



HOUSEHOLD CARE FACILITY REQUIREMENTS

CITY OF PLANO BUILDING INSPECTION DEPARTMENT

DEFINITIONS: Household Care Facility (in residential settings) as defined within R-3, R-4, and I-2 occupancies.

Group R, Division 3 Occupancy is defined as an occupancy for the purpose of providing 24 hour care for 1 to 5 occupants 2.5 years of age or younger. Plano Zoning Ord. allows maximum 8 occupants.

Group R, Division 4 Occupancy is defined as an occupancy for the purpose of providing 24 hour care for 6 to 16 occupants over 2.5 years of age capable of self preservation. Plano Zoning Ord. allows maximum 8 occupants.

Group I, Division 2 Occupancy is defined as an occupancy for the purpose of providing 24 hour care for 6 TO 16 occupants over 2.5 years of age not capable of self preservation. Plano Zoning Ord. allows maximum 8 occupants.

Occupants needing care are defined as those that are, regardless of legal relationship, living together as a single housekeeping unit. Where applicable, this household care use and its facility shall have appropriate licensing and/or registration by the State of Texas (<http://www.dads.state.tx.us>). Examples of persons needing care include the following:

- Elderly, disabled, orphaned, abandoned, or neglected children, victim of domestic violence, persons that are temporarily homeless due to fire, natural disaster, or financial setbacks.

REQUIREMENTS: A Certificate of Occupancy (CO) is required for all buildings containing or proposing to contain R-4 or I-2 occupancy:

- R-3s do not require COs; however, upon customers' requests, courtesy inspections from the Fire Dept will be provided. Please contact the Fire Dept. for more information.
- R-4s and I-2s require inspections from both the Building Inspections Dept. and the Fire Dept.
- The Certificate of Occupancy will only be granted when it is determined by the City of Plano Building Inspections Dept. and Fire Dept. that the building complies with all the provisions set forth by R-4 or I-2 occupancies.
- Application for the Certificate of Occupancy shall be made in the Building Inspections Dept. and a fee (see below) shall be collected as prescribed in the Administrative Code.

R-4 and I-2 occupancies must meet minimum requirements prior to issuance of Certificate of Occupancy:

1. Access and Exit Facilities and Emergency Escapes:

- Egress shall be provided throughout and shall not require special knowledge and efforts as noted within the "Means of Egress" of the IBC.
- No room or space used for the purpose of R-4 or I-2 occupancies may be enclosed by doors equipped with double-keyed dead bolts.
- An approved emergency exit plan shall be posted and maintained in the facility.
- Emergency Escapes shall comply with the "Emergency Escape and Rescue" requirements set forth in the IBC.

2. Handicap Accessibility Requirements:

- At least one sleeping unit within the R-4 or I-2 occupancy shall be accessible per Chapter 11 of the International Building Code (IBC); specifically within the R-4 or I-2 accessibility section.
- Accessibility shall also be provided along an accessible route to and from the accessible restroom and sleeping unit per Chapter 11 requirements.

3. Smoke Detector requirements:

- Every sleeping room, immediately outside sleeping rooms, and additional story or basement, shall be equipped with an approved smoke detector.
- All such smoke detectors shall be interconnected in such a manner that if smoke is detected by a detector, all of the detectors will sound an alarm.

4. Planning Specific Use Permit (SUP) Requirement:

- A Specific Use Permit (SUP) may be required based on the proposed occupancy class within R-4 or I-2 classification. Please contact a Planner with the Planning Dept. for more information: 972.941.7151.

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5. Fire Suppression Requirements:

- Structures containing R-3 and R-4 occupancies shall be equipped with an automatic Fire Alarm system as required by Chapter 9 of the IBC and related requirements in the International Fire Code (IFC). If Fire Sprinklers are required by other code authority, NFPA13D Fire Suppression systems can be installed for R-3 and R-4.
- Structures containing I-2 occupancies shall be equipped with an automatic Fire Suppression & Alarm system as required for I-2 according to Chapter 9 of the IBC and related requirements in the International Fire Code (IFC). As a standard, I-2 occupancies require NFPA 13 Fire Suppression systems. Please consult with the City of Plano Fire Dept. for details of Fire Suppression system requirements.

