



## Planning and Public Works

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### Visit our office:

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### Contact us:

Permit Center  
[permits@cityoflakewood.us](mailto:permits@cityoflakewood.us)

Rental Housing Safety  
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Business Licensing  
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# Adult Family Home

### Code References:

- [RCW 70.128.066](#)
- [WAC 51-51-330](#) WA State Amendments
- International Residential Code (IRC) section R330.

### What is an Adult Family Home?

- A dwelling (newly constructed or existing single family homes), licensed by the state of Washington department of social and health services after July 1, 2001, in which a person or persons provide personal care, special care, room and board to more than one but not more than six adults who are not related by blood or marriage to the person or persons providing the services. An existing adult family home may provide services to up to eight adults upon approval from the department of social and health services in accordance with [RCW 70.128.066](#), International Residential Code (IRC), section R330, and [WAC 51-51-330](#) WA State Amendments.

### How do I start this process?

Start the process through Washington State DSHS. You will need to complete training, pass a background check, and prepare documentation for how you meet their qualifications. Please visit their [website](#) for additional details.

Review the [Adult Family Home Packet](#) and when you have completed and complied all submittal items, submit your permit with our [Adult Family Home Submittal Guide](#). All building permits for an Adult Family Home shall pass final inspection prior to submitting for the [Adult Family Home permit](#).

Contact the Washington State Department of Revenue (DOR) to determine if a business license is required. If needed, you can obtain a Unified Business Identifier (UBI) number from the WA Department of Revenue. This is for a State Business License. [Apply for a business license | Washington Department of Revenue](#)

## Septic Systems

The size of septic systems is based on the number of bedrooms, one will need approval from the [Tacoma Pierce County Health Department \(TPCHD\)](#) for the increase in the number of bedrooms. Here is a [link](#) to the website for the TPCHD; please refer to page 7. Once you have received approval from the TPCHD the City will need to be provided that approval document as part of your initial permit submittal.

## Key Inspection Elements

Per WAC 388-76-10700, building inspected and approved, the adult family home must have the building inspected and approved for use as an adult family home by the local building official:

1. Before licensing; and
2. After any construction changes that:
  - a. Affect resident's ability to exit the home; or
  - b. Change, add or modify a resident's bedroom.

Grab bars: Understand [grab bar locations](#) for water closets, bathtubs, and shower stalls.

[Vertical grab bars](#) shall be installed at the control end wall and head end wall. [Horizontal grab bars](#) shall be provided at the control end, head end, and the back wall within the bathtub area. 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 and should be aligned with the nose of the built-in seat.

Doors: Understand the requirements for door operational parts and locking devices for [bedrooms, bathrooms, closets, and exits](#). Exit doors require single action and reentry.

R330.11 Shower stalls: Roll in showers - Joists must not be notched or cut for shower pans without framing changes. Please consult your engineer or contractor before recessing the shower pan into the floor framing.

R330.9 Ramps: Construction of ramps may vary from plans based on site topography/grades; please consult the designer for plan modifications in advance of construction.

IRC R330.7 Fire apparatus access roads and water supply for fire protection: The applicant needs to address fire access and water supply early in the process. Please See [IRC 330](#) related to fire access requirements if any part of the home is greater than 150 from the street to or over 600 feet from a fire hydrant. Please contact the city for questions.