

# Bulletin: Boarding, Lodging & Group Home

## Requirements



Bulletin # 95-02  
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### Purpose

To provide information on Boarding Houses, Lodging Houses, or Group Homes (Minor).

### Boarding House and Lodging House

**Boarding Houses and Lodging Houses** are defined in the City of Kelowna - Zoning Bylaw 12375 –as a *building in which an owner or manager supplies accommodation for their family and sleeping unit accommodation for remuneration*. It may or may not include meal services. This category includes lodges for senior citizens but does not include hotels, motels, temporary shelter services, congregate housing, or bed and breakfast homes.

*This bulletin is for informational purposes only. Please be sure to consult the relevant City of Kelowna bylaw.*

**Single Family Dwelling (SFD):** If an SFD is to be used as a boarding home, per British Columbia Building Code (BCBC) section 9.10.9.14(2), there must be a maximum of **eight (8)** lodgers **and** the sleeping units may **not** have cooking facilities **and** the building must be the proprietors place of residence. This could include an assisted living residence, but only **if not** more than **two (2)** "prescribed services" (as defined in the *Community Care and Assisted Living Regulations*) are provided. Sleeping rooms in an SFD do not require 45-minute fire separation.

*Additional items may be required at the discretion of City Staff. Permits must be obtained and all related inspections completed prior to any occupancy.*

**Other than in SFD:** If over **eight (8)** lodgers are to be housed **or** this use is **not** in an SFD where the proprietor also resides:

- a. *Suites and sleeping rooms* in boarding and lodging houses shall be separated from adjacent rooms and suites by a fire separation having a fire resistance rating of not less than 45-min;
- b. *Corridors* adjoining suites in boarding and lodging houses are considered public corridors and, as per BCBC Article 9.9.9.2, a public corridor requires two exits;
- c. Exits shall be independent of each other and be placed remote from each other along the path of travel between them;
- d. One exit may lead through a lobby (see BCBC 9.9.8.5). *Doors* through fire separations may be on hold open devices that release on a signal from a smoke detector as described in Appendix B of NFPA 80 "Fire Doors and Fire Windows";
- e. *Mechanical services* passing in or through rated assemblies shall comply with BCBC 9.10.9.

### Building and Permitting

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### Group Home, Minor

**Group Homes, Minor** as defined in the City of Kelowna - Zoning Bylaw 12375 – the use of one dwelling unit as a care facility licensed as required under the *Community Care and Assisted Living Act* to provide room and board for not more than six (6) residents with physical, mental, social, or behavioral problems that require professional care, guidance, and supervision. A Group Home, Minor may include to a maximum of four (4) any combination of staff and residents not requiring care. The character of the use is that the occupants live together as a single housekeeping group and use a common kitchen. This use does not include boarding or lodging houses or temporary shelter services.

The Owner shall enter into a Housing Agreement with the City that is registered to the land title, however, no provincial license is required if not more than two (2) persons are in *care* (see definition at end of this bulletin).

**Single Family Dwelling (SFD):** If not more than two (2) persons are in care - this can take place in an SFD with no Building Code (B-3/C) implications.

**Other than in SFD:** If not in an SFD - BCBC 9.10.2.2(2) permits a *care* facility be used for residential purposes, pursuant to provincial legislation, to be classified as a residential occupancy (Group C), provided:

- a. The occupants live as a single housekeeping unit in a dwelling with sleeping accommodations for not more than ten (10) persons;
- b. Interconnected smoke alarms are installed in each sleeping room in addition to the requirement of BCBC Article 9.10.19;
- c. Emergency lighting is provided in conformance with BCBC Article 9.9.12.3;
- d. The building is sprinklered throughout.

### Definitions

**Care:** As per 2018 British Columbia Building Code – the provision of services other than *treatment* by or through care facility management to residents who require these services because of cognitive, physical or behavioral limitations.

**Assisted Living Residence:** – ('C' or 'B3' - over 8) as per *Community Care and Assisted Living Regulation*, a premises or part of a premises other than a care facility where:

- a. Housing, hospitality services and at least one (1), but not more than two (2), prescribed services are provided by or through the operator to three (3) or more adults who are not related by blood or marriage to the operator of the premises;  
**OR**
- b. Designated by the lieutenant Governor in Council to be an assisted living residence.

**Community Care Facility:** – ('C'-up to 10) or 'B3'-greater than 3) as per *Community Care and Assisted Living Regulation*, a premises or part of a premises:

- a. In which a person provides care to three (3) or more persons who are not related by blood or marriage to the person and includes any other premises or part of a premises that, in the opinion of the medical health officer, is used in conjunction with the community care facility for the purpose of providing care;  
**OR**
- b. Designated by the lieutenant Governor in Council to be community care facility.