FEES: \$100.00 for change of ownership or change of business name of an existing R-4 or I-2. For new R-4 or I-2 facilities, see Building Inspections Fee Schedule for alteration/remodel permit fee requirements.

IMPORTANT NOTES:

24 HOUR CARE AS DEFINED BY THE INTERNATIONAL BUILDING CODE: (2006 IBC Code and Commentary, Vol. 1, pp. 3-32)

24-HOUR CARE			
Age and capability of residents	1-5 occupants	6-16 occupants	Over 16 occupants
2 ¹ / ₂ years of age or less	R-3	I-2 *	I-2
Over 2 ¹ / ₂ years of age and capable of self-preservation	R-3	R-4 *	I-1
Over 2 ¹ / ₂ years of age and not capable of self-preservation	R-3	I-2 *	I-2

*** Household Care Facility Definition:** A dwelling unit that provides residence and care to **not more than eight persons**, regardless of legal relationship, who are elderly; disabled; orphaned, abandoned, or neglected children; victims of domestic violence; or rendered temporarily homeless due to fire, natural disaster, or financial setbacks, living together **with not more than two caregivers** as a single household. Where applicable, a household care facility shall have appropriate licensing and/or registration by the State of Texas. **(ZC 2009-09; Ordinance No. 2009-6-9)**.

Household Care Institution Definition: A facility that provides residence and care to **more than eight persons**, regardless of legal relationship, who are elderly; disabled; orphaned, abandoned, or neglected children; victims of domestic violence; convalescing from illness; or rendered temporarily homeless due to fire, natural disaster, or financial setback. Where applicable, a household care institution shall have appropriate licensing and/or registration by the State of Texas. **(ZC 2009-09; Ordinance No. 2009-6-9)**

Rehabilitation Care Facility: A dwelling unit which provides residence and care to **not more than eight persons**, regardless of legal relationship, who have been convicted of prohibited criminal conduct, and received conditional release, probation, or parole with supervision, living together **with not more than two supervisory personnel** as a single household. Where applicable, a rehabilitation care facility shall have appropriate licensing and/or registration. **(ZC 2009-09; Ordinance No. 2009-6-9)**

Rehabilitation Care Institution: A facility which provides residence and care to **nine or more persons**, regardless of legal relationship, who have been convicted of prohibited criminal conduct, and received conditional release, probation, or parole with supervision, living together with supervisory personnel. **(ZC 2009-09; Ordinance No. 2009-6-9)**

HOME OCCUPATION DEFINED BY ZONING (Section 3-110): In all cases, home occupations shall meet the following conditions and requirements:

- (1) Only one employee other than occupants of the residence may be employed. A person who receives a wage, salary, or percentage of profits directly related to the home occupation shall be considered an employee. This definition shall not include the coordination or supervision of employees who do not regularly visit the house for purposes related to the business.
- (2) No interior or exterior signage shall be used to advertise the occupation. Vehicles bearing business signs shall not be parked on the street or within 30 feet of the curb.
- (3) A home occupation shall be conducted wholly within the principal dwelling and not in any accessory building. The total floor area to be used for a home occupation shall not exceed 20% [except for Household Care use, which may use entire floor area of a single family residence] of the total floor area of the principal dwelling, including garages. However, instructional classes may be held outside providing other stipulations of this ordinance are met. A maximum of six students may be allowed in each session.
- (4) Merchandise shall not be offered or displayed for sale on the premises. Sales incidental to a service shall be allowed, and orders previously made by telephone or at a sales party may be filled on the premises.
- (5) No outdoor storage of materials, goods, supplies, or equipment shall be allowed. 2004 Zoning Ordinance Subsection 3.110 Home Occupations City of Plano, Texas Page 179
- (6) No building alterations shall be allowed that will alter the residential character of the home [unless required by building codes as noted on previous page].
- (7) No repair or servicing of vehicles, internal combustion engines, large equipment, or large appliances shall be allowed.
- (8) A home occupation shall produce no offensive noise, vibration, smoke, electrical interference, dirt, odors, or heat in excess of those normally found in residential areas.
- (9) No toxic, explosive, flammable, combustible, corrosive, radioactive, or other hazardous materials shall be used or stored on the site for business purposes.
- (10) No traffic shall be generated by a home occupation in greater volumes than normally expected in a residential neighborhood, and any need for parking must be accommodated within the required off-street parking for the residence or along the street frontage for the lot.

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