the bedroom			<input type="checkbox"/>	<input type="checkbox"/>
Bedroom door opens easily and quickly from the outside when locked						<input type="checkbox"/>	<input type="checkbox"/>
Sleeping room window has a net opening of 5.7 SF (minimum dimensions at least 24" high; at least 20" wide) EXCEPT per R310.2.1: at-grade escape windows – may have net clearance opening 5 SF						<input type="checkbox"/>	<input type="checkbox"/>
Sleeping room window has a maximum sill height of 44" above floor to clear opening; no steps under window allowed						<input type="checkbox"/>	<input type="checkbox"/>
SLEEPING ROOM C			<input type="checkbox"/> Type S	<input type="checkbox"/> Type NS1	<input type="checkbox"/> Type NS2	YES	NO
Closet door/s are readily openable from the inside <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A			Smoke alarm is installed in the bedroom			<input type="checkbox"/>	<input type="checkbox"/>
Bedroom door opens easily and quickly from the outside when locked						<input type="checkbox"/>	<input type="checkbox"/>
Sleeping room window has a net opening of 5.7 SF (minimum dimensions at least 24" high; at least 20" wide) EXCEPT per R310.2.1: at-grade escape windows – may have net clearance opening 5 SF						<input type="checkbox"/>	<input type="checkbox"/>
Sleeping room window has a maximum sill height of 44" above floor to clear opening; no steps under window allowed						<input type="checkbox"/>	<input type="checkbox"/>
SLEEPING ROOM D			<input type="checkbox"/> Type S	<input type="checkbox"/> Type NS1	<input type="checkbox"/> Type NS2	YES	NO
Closet door/s are readily openable from the inside <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A			Smoke alarm is installed in the bedroom			<input type="checkbox"/>	<input type="checkbox"/>
Bedroom door opens easily and quickly from the outside when locked						<input type="checkbox"/>	<input type="checkbox"/>
Sleeping room window has a net opening of 5.7 SF (minimum dimensions at least 24" high; at least 20" wide) EXCEPT per R310.2.1: at-grade escape windows – may have net clearance opening 5 SF						<input type="checkbox"/>	<input type="checkbox"/>
Sleeping room window has a maximum sill height of 44" above floor to clear opening; no steps under window allowed						<input type="checkbox"/>	<input type="checkbox"/>
SLEEPING ROOM E			<input type="checkbox"/> Type S	<input type="checkbox"/> Type NS1	<input type="checkbox"/> Type NS2	YES	NO
Closet door/s are readily openable from the inside <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A			Smoke alarm is installed in the bedroom			<input type="checkbox"/>	<input type="checkbox"/>
Bedroom door opens easily and quickly from the outside when locked						<input type="checkbox"/>	<input type="checkbox"/>
Sleeping room window has a net opening of 5.7 SF (minimum dimensions at least 24" high; at least 20" wide) EXCEPT per R310.2.1: at-grade escape windows – may have net clearance opening 5 SF						<input type="checkbox"/>	<input type="checkbox"/>
Sleeping room window has a maximum sill height of 44" above floor to clear opening; no steps under window allowed						<input type="checkbox"/>	<input type="checkbox"/>
SLEEPING ROOM F			<input type="checkbox"/> Type S	<input type="checkbox"/> Type NS1	<input type="checkbox"/> Type NS2	YES	NO
Closet door/s are readily openable from the inside <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A			Smoke alarm is installed in the bedroom			<input type="checkbox"/>	<input type="checkbox"/>
Bedroom door opens easily and quickly from the outside when locked						<input type="checkbox"/>	<input type="checkbox"/>
Sleeping room window has a net opening of 5.7 SF (minimum dimensions at least 24" high; at least 20" wide) EXCEPT per R310.2.1: at-grade escape windows – may have net clearance opening 5 SF						<input type="checkbox"/>	<input type="checkbox"/>
Sleeping room window has a maximum sill height of 44" above floor to clear opening; no steps under window allowed						<input type="checkbox"/>	<input type="checkbox"/>

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GENERAL	YES	NO
Bathroom doors are easily and quickly openable from the outside when locked	<input type="checkbox"/>	<input type="checkbox"/>
Carbon Monoxide alarms are installed as required in R315 on each level of the home.	<input type="checkbox"/>	<input type="checkbox"/>
Smoke alarms are installed on all levels of the dwelling, in each resident sleeping room, outside each separate sleeping area in the immediate vicinity of sleeping rooms (R314).	<input type="checkbox"/>	<input type="checkbox"/>
Smoke and Carbon Monoxide alarms are installed in such a manner so that the audible warning may be heard in all parts of the dwelling upon activation of a single device.	<input type="checkbox"/>	<input type="checkbox"/>
Access road and water supply meet local fire jurisdictional requirements.	<input type="checkbox"/>	<input type="checkbox"/>
R330.4 Operable parts of door handles, pulls, latches, locks and other devices installed in AFH shall be operable with one hand and shall not require tight grasping, pinching or twisting of the wrist (lever-type).	<input type="checkbox"/>	<input type="checkbox"/>
Pocket doors shall have graspable hardware available when in the closed or open position.	<input type="checkbox"/>	<input type="checkbox"/>

