



**NEWPORT FIRE DEPARTMENT**  
**OFFICE OF FIRE PREVENTION**  
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## **Bed & Breakfast Facility Requirements 4-6 Guests**

Every "Bed and Breakfast Home" must have originated as a private home and must have at least three hundred (300) square feet of common space (i.e. dining room, living room, etc.) for guest use, and must further provide breakfast.

Finally, the owner and/or innkeeper must occupy the building twenty-four (24) hours a day, seven (7) days a week, while guests are utilizing the facility. The owner and/or innkeeper of the "Bed and Breakfast Home" shall have a plan of action, approved by the local official, to assure the safety of the guests in the event the owner or innkeeper is required to temporarily leave the facility unsupervised for limited periods during the day.

All "Bed and Breakfast Homes" with a capacity of **between four (4) and six (6) guests** shall meet the following requirements:

- 1.) A "No Smoking" policy, throughout the building, shall be strictly enforced.
- 2.) With the exception of fireplaces and/or wood stoves, approved by local fire department and/or the local mechanical inspector, there shall be no open flame in the bedrooms of these facilities. Specifically, candles, incense or similar materials shall not be allowed in the bedrooms. All approved fireplaces and/or wood stoves shall further be provided with approved metal screens or glass doors. Any fireplace or wood stove located in the common areas shall also be approved by local fire department and/or the local mechanical inspector with the above safeguards.
- 3.) All "Bed and Breakfast Homes" require hardwired, interconnected smoke and carbon monoxide alarms installed in accordance with the Regulations and standards of Chapter 24 of the 2018 RI Fire Code. There shall be approved detection in each sleeping room.
- 4.) Hardwired or low power radio wireless interconnected smoke alarms and carbon monoxide alarms shall be installed in accordance with NFPA 72, 2019 edition.
- 5.) Emergency lighting shall be installed in any corridors and/or stairways greater than eight feet (8') in length.
- 6.) Externally illuminated exit signs shall be installed. (Exit sign illuminated by nearby light source)
- 7.) An evacuation plan, containing alternative emergency egress routes, shall be presented to the local fire authority for approval, and upon approval shall be posted in every sleeping room.
- 8.) The owner and/or innkeeper shall receive comprehensive fire extinguisher training.
- 9.) It is recommended that the facility be annually inspected by the local fire authority. Any existing curtains, bedding, rugs or similar flammable materials, shall only be replaced, in the future, by fire retardant materials, manufactured and/or treated to the satisfaction of the local fire authority.
- 10.) Any existing fire detection and/or suppression system shall be maintained as a required system.