

City of Chilliwack

Bylaw No. 2968

A bylaw to regulate Bed and Breakfast Operations

The Council of the City of Chilliwack in open meeting assembled enacts as follows:

1. This bylaw may be cited as “**Bed and Breakfast Bylaw 2003, No. 2968**”.

INTERPRETATION:

2. In this bylaw:

“Bed and Breakfast” means a home business providing sleeping accommodation and a morning meal to paying guests where such accommodation consists of not more than 3 sleeping rooms contained within the principal dwelling unit;

“Building Code” means the Building Code incorporated in the British Columbia Building Regulation;

GENERAL REQUIREMENTS

Principal Residence

3. The Bed and Breakfast business must be located in a single family dwelling occupied by a person who is:
 - (1) the owner of the dwelling; or;
 - (2) a person who rents the dwelling from the owner, subject to the *Residential Tenancy Act*; andidentified on the Business Licence as the owner/operator of the business.
4. The Bed and Breakfast business shall allow for no more than three (3) guest bedrooms to a maximum of 8 guests in total.

Windows

5. Every bedroom used by Bed and Breakfast guests must comply with natural light, ventilation and minimum size requirements of Section 9.7.13 of the Building Code.

Stairs Handrails Guards

6. Every area accessible by a Bed and Breakfast guest must comply with Building Code stair handrail and guard requirements.

Means of Egress

7. Every building containing a Bed and Breakfast use must comply with Section 9.9 of the Building Code, and without limitation, every bedroom used by a Bed and Breakfast guest must be served by a window not less than 1 metre high by .55 metre wide or by a balcony, unless the guest need only travel one storey to the nearest egress.

Garage Separation

8. Every building containing a Bed and Breakfast use must comply with Section 9.10.13.15 of the Building Code, and without limitation every door to a garage in the building must be gas/exhaust tight and be self-closing, and the door must not open into a Bed and Breakfast bedroom.

Smoke Alarms

9. Smoke detectors and alarms are required in each Bed and Breakfast guest bedroom and between the bedroom and remainder of the building and the smoke detectors and alarms must be interconnected. Smoke alarms must be installed by permanent connection to an electrical circuit and have no disconnect switch.

Fire Alarm

10. The interconnected smoke alarms and detectors must be linked to a monitored alarm panel.

Gas –Visual Safety Inspection

11. Appliances or other things connected to natural gas must be installed so as to be clear of combustible construction. Hot water tanks and furnaces must not be installed in bedrooms or bedroom closets.

Plumbing – Visual Safety Inspection

12. All plumbing fixtures in a building used for Bed and Breakfast must be installed with clearance and area security in accordance with the Building Code. The fixtures must drain to a sanitary sewer system or on-site septic system. Concealed piping must be installed under permit and inspected. Hot and cold water must be supplied to all fixtures (hot installed on left side of sink, bath tub, and shower).

Electrical – Visual Safety Inspection

13. Every building containing a Bed and Breakfast use must comply with the following:
 - (1) branch circuit wiring, switches and lights, must comply with the British Columbia Electrical Code;
 - (2) no extension cords permitted;
 - (3) Ground Fault Circuit Interrupter (GFCI) is required on bathroom receptacles;

- (4) at least one bathroom receptacle required per bathroom;
- (5) breaker or fuse capacity must coordinate with wire size;
- (6) a service box must not have double tapping of breakers;
- (7) all electrical service must have been installed under permit and inspected.

Fire Services

- 14.** Every building containing a Bed and Breakfast use must comply with the following:
- (1) one 2A rated fire extinguisher is required on each floor;
 - (2) no indoor storage of propane is permitted;
 - (3) storage of flammables is limited to one-4 litre ULC listed container;
 - (4) an emergency safety plan must be posted on each bedroom door in a tamper proof frame, and the plan must be approved by the Fire Safety Officer;
 - (5) emergency battery operated lighting is required in hallways and at egress points.

Signs

- 15.** A Bed and Breakfast sign may be either freestanding or affixed to the building. The sign may identify the name of the Bed and Breakfast and address only, except that a second sign indicating that the premises are “Approved Accommodation” in accordance with the Tourism Bureau is permitted. The total sign area must not exceed 0.25 sq. m (2.7 sq. ft). The copy area of a freestanding sign must not exceed 1 m (3’3”), above grade.

Meals

- 16.** In a Bed and Breakfast establishment, meals may not be prepared or served after 11:00 a.m. on any day.

Received first reading on the 20th day of October, 2003.

Received second reading, as amended, on the 15th day of December, 2003.

Received third reading, as amended, on the 15th day of December, 2003.

Finally passed and adopted on the 19th day of December, 2003.

“Clint Hames”

Mayor

“Robert L. Carnegie”

Clerk