



Maureen O'Meara <maureen.omeara@capeelizabeth.org>

STR building code requirements

1 message

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To: Maureen O'Meara <maureen.omeara@capeelizabeth.org>

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Hi Maureen,

Here is a re-write of the building code requirements for Short Term Rentals. The intent is to require roughly the same as our existing standards but make it more user friendly for applicants.

Smoke Alarms: A smoke alarm is required in each bedroom. A smoke alarm is also required outside of each bedroom and in the immediate vicinity. A smoke alarm is also required to be on each story of the dwelling, including basements and habitable attics. The alarms shall be interconnected as much as reasonably possible. (This is intended to mirror R314)

Carbon Monoxide Alarms: If a house has an attached garage or a fuel fired appliance, a carbon monoxide alarm shall be installed outside each bedroom and in the immediate vicinity. (This is intended to mirror R315)

Portable Fire Extinguishers: At least one portable fire extinguisher shall be mounted in a prominent location. One size/type 2/A is required or two size/type 1/A extinguishers.

Emergency Lighting: At least one hardwired emergency light with battery backup is required per 1200 square feet of living space. The lights must be positioned to illuminate the path of egress to the maximum extent. There also must be exterior lighting that is permitted to be solar powered. Exception: The house lighting has a backup power source that automatically activates.

Let me know what you think.

Ben

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