



District of Port Hardy

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BED AND BREAKFAST HOMES AND SHORT-TERM RENTALS

PURPOSE

The following information has been compiled to assist the homeowner in ensuring there is an acceptable level of fire and life safety in a home providing bed and breakfast and short-term rentals accommodations in the District of Port Hardy.

DEFINITION

District of Port Hardy Zoning Bylaw No 1010-2013, unless the context otherwise requires, bed & breakfast and short-term vacation rental are defined as:

***Bed & Breakfast** means the provision of nightly accommodation and breakfast only for transient accommodation, as an accessory use within a single detached dwelling.*

***Short-Term Vacation Rental** means a rental of a residential dwelling unit for periods of less than 31 consecutive days.*

SHORT-TERM RENTAL ACCOMMODATION IS NOT PERMITTED IN COMBINATION WITH A BED AND BREAKFAST HOME.

BUSINESS LICENCE

A Business Licence is required from any person operating a bed & breakfast or short-term rental. An amount to be levied or collected for each twelve (12) month license period shall be based on the current annual license fee. Fire & Safety Inspections are required for a new license

RENOVATIONS

A building permit is required if renovations are being done in order to operate a bed and breakfast or Short-Term rental. The permit (with drawings showing the proposed construction) must be applied for and the building permit fee paid prior to the renovation work commencing. The renovation work must be inspected by the Municipal Inspector before a business licence will be issued and the bed & breakfast/short-term rental begins operation.

Must comply with all BC Building Code and BC Fire Code requirements as stated for vacation rental/hotel/B&B use.

OCCUPANT LOAD

It is important that the use of bed and breakfast premises remain primarily that of a single family residence. The bed and breakfast home shall be operated as a secondary use only within the principal building, with a maximum 3 sleeping units (maximum six guests per bed and breakfast). A fire alarm is required where the combined occupant load of the single family residence and bed and breakfast accommodation exceeds 10 (sleeping accommodations).

BEDROOMS TO BE EQUIPPED WITH THE FOLLOWING:

- Beds- Queen, Double or Twin: no cots or pullout couches or lawn chairs
- Exterior window
- Privacy lock operated from inside
- Curtains, blinds providing complete privacy

BATHROOMS TO BE EQUIPPED WITH THE FOLLOWING:

- Shower or bathtub
- Toilet
- Lavatory (hand basin)
- Privacy lock, operated from inside

FIRE EXTINGUISHERS

At least one multi-purpose fire extinguisher with a minimum 3A-10BC rating is to be provided in a convenient location, such as the hallway outside the bedroom(s). It is also desired to have a similar extinguisher by the exit. All extinguishers shall carry the CAN/ULC label.

SMOKE & CARBON MONOXIDE ALARMS

Smoke alarms shall be installed in all sleeping rooms, one in the hallway and one per storey. It is recommended that smoke alarms conforming to CAN/ULC-S531 be hardwired and interconnected and installed in each sleeping room and each hallway or living space serving sleeping rooms.

For a building that contains a fuel-burning appliance (eg. gas range or fireplace) or an attached garage, a carbon monoxide (CO) alarm(s) conforming to CAN/CSA-6.19 is to be installed in the same area as the smoke alarms.

MEANS OF EGRESS

The entire building is to be free flowing and interconnected. Every bedroom shall have at least one outside window or exterior door openable from the inside without the use of keys, tools or special knowledge and without removal of sashes or hardware. The window shall provide an unobstructed opening of not less than 0.35 m² (3-75 sq.ft.) in area with no dimension less than 380 mm (15") and maintain the required opening during an emergency without the need for additional support.

EMERGENCY PLAN

Every household accepting paying guests, shall have an emergency plan and it should be rehearsed to ensure it works. The plan should include what action to take in case of fire and provide alternate routes of escape to a safe meeting place where everyone can be accounted for. The plan should take into account the presence of any guests in the house who may need to be assisted to safety. The planned route shall be clearly marked on a sketch and posted on the inside of the door in each bedroom/sleeping room provided for paying guests.

SIGNS

- Shall face the front road & are allowed in R1 & R2 zones.
- Shall not exceed .6 square metres (6 square feet) in area.
- Shall be the only "Home Occupation Sign" located on subject property.

Free Standing Bed & Breakfast signs must not be located within two metres of the front lot line. In the case of a corner lot, the sign must come no closer to the intersection than the area bounded by the intersection lot lines at a street corner and a line joining points along said lot line 6 metres from their points of intersection.

GENERAL

An approved decommissioning permit is required where a suite or second kitchen containing facilities for the preparation or cooking of food exists for B and B's.

CONCLUSION

It is the business owner's responsibility to ensure zoning, use, building, health and any other requirements are satisfied prior to the issuance of a business license. Failure to do so may result in a denial of your business license application and/or bylaw enforcement action which may include fines and/or suspensions.