

NOTE: This information was provided in 1997 by the State Fire Marshall's office and is to be used as suggested guidelines that will provide a higher degree of fire safety in Bed & Breakfast facilities.

TO: PROSPECTIVE BED AND BREAKFAST OWNERS AND OPERATORS
FROM: FIRE PREVENTION AND INVESTIGATION BUREAU
SUBJECT: FIRE CODE REQUIREMENTS AND INFORMATION PERTINENT TO FIRE AND LIFE SAFETY IN BED AND BREAKFAST OCCUPANCIES

The Fire Prevention and Investigation Bureau (FPIB) has compiled the following information to assist you in evaluating the feasibility of converting a structure for use as a Bed and Breakfast facility. Department of Public Health and Human Services (DPHHS) administrative rules (ARM) for commercial lodging require fire and/or building authority approval for both new and existing buildings that are to be licensed Bed & Breakfast (B&B). Tourist Home establishments (ARM 16.10.631(i,j), ARM 16.10.632(ii)). This inspection is conducted by an FPIB Deputy State Fire Marshal or by a representative from your local fire department, provided the department has an inspection division.

Those individuals contemplating constructing a **NEW** Bed and Breakfast need to contact the Building Code Bureau (444-3933). **Remodeling** a structure for the purpose of establishing a B&B may require a permit from the Building Code Bureau.

This is not to be construed as a comprehensive list of every section of the Fire or Building Code, but is an overview of requirements focusing on Bed and Breakfast occupancies.

The Fire and Building Codes (UFC & UBC, 1994 editions) consider Bed and Breakfast establishments to be classified as **R.3.** occupancies; *commercial lodging houses containing not more than 5 guest rooms*. As such, they are subject to the requirements of the Building, Fire, Plumbing, Electrical and Mechanical Codes adopted by the State of Montana. (Congregate residences having more than 5 sleeping rooms are classified as **R.1.** occupancies (Hotels and apartment houses)).

A summary of the fire and life safety requirements are as follows:

1. PRIMARY MEANS OF ESCAPE: All sleeping rooms on all floor levels must have a primary means of escape through a listed 20 minute rated door. These doors shall be openable from the inside without special knowledge or tools. Primary exit doors shall lead to an exit passageway opening directly onto a public street, alley, yard or exit court. UFC 101.3, UBC 310.4
2. SECONDARY MEANS OF ESCAPE: Every room used for sleeping purposes shall have access to at least two separate exits. This may be another door, a code complying exterior fire escape or a window meeting the following criteria:
 - A. Net clear openable area totals 5.7 square feet,
 - B. Net clear openable minimum height dimension of 24 inches,
 - C. Net clear openable minimum width dimension of 20 inches, and
 - D. Finished sill height not more than 44 inches from floor level. UFC 101.3 Appendix 1A, Section 2., UBC 310.4

Secondary exits from floors above the second floor must be provided with fixed fire escapes.

It is **HIGHLY RECOMMENDED** that each secondary exit from the second floor level be provided with an approved means of exiting to ground level, i.e.: may be fire escapes or portable exit ladders if appropriate.

3. EXIT DOOR REQUIREMENTS: Every exit doorway from the structure shall be of a size

as to permit the installation of a door not less than 3 feet in width and not less than 6 feet, 8 inches in height. When installed, exit doors shall be capable of opening so that the clear width of the exit is not less than 32 inches. UFC 101.3

4. DETECTION AND ALARMS:

- A. Smoke detectors shall be installed in all sleeping rooms in accordance with approved manufacturer's instructions.
- B. Detectors shall be mounted on the ceiling or wall at a point centrally located in the corridor or area giving access to each sleeping area.
- C. Where sleeping rooms are on an upper level, the detector shall be placed at the center of the ceiling directly above the stairway.
- D. Detectors shall also be installed in basements of dwelling units having stairways which open from the basement into the dwelling.
- E. Detectors shall be interconnected such that the actuation of one alarm will actuate all the alarms in the individual unit and shall provide an alarm which will be audible in all sleeping areas. UFC Appendix 1-A, 6.1, & 6.3, CABO 316.1
- F. The installation of carbon monoxide detectors are strongly recommended.

5. OTHER CODE REQUIREMENTS:

- A. A portable fire extinguisher with a minimum classification of 2A 10B:C; properly installed; provided with monthly inspection and annual maintenance must be provided on each floor level. UFC Standards 10-1
- B. An exit diagram, depicting two separate evacuation routes shall be posted on, or immediately adjacent to every exit door from a sleeping room. UFC 1213.2.
- C. A telephone must be provided and be accessible for twenty-four hour a day emergency reporting. UFC 101.3
- D. Emergency information and telephone numbers must be posted. This information shall include clearly understood printed directions that will get emergency services to the calling location. UFC 101.3
- E. Adequate premises identification. Approved numbers must be placed in such a position as to be plainly visible and legible from the street or road fronting the property. Numbers shall contrast with their background. UFC 901.4.4
- F. Street or Road Signs. Streets and roads must be identified with approved signs. UFC 901.4.5
- G. Electrical Safety:
Extension cords are not to be used in lieu of permanent wiring.
Extension cord use is limited to temporary use of portable appliances only.
Ground Fault Interrupters must be installed in bathrooms, areas within 6 feet of sinks, and to serve countertop surfaces in kitchens. NEC 210-8(a) 1-7.
Electric control panels must be labeled and maintained accessible. UFC 85
- H. Heating Appliance Safety. Heating appliances shall be installed and maintained in accordance with their listing and the Building, Electrical, and Mechanical Codes. UFC 1107.1

For additional details contact your local fire department or the FPIB at 444-2050.