



NEWPORT FIRE DEPARTMENT
OFFICE OF FIRE PREVENTION
21 West Marlborough Street
Newport, RI 02840
Phone: (401) 845-5920
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Bed & Breakfast Facility Requirements 7-16 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 seven (7) and sixteen (16) 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 Life Safety Code. There shall be approved detection in each sleeping room.
- 4.) A fire alarm system installed in accordance with 2018 RI Life Safety Code 26.3.4.1.1 shall be provided.
- 5.) Hardwired or low power radio wireless interconnected smoke alarms and carbon monoxide alarms shall be installed in accordance with NFPA 72, 2019 edition.
- 6.) Solid core doors, maintaining an approximate fire rating of twenty (20) minutes, shall be installed in the existing egress system door jambs with spring-loaded hinges. The local fire authority may approve an alternative plan of action allowing historically significant doors, with an approved Class-A flame-spread finish and spring loaded hinges, to be retained.
- 7.) Emergency lighting shall be installed in any corridors and/or stairways greater than eight feet (8') in length.
- 8.) Externally illuminated exit signs shall be installed. (Exit sign illuminated by nearby light source)



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- 9.) 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.
 - 10.) The owner and/or innkeeper shall receive comprehensive fire extinguisher training.
 - 11.) 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.
 - 12.) Any existing fire detection and/or suppression system shall be maintained as a required system.

Any building complying with the above "Bed and Breakfast Home" guidelines, with a capacity **in excess of sixteen (16) guests**, shall be required comply with the requirements for a "Hotel and Dormitory" occupancy as outlined in the provisions of Chapters 28 or 29, as applicable (new or existing), of the 2018 Rhode Island Life Safety Code.