



City and Borough of Sitka

PUBLIC WORKS

100 LINCOLN STREET • SITKA, ALASKA 99835

PHONE (907) 747-1804 FAX (907) 747-3158

City and Borough of Sitka Building Department Building/Fire Code Requirements for “Bed & Breakfasts” and “Hotels”

Policy #04-02

Effective Date: March 4, 2004, updated May 26, 2004, updated March 2, 2006

Purpose: To define the distinction between “bed and breakfasts” and “hotels,” and to clarify building and fire code applicability to each.

Background: Traditionally, bed and breakfasts (B&B’s) have been owner occupied dwellings which provided lodging in extra bedrooms. B&B’s are considered single family dwelling dwellings, occupancy class R-3 under the International Building Code.

Hotels, on the other hand, traditionally have many rooms and have not been owner occupied. (Occupancy class R-1 under the International Building Code.) Code requirements are considerably more stringent for hotels than for single family dwellings. Code requirements for occupancy class R-1 may include but are not limited to: fire resistive construction between guest rooms, automatic sprinkler systems, and fire alarm systems. Some code requirements for occupancy class R-1 structures apply retroactively to existing structures.

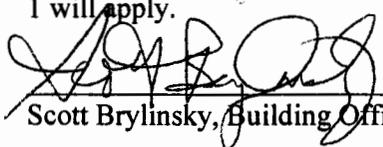
We find Sitka’s evolving visitor industry has led to patterns of use and construction which call for clarification of the distinction between occupancy classification R-3(single family dwelling/duplex) and occupancy classification R-1(hotel).

The following policy parallels both Alaska Division of Fire Prevention policy as well as Sitka zoning code definitions of hotels vs. bed & breakfasts, and short term rentals.

Policy: A business which receives compensation for lodging will be considered to be occupancy class R-3 (single family dwelling B&B/short term rental) under the building/fire code provided that it receives compensation for lodging for *five or fewer guest rooms*, and the owner lives in the house.

A business which receives compensation for lodging will be considered to be occupancy class R-1 (hotel) under the building/fire code if it receives compensation for lodging for *more than five guest rooms*. Building and fire code requirements for occupancy class R-1 will apply.

Approved:


Scott Brylinsky, Building Official

3-2-2006
Date