



Kentucky Alliance of Recovery Residences

Phase Three Guide

Physical Property Standards

Revised January 2026

Certification Guide

Physical Property Standards

Introduction

A KYARR staff member will conduct the site inspection of the recovery residence to ensure the physical property meets the standards for certification. The recovery residence should have a 50% resident occupancy and be fully operational before the site inspection. A staff member will need to be present during KYARR's site inspection. A single residence will take about 45 minutes to complete the site inspection.

There are five main categories a recovery residence operator will need to focus on to meet the standards for certification. The five categories are:

1. The residence is comfortable, inviting, and meets resident's needs
2. The living space is conducive to building a community
3. Promote home safety
4. Posted documents in the residence
5. Staff/Resident Interviews

The site inspection can be overwhelming for a recovery residence operator, but KYARR's purpose is to help and guide organizations to meet the standards for certification.

A KYARR site inspector will check the physical residence inside and outside. It should have a home-like appearance that is inviting and aesthetically pleasing. Residents should have a sense of belonging to the residence to achieve a social model of recovery. The site inspector will walk through every room of the entire house; this includes basements, the outside property and any sheds/garages.

Physical Property Standards

with references from the Kentucky Administrative Regulations (KAR), Kentucky Revised Statutes (KRS), NARR 3.0 Standards, & KYARR Requirements

1. **Residence is Comfortable, Inviting, and Meet's Resident's Needs:** *NARR (2, E, 14.) & KYARR Requirements*

NARR (2, E, 14.): The residence is comfortable, inviting, and meets resident's needs

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- a. Verification that the residence is in good repair, clean, and well maintained.
 - b. Verification that furnishings are typical of those in single family homes or apartments as opposed to institutional settings.
 - a. KYARR Requirements:
 - i. Furnishings should not be “temporary in nature” and should represent furnishings that meet the “home-like environment” standards
 - ii. Prohibition on “inside furniture” being outside and “outside furniture” being inside
 - c. Verification that entrances and exits are home-like vs. institutional or clinical
 - d. Verification of 50+ sq. ft per bed per sleeping room.
 - a. KYARR Requirements:
 - i. Square footage does not include closet space
 - e. Verification that there is a minimum of one sink, toilet and shower per six residents.
 - a. KYARR Requirements:
 - i. Bathroom must be accessible to residents without having to leave the interior of the residence; and
 - ii. Bathroom must be accessible to residents (Eg. House manager has private bathroom that residents do not use)
 - iii. Bathrooms must have fully functional plumbing and hot/cold water
 - f. Verification that each resident has personal item storage.
 - a. KYARR Requirements:
 - i. In each bedroom, a resident must have a nightstand, dresser (or equivalent place to store folded clothes), and a place to hang clothes
 - g. Verification that each resident has food storage space.
 - a. KYARR Requirements:
 - i. Cold storage: A minimum of 3 cubic feet per resident.
 - ii. Hand washing facilities include hot and cold water, soap, and hand drying means are readily accessible to residents and staff.
 - iii. All appliances (refrigerator, stove and microwave) for food storage and preparation are clean and in safe and good operating condition.
 - iv. Fresh water is available to individuals at all times.
 - v. Food preparation areas and utensils are cleaned and sanitized after use and are kept in good repair.
 - vi. If the program provides meals to residents, consideration is given to the food habits, personal, cultural, and religious preferences and medical needs of individuals served, including provisions for special diets for medical reasons.
 - h. Verification that laundry services are accessible to all residents.
 - a. KYARR Requirement:
 - i. Laundry service must be available on-site
 - i. Verification that all appliances are in safe, working condition.

2. The Living Space is Conducive to Building a Community: *NARR (2, E, 15) & KYARR Requirements*

NARR (2, E, 15.): The living space is conducive to building a community

- a. Verification that a meeting space is large enough to accommodate all residents.

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- b. Verification that a comfortable group area provides space for small group activities and socializing.
 - c. Verification that kitchen and dining area(s) are large enough to accommodate all residents sharing meals together.
 - i. KYARR Requirements:
 1. Some residences may not be able to support all residents eating together for every meal due to the number of residents versus size of dining area. In these situations, the residence should maintain the ability to host occasional “whole-house” meals. Eg. Storing folding tables to bring out for Sunday night cookouts.
 - d. Verification that entertainment or recreational areas and/or furnishings promoting social engagements are provided.

