



City of Vancouver *Land Use and Development Policies and Guidelines*

Planning, Urban Design and Sustainability Department

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BED AND BREAKFAST ACCOMMODATION GUIDELINES

Adopted by City Council on October 25, 1988

Amended December 19, 1989

These guidelines are to be used in conjunction with a district schedule of the **Zoning and Development By-law** or with an official development plan for development applications for bed and breakfast accommodation.

In addition to the normal safety requirements for dwellings such as windows, ventilation and handrails for stairs, the following additional requirements also apply because of the transient use introduced into the dwelling unit:

- (1) Approved smoke alarms are required:
 - (a) in every sleeping room in the dwelling;
 - (b) in the common corridor of every storey or floor level, even if no sleeping accommodation is provided on that storey or floor level.The smoke alarms are to be electrically hard wired to each other where major renovation is to take place; otherwise battery-operated units may be used. Certification of battery replacement will have to be provided in a letter to that effect by the operator of the bed and breakfast accommodation at the time of business license renewal.
- (2) Each guest bedroom is to be fire protected with at least 1/2" gypsum board, on both sides in the case of interior walls, and decorative finish is not to exceed a flame spread rating of 150. Latex paint and wall paper are permissible.
- (3) Night lights having a minimum of 1.5 watts, white light, are to be provided at the top and bottom landings of stairs leading to the dwelling unit exit.
- (4) An approved 2 1/2-pound, multipurpose portable fire extinguisher is to be visibly mounted near the kitchen exit door, preferably the door leading directly outdoors.
- (5) An emergency instruction notice in case of fire is to be permanently mounted in the guest sleeping room and covered with transparent finish to prevent tampering.
- (6) The guest rooms must meet the minimum room size requirements as set out in the **Building By-law**, that being 7 m² (75 sq. ft.) for one person or 9.75 m² (105 sq. ft.) for two people.
- (7) Clean linen must be provided at least every seven days and whenever there is a change of guest.
- (8) All appliances and facilities are expected to be kept clean and in good working order. Guests must be provided with a sufficient supply of hot water.