



# City and Borough of Sitka

## PUBLIC WORKS

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City and Borough of Sitka Building Department

## Fire and Life Safety Inspection of Bed & Breakfasts and Short Term Vacation Rentals

Policy 15-01

**Effective Date:** January 27, 2015

**Purpose:** To establish uniform standards for fire and life safety inspections of bed & breakfasts and short term vacation rentals.

**Background:** As a condition of granting a conditional use permit for bed & breakfasts and short term vacation rentals, the Planning Department requires the applicant receive a fire and life safety inspection from the Building Department. The Building Department does not conduct fire and life safety inspections of single family dwellings; however, when a single family dwelling is used as a commercial establishment providing lodging for paying guests there is a compelling interest for the municipality to ensure the building complies with basic fire and life safety provisions.

**Policy:** Fire and life safety inspections of bed & breakfasts and short term vacation rentals will include the following:

- Smoke alarms installed in compliance with the International Residential Code (IRC).
- Carbon monoxide alarms installed in compliance with the IRC.
- In residences where there are no existing smoke/CO alarms connected to the electrical system, battery powered alarms will be accepted as an approved alternative.
- Emergency escape and rescue openings in compliance with the IRC are required in sleeping rooms.
- In older residences where emergency escape and rescue openings do not meet the letter of the IRC, the building official shall have the authority to determine if they meet the intent of the IRC, which is to allow occupants to readily self rescue in the event of a fire.
- Residences with windows in sleeping rooms that do not meet the requirements for emergency escape and rescue openings will not be approved.
- Ground fault interrupting receptacles shall be installed in locations as per the National Electrical Code.
- One (2A:10BC) five pound fire extinguisher shall be installed in a location approved by the building official.

Approved:

  
William A. Stortz, Building Official

1/27/15  
Date