

DIVISION V. STANDARDS FOR RESIDENCES USED FOR COMMERCIAL USE AS BED AND BREAKFAST FACILITIES

Section 5.01. Definitions

As used in this Division "Bed and Breakfast Structure" shall be defined as a commercial establishment, subject to permit requirements of the County of Placer, which, for payment of cash or other consideration, provides sleeping accommodations for five or less persons other than the immediate family members of the owners or permanent occupants of the structure.

Section 5.02. General Standards

Bed and Breakfast structures shall conform to the Applicable Code and/or Standards upon application for a permit to operate, as well as the following provisions. These requirements shall be based on local house size, slope, water supply and terrain, and Community Fire/Life loss objectives. NOTE: In evaluating, the Bed and Breakfast structure shall be treated as an occupancy and defined as an establishment that, for payment or compensation, provides sleeping accommodations for five or less persons, with or without meal(s) being served.

Section 5.03. Cooking Facilities

At no time will cooking facilities be allowed in the Guest Rooms. Kitchens shall be evaluated to determine if all appliances have been installed pursuant to manufacturer's specifications and applicable local codes. In addition, the use of a Hood-Duct system may be required.

Section 5.04. Portable Extinguishers

A minimum of one (1) plainly visible (not less than five pounds) A-B-C extinguisher shall be located on each floor level.

Section 5.05. Exits

- A. Every sleeping room above and below the exit level of exit discharge shall have access to two separate means of escape, one of which shall be either an interior stairway, a covered exterior stairway or a horizontal exit. All interior exit corridors shall be provided with emergency lighting.
- B. Interior stairwells more than two stories shall be enclosed with listed one hour rated self closing doors.
- C. Escape Ladders: The use of listed escape ladders as a means of secondary egress may be used at the discretion of the Squaw Valley Fire Department, if the vertical travel distance is less than 25 feet to ground level.

Section 5.06. Alternate Heating Source

- A. Un-vented heaters shall not be used as an alternate heating source. (See Uniform Mechanical Code, 1988 Edition, Section 807(c).
- B. Where wood stoves are used as an alternate source of heat, they shall be listed units and installed per manufacturer's listed instructions. Where fireplaces are used they shall be equipped with an acceptable fire screen. Cleaning and/or inspection of the flue and the chimney assembly shall be done yearly, spring or fall, with proof of compliance available upon request of the Fire Department.

Section 5.07. Detection System

Approved smoke detectors, meeting requirements and standards for household fire warning equipment, N.F.P.A. 72-A and 72-E, and powered by battery or electrical service shall be installed on each floor level including basements and excluding unused crawl spaces or unused attic spaces. When activated, the detectors shall initiate an alarm that will be audible in all sleeping rooms.

Section 5.08. Testing Life Safety System(s)

All components of Life Safety System shall be treated on a quarterly basis, by licensed alarm companies. Reports shall be forwarded to the Fire Department each quarter.

Section 5.09. Fire Flow And Fire Apparatus Access

Available fire flow and fire apparatus access shall be considered in each application of a Residence for Commercial Use, Bed and Breakfast Facility.