



Bed and Breakfast Accommodation

A Bed and Breakfast Accommodation shall only be conducted within the principal single detached house. The owner/occupant shall be the operator of the bed and breakfast accommodation. A bed and breakfast accommodation is not permitted if a secondary suite exists. There shall be no exterior evidence of the bed and breakfast other than the permitted sign and parking. One parking space per guest room is required in addition to those required for the principal dwelling.

BUSINESS LICENCE

A Business Licence is required for the operation of a bed and breakfast accommodation. The application approval process also requires the submission of a safety audit attestation, fire safety evacuation plan, parking plan and an approved permit and compliancy inspection by the RDCO Building Inspector.

OCCUPANT LOAD

The use of bed and breakfast premises remain primarily that of a single detached residence. The bed and breakfast accommodation shall be an accessory use, with no more than 4 guest rooms permitted. No guest room shall exceed an area of 30m². Maximum two occupants per guest room. A fire alarm is required where the combined occupant load of the single detached residence and bed and breakfast accommodation exceeds 10 occupants.

FIRE EXTINGUISHERS

At least one multi-purpose fire extinguisher with a minimum 3A-10BC rating is to be provided in a convenient location, such as the hallway outside the guest room(s). It is also desired to have a similar extinguisher by the exit. All extinguishers shall carry the CAN/ULC label.

SMOKE & CARBON MONOXIDE ALARMS

Smoke alarms shall be installed in a location between the sleeping rooms and the remainder of the storey with a minimum of one per level. It is recommended that smoke alarms conforming to CAN/ULC-S531 be hardwired and interconnected and installed in each sleeping room and each hallway or living space serving sleeping rooms.

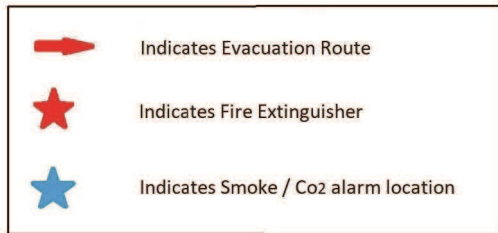
For a building that contains a fuel-burning appliance (i.e., gas range or fireplace) or an attached garage, it is recommended that a carbon monoxide (CO) alarm(s) conforming to CAN/CSA-6.19 be installed either inside each sleeping room, or within 5m of each sleeping room door at a height recommended by the manufacturer's instructions.

MEANS OF EGRESS

The entire building is to be free flowing and interconnected (no internal locking doors). Every sleeping room shall have at least one outside window or exterior door openable from the inside without the use of keys, tools or special knowledge and without removal of sashes or hardware. The window shall provide an unobstructed opening of not less than 0.35 m² (3.75 sq. ft.) in area with no dimension less than 380 mm (15") and maintain the required opening during an emergency without the need for additional support.

GUEST ROOM means a sleeping room that does not include a kitchen and provides temporary lodging for periods of less than one month.

Example - Fire Safety Evacuation Plan



Muster
Point

Instructions to occupants in the event of a fire:

1. Call the Fire Department: **Dial 911** Tell them you are reporting a fire at:
Property Street Address _____
2. If you are qualified, attempt to extinguish or control the fire using the available fire extinguisher.
3. At the sound of the alarm, leave immediately by the nearest safe exit, gather at muster point.
4. Once safe, please contact: Name: _____ Phone _____