SCOPE
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 & Breakfast Accommodations in the City of Kelowna.

For the purpose of this guideline, a Bed & Breakfast operation is considered to be a single family dwelling with accommodation for tourists or transients where the room rate includes breakfast, and which provides not more than four bedrooms for paying guests on a short term basis. The rooms are for sleeping purposes only and no cooking is permitted.

OCCUPANT LOAD
It is important that the use of Bed & Breakfast premises remain primarily that of a single family residence. The Bed & Breakfast home shall be operated as a secondary use only within the principal building, with a maximum 4 sleeping units with accommodation for a maximum of two guests per sleeping unit, of a minimum area of 11 m² (118 square feet) each.

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

SMOKE ALARMS
Smoke alarms shall be installed between each sleeping area (bedroom or group of bedrooms) and the remainder of the house. All smoke alarms shall be hard wired and interconnected. Additional smoke alarms are recommended in each sleeping room, living room and recreation room, and at least one on each storey. All smoke alarm devices shall carry the CAN/ULC label.

MEANS OF EGRESS
Most detached single family homes are only required to have one exit. However, it shall not be necessary to travel up or down more than one storey to reach a floor served by an exterior door leading to a safe open area, such as a yard with access to the street or lane. It is acceptable to descend more than one storey if the top floor has access to a balcony or openable window of 1 meter high by 0.55 meter wide located not more than 1 meter above the floor and not more than 7 meters above grade which allows for emergency rescue. Doors used as a means of egress shall not be keyed to be opened from the inside.

EMERGENCY PLAN
Every household accepting paying guests, shall have an emergency plan and it should be rehearsed to ensure it works. Basically, 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 and every bedroom provided for paying guests.
BUSINESS LICENSE
A Business License is required from any person operating a Bed & Breakfast. An amount to be levied or collected for each twelve (12) month license period shall be based on the current annual license fee. An inspection fee is required for a new license that has 4 sleeping units.

GENERAL ITEMS
1. Bed & Breakfast accommodation shall be permitted within the City of Kelowna in the following zones:
   - A1 - Agriculture 1
   - C5 - Transition Commercial – permitted only within a SFD
   - CD10 - Heritage Cultural – permitted only within a SFD
   - RR1 - Rural Residential 1
   - RR2 - Rural Residential 2
   - RR3 - Rural Residential 3
   - RU1 - Large Lot Housing
   - RU2 - Medium Lot Housing
   - RU6 - Two Dwelling Housing – permitted only within a SFD

2. The single family dwelling must be occupied by the licensed operator of the Bed & Breakfast.

3. One off-street parking space per sleeping unit, plus spaces required for the corresponding principal dwelling unit.

4. The operator of the Bed & Breakfast accommodation shall be responsible to contact the City of Kelowna Fire Department and the Provincial Electrical Inspector for any approvals required by these agencies.

5. Bed & Breakfast homes shall not change the principal residential character or external appearance of the dwelling involved.

6. All Bed & Breakfast homes shall comply with all provisions of Zoning Bylaw 8000, the BC Building Code, the Agricultural Land Commission General Order No. 1157/93, where applicable, and other fire and health regulations.

7. **Signage:** per Section 5.9.2 & 5.9.3 Sign Bylaw No. 8235:
   - 5.9.2 Notwithstanding Section 6.1, in the case of a major home based business, a bed and breakfast home, or a minor or intermediate care facility, one (1) non-illuminated sign to a maximum size of 0.15m², with no dimension greater than 610 mm, may be attached to the principal residence.
   - 5.9.3 Notwithstanding Section 6.1, where a rural home based business, a bed and breakfast home, or a minor or intermediate care facility is located in an Agricultural or Rural Residential zone, one sign, which may be externally illuminated, to a maximum size of 0.5 m² may be attached to the principal residence or located at the entrance to the driveway.

8. Parking areas and open space to be used by guests of a bed and breakfast home shall be oriented away from abutting development to minimize the impact of the operation on neighboring properties.

9. All parking area and open space to be used by guests of a bed and breakfast home have to be visually screened from abutting properties by opaque fencing or landscaping.