

**Mayor**  
Robert D. Houston  
**City Manager**  
Joseph M. Decker  
**Treasurer**  
Katherine Ohlwiler



**City Council**  
Aarlon Chamberlain  
Celeste Meyeres  
Jeff Yates  
Michael East  
Byard Kershaw

October 8, 2020

**SUBJECT: Vacation Rental and Bed & Breakfast Occupancies**

I have completed a code review motivated by the increased interests in Bed & Breakfast and Vacation Rentals in residential structures. Code interpretation has varied widely between code enforcement personnel in the state. Kanab Fire Department has determined the following code requirements apply to Vacation Rentals and Bed and Breakfast transient housing.

The Vacation Rental of a residential structure built under the residential code in effect at the time of construction and a Bed and Breakfast require different Code application.

A residential home built under applicable codes meeting the requirements where the occupants were either transient or permanent in nature, and previously occupied as a residential structure, may meet the requirements for the residential exemption for fire suppression and a commercial fire alarm systems if the following requirements are met:

- Each sleeping area must meet the requirements of current code including:
- Two APPROVED exits
- Smoke detectors in each sleeping area and in hallway outside each sleeping area (Must be interconnected if required at time of construction or remodel)
- Co Detectors
- Occupancy is limited to 10 or less individuals
- Occupancy must be posted at the following locations
- Total occupancy posted at the main entrance
- Sleeping area occupancy posted in each sleeping area
- A posted fire exit plan in each sleeping and at the main entrance
- Remain compliant to all other code requirements
- Must meet all other applicable zoning regulations

A Bed and Breakfast must meet the code requirements listed in the current State adopted International Building Code and the International Fire Code for an R1 occupancy. A Bed and Breakfast with a total occupancy of more than 10 occupants is classified as an R1 and is required to meet fire protection (a fire suppression system, extinguishers, etc) and alarm system requirements. A Bed and Breakfast with occupancy of 10 or less is classified

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as an R3 occupancy requiring smoke and CO alarms. Fire protection systems and additional fire alarm system requirements are not generally required unless fire flow, other code sections or local ordinance require they be included.

Both occupancies shall be required to obtain a business license following a code compliance inspection and be required to have an annual inspection prior to license renewal.

In any instance if you plan on advertising or allowing more than 10 occupants in any occupancy a full fire suppression system (Fire Sprinklers) and Fire alarm system Shall be required.

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