3. Promote Home Safety: *NARR (2, F, 17.) & NARR (2, F, 19. d.) & KYARR Requirements*

NARR (2, F, 17.): Promote Home Safety

- a. Operator will attest that electrical, mechanical, and structural components of the property are functional and free of fire and safety hazards.
- b. Operator will attest that the residence meets local health and safety codes appropriate to the type of occupancy (eg. Single family or other) OR provide documentation from a government agency or credentialing inspector attesting to the property meeting health and safety standards.
- c. Verification that the residence has a safety inspection policy requiring period verification of
 - Functional smoke detectors in all bedroom spaces and elsewhere as code demands
 - Functional carbon monoxide detectors, if residence has gas HVAC, hot water or appliances
 - Functional fire extinguishers placed in plain sight and/or clearly marked locations
 - Regular, documented inspections of smoke detectors, carbon monoxide detectors, and fire extinguishers
 - Fire and other emergency evacuation drills take place regularly and are documented

NARR (2, F, 19. d.): Verification that Naloxone is accessible at each location, and appropriate individuals are knowledgeable and trained in its use

KYARR Requirements:

- a. Each sleeping area must have acceptable fire exits
 - “Acceptable fire exit” means that the building must have minimally two operational entrance/exits doors. Each bedroom must have a door and secondary egress (a second way out) for proper exit in case of fire; doors & windows must be free from obstructions. “Obstructions” means that the exit is not usable due to conditions such as debris, storage, or broken lock. Fire exits must be clearly marked.
- b. Carbon Monoxide Detectors (if applicable)
 - Required to be placed near kitchen, gas appliances, and bedrooms
- c. Functional Fire Extinguishers
 - Required to be in plain sight on each floor
- d. Naloxone

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- Required to be in plain sight on each floor with accompanying Naloxone Administration Procedure posting
- e. Verification of Electrical Safety
- To qualify, there must be working electrical outlets, and lighting in every room. Extension cords from room to room are not acceptable and are a safety hazard. The home must be free of electrical hazards such as exposed wires, missing cover plates, cracked outlets, or light fixture hanging from electrical wiring without other firm support or fixture.
 - The home must have working electricity to qualify.
- f. Verification of Plumbing
- Kitchen and all bathrooms must have hot and cold water
 - Residence must be free of “major leaks” meaning that main water drains and feed pipes (often located in the basement) are seriously leaking, any leaks causing standing water. Or any raw sewage conditions.
- g. Verification of Ceiling Conditions
- Ceiling conditions may not be unsound or hazardous.
 - “Unsound or hazardous” means the presence of serious defects that are either a potential for structural collapse or that large cracks or holes allow significant drafts to enter the residence. The condition includes severe bulging or buckling; large holes; missing parts; falling or in danger of falling; loose surface materials (other than paper or paint).
- h. Verification of Wall Conditions
- Wall conditions may not be unsound or hazardous.
 - “Unsound or hazardous” includes serious defects such that the structural safety of the building is threatened, such as severe buckling, bulging or leaning; damaged or loose structural members; large holes; air infiltration.
- i. Verification of Floor Conditions
- Floor conditions may not be unsound or hazardous.
 - “Unsound or hazardous” means the presence of serious defects that present a potential for structural collapse or other threats to safety (e.g., tripping) or large cracks or holes that allow substantial drafts from below the floor. The condition includes severe buckling or major movements under walking stress; damaged or missing parts.
- j. Verification of Interior Stairs
- “Loose, broken, or missing steps” should not be acceptable if they present a serious risk of tripping or falling. A handrail is required for staircases with multiple steps. Halls and stairs must be free of tripping hazards.
- k. Verification of Windows
- Windows must be in working condition, free of broken glass or missing panes. Windows must lock or be nailed shut; as long as it is not an alternative fire exit.
- l. Verification of Other Interior Hazards
- May include broken glass, protruding nails, broken bathroom fixtures with sharp edges, standing water, raw sewage, etc.
- m. Verification of Exterior Safety
- Ensure residence has proper exterior lighting, yard is maintained properly and grass does not exceed city ordinances, walkways are clear of obstruction and tripping hazards, trash and

garbage are contained in covered trash cans or dumpsters, with no excessive accumulation present.

n. First Aid Kit

- A basic first aid kit should be available in an accessible location

4. Posted Policies: *KRS 222.506(1) & NARR (2, F, 19. a.) & KYARR Requirements*

KRS 222.506(1): A recovery residence shall:

(a) Clearly disclose the following by inclusion in any advertising and by posting such a notice in a conspicuous location inside the residence:

1. Notice that the recovery residence is not a treatment facility; and
2. A list of services offered by the recovery residence; and
3. If the recovery residence is exempt from certification pursuant to KRS 222.502(1)(b), notice that the recovery residence is exempt from certification requirements

NARR (2, F, 19. a.): Verification that emergency numbers, procedures (including overdose and other emergency response) and evacuation maps are posted in conspicuous locations.

KYARR Requirements: In addition to the above referenced postings, KYARR requires that residences post the following:

- NARR Code of Ethics
- Resident Rights
- House Rules/Resident Expectations
- Grievance Policies (Both KYARR and internal grievance policies)
 - Grievance forms
- Inspection log of fire safety equipment
- Fire Escape Plans
 - Posted on each floor of the residence
- Community Resources
 - These may be in a binder or made available electronically

5. Resident/Staff Interviews: *KYARR Requirements*

KYARR Requirements: Upon completion of the site inspection, KYARR staff will meet with either residents, staff, or a mix of both to discuss the program. The purpose of this interview is for the operator to demonstrate knowledge of the written policies and utilization of the social model of recovery. It is also a time to share best practices and discuss issues that may have come up during the inspection process.