



NEWPORT FIRE DEPARTMENT
OFFICE OF FIRE PREVENTION
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Lodging or Rooming House Requirements

A **Lodging or Rooming House** is defined as a building that provide sleeping accommodations for sixteen (16) or fewer persons on either a transient or permanent basis, with or without meals, but without separate cooking facilities for individual occupants, except as provided in Chapter 24 and/or §§ 26.1.1.1.1 through 26.1.1.1.8 (Bed and Breakfast Homes and Congregate Family Living Facilities)

Lodging or Rooming Houses shall meet the following requirements:

- 1.) Fire alarm system in accordance with § 9.6. the 2018 RI Life Safety Code shall be provided.
- 2.) Approved single-station smoke alarms shall be installed in accordance with § 9.6.2.10 in every sleeping room.
- 3.) Carbon monoxide alarms or carbon monoxide detectors in accordance with §§ 9.12 and 26.3.4.6 shall be provided in lodging or rooming houses where either of the following conditions exists:
 - a.) Lodging or rooming houses with communicating attached garages, unless otherwise exempted by § 26.3.4.6.3
 - b.) Lodging or rooming houses containing fuel-burning appliances or fuel-burning fireplaces.
- 4.) All **new** lodging or rooming houses shall be protected throughout by an approved automatic sprinkler system in accordance with § 26.3.6.2.
- 5.) **Every existing** lodging or rooming house built, or converted to this occupancy, on or after June 29, 1990, shall be protected throughout by an approved automatic sprinkler system in accordance with § 26.3.6.2.
- 6.) Portable fire extinguishers shall be provided in accordance with § 9.9 of the 2018 RI Life Safety Code.
- 7.) Any furnace or boiler in the building shall be equipped with an approved remote shutoff switch approved by the AHJ.
- 8.) All means of egress shall meet the requirements of RI Life Safety Code Chapter.

Any building complying with the above "Lodging and Rooming House" guidelines, with a **capacity in excess of sixteen (16) residents**, 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 RI Life Safety Code.