



STATE OF NEW HAMPSHIRE DEPARTMENT OF SAFETY

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B&B Life Safety Requirements

What New Hampshire fire safety code effects a B&B, Inn, Bunkhouse, Hotel or one of the many more titles? For the purpose of this article it is assumed that these residential occupancies are renting rooms to guests.

The State Fire Code is adopted pursuant to RSA 153:5 and is the minimum standard throughout the state. The primary code that is used in assessing these residential occupancies is the NFPA 101 Life Safety Code 2003 Edition. The NFPA 1 Uniform Fire Code 2003 edition will be the document used for assessment of fire protection systems and general fire prevention.

There are three clarifications for residential occupancies, what classification does your occupancy fit into. The classification is determined by the amount of guests that are housed in the building. Listed below are the classifications and key required safety elements:

Up to three unrelated people in your home

NFPA 101 Chapter 24 is for one and two family dwellings. You can house up three unrelated guests in your home under this chapter.

The Life Safety Code requires smoke detection in all bedrooms, every level and they need to be interconnected. Each room is required to have a window that is at least 5.7 square feet or a door that leads directly outside.

From four to sixteen people

NFPA 101 Chapter 26 is for Rooming and Lodging of guests from four to sixteen

The Life Safety Code requires all new or change of use occupancies have automatic sprinklers. The building also shall have smoke detection in each bedroom and on every level that are interconnected. There shall be two ways off each floor level that are protected from the passage of smoke.

Seventeen and up

NFPA 101 Chapter 28 is from seventeen people and up is considered hotel occupancy for the purpose of the Life Safety Code. The major code requirements for these buildings are automatic sprinklers, fire alarm and fire rated separations.

This is only an overview and a complete Life Safety Code assessment should be done to insure code compliance and reduce the chance of unnecessary costly renovations. For additional information contact your local fire department or the State Fire Marshal's Office at 603-271-3294.