R311.8 Ramps	YES	NO
Inside Ramp N/A <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
R311.8.1 Maximum Slope one unit vertical in twelve units horizontal (8.3% slope). (Exception R311.8.1 Not allowed in R330.9)	<input type="checkbox"/>	<input type="checkbox"/>
R311.8.2 Landing Requirements: min. 3X3 foot landing at top/bottom, where doors open onto ramps, and where ramp changes directions.	<input type="checkbox"/>	<input type="checkbox"/>
R330.9.1 Handrails required on both sides of ramp.	<input type="checkbox"/>	<input type="checkbox"/>
Outside Ramp N/A <input type="checkbox"/>	YES	NO
R311.8.1 Maximum Slope one unit vertical in twelve units horizontal (8.3% slope). (Exception R311.8.1 Not allowed in R330.9)	<input type="checkbox"/>	<input type="checkbox"/>
R311.8.2 Landing Requirements: min. 3X3 foot landing at top/bottom, where doors open onto ramps, and where ramp changes directions.	<input type="checkbox"/>	<input type="checkbox"/>
R330.9.1 Handrails required on both sides of ramp.	<input type="checkbox"/>	<input type="checkbox"/>
R312.1.1 Guards shall be located along open-sided walking surfaces, that are located more than 30 inches measured vertically to the floor or grade below at any point within 36 inches horizontally to the edge of the open side. Guards below are depicted vertically as an example only.	<input type="checkbox"/>	<input type="checkbox"/>



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R311.2 Means of Egress		YES	NO
R311.2 Door must be side-hinged with min. width of 32 inches between face of door and stop. Height not less than 78 inches.		<input type="checkbox"/>	<input type="checkbox"/>
R330.4 Operable parts of door handles, pulls, latches, locks and other devices installed in AFH shall be operable with one hand and shall not require tight grasping, pinching or twisting of the wrist (lever-type).		<input type="checkbox"/>	<input type="checkbox"/>
R330.4 Required exit door hardware shall unlock inside and outside mechanisms when exiting the building allowing re-entry without use of key, tool or special knowledge.		<input type="checkbox"/>	<input type="checkbox"/>
R311.7 Stairways N/A <input type="checkbox"/>		YES	NO
R311.7.5.1 Riser Height: Max riser height shall be 7 ¾ inches (8 inches in structures built prior to July 1, 2004)		<input type="checkbox"/>	<input type="checkbox"/>
R311.7.5.2 Tread Depth: Min. tread depth shall be in 10 inches (9 inches in structures built prior to July 1, 2004)		<input type="checkbox"/>	<input type="checkbox"/>
R330.10.1 Handrails for Treads and Risers shall be installed on both sides of treads and risers numbering from one riser to multiple risers. Handrails shall be installed in accordance with R311.7.8.1 – R311.7.8.4		<input type="checkbox"/>	<input type="checkbox"/>
R330.8 Grab Bars in Bathrooms N/A <input type="checkbox"/>		YES	NO
Grab bars shall be installed for all water closets (toilets), bathtubs and showers according to R330.8.		<input type="checkbox"/>	<input type="checkbox"/>
Water Closets (toilet) shall have grab bars installed on both sides according to R330.8.3		<input type="checkbox"/>	<input type="checkbox"/>
Bathtubs shall have two vertical and three horizontal grab bars installed according to R330.8.4		<input type="checkbox"/>	<input type="checkbox"/>
Shower stalls have two vertical and horizontal grab bars mounted on all sides of shower according to R330.8.5		<input type="checkbox"/>	<input type="checkbox"/>
Shower stalls must be minimum size of 30 inches deep by 48 inches long (R330.11)		<input type="checkbox"/>	<input type="checkbox"/>

☐ PASSED

NAME OF AFH: \_\_\_\_\_

Adult Family Home Project Address \_\_\_\_\_

BUILDING DEPT. INSPECTOR'S NAME (PRINT) \_\_\_\_\_

BUILDING DEPT. INSPECTOR'S SIGNATURE \_\_\_\_\_ DATE: \_\_\_\_\_

BUILDING DEPT. OFFICE ADDRESS \_\_\_\_\_ OFFICE PHONE NUMBER: \_\_\_\_\_

Application and inspection checklist developed by Washington Association of Building Officials (WABO), in cooperation with Department of Social and Health Services (DSHS) for use by both departments and licensors in accordance with WAC 388-76-10700.

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