



Bed and Breakfast Accommodation

A Bed and Breakfast Accommodation shall only be conducted within the principal single detached house. The 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 from any person operating a bed and breakfast. Fire & Safety Inspections are required for a new licence, and any significant renovations made to support the bed and breakfast operation must meet current building code and be appropriately permitted. Operators are required to provide a fire & safety plan as a part of their business licence application.

OCCUPANT LOAD

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

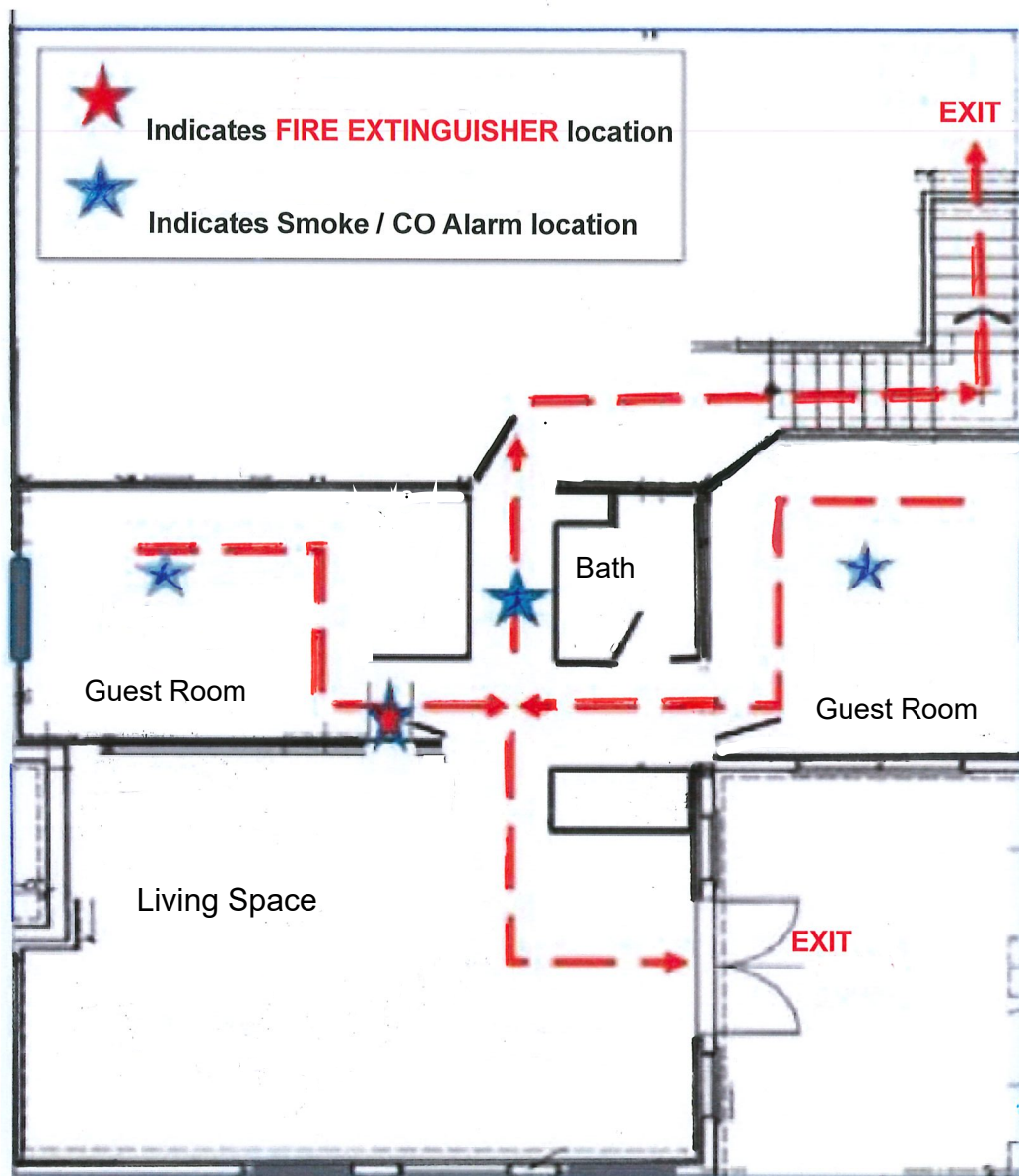
Smoke alarms shall be installed in a location between the sleeping rooms and the remainder of the storey with a minimum of one per level. It is recommended that smoke alarms conforming to CAN/ULC-S531 be hardwired and interconnected and installed in each sleeping room and each hallway or living space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

Definition of Guest room may include sleeping room or bedroom

Example Fire Evacuation Plan



Instructions to occupants if you discover a fire

1. Call the Fire Department: Dial 911. Tell them you are reporting a fire at:
(insert Street Address Location)
2. If you are qualified, attempt to extinguish or control the fire using the available fire extinguisher.
3. At the sound of the smoke alarm or residential sprinkler system siren, leave the area immediately by the nearest safe exit and gather at (insert designated meeting point)
4. Once safe, please contact: (insert Emergency contact - name and phone number of person available 24 hours a day to address immediate concerns)