

Division of Fire Safety

Division Overview



Division Overview

- Division is under VT Department of Public Safety
- Mission Statement
 - The mission is to protect lives and property with a coordinated effort in code enforcement, fire service training, public education, and hazardous materials response



Division Overview

- Four Regional Offices:
 - Williston
 - Waterbury
 - Rutland
 - Springfield
- Ensures all Vermont Public Buildings comply with the Vermont Fire & Building Safety Code through: Permit Process, Inspections and Complaint Inspections



Public Building

So, What is a Public Building?

- State statute defines what a Public Building is - 20 V.S.A. § 2730
- Quick Rule of Thumb: All buildings are public building, except for owner occupied single-family dwellings, registered home day cares, and working farms.
- Condos are defined as a Public Building under 20 V.S.A § 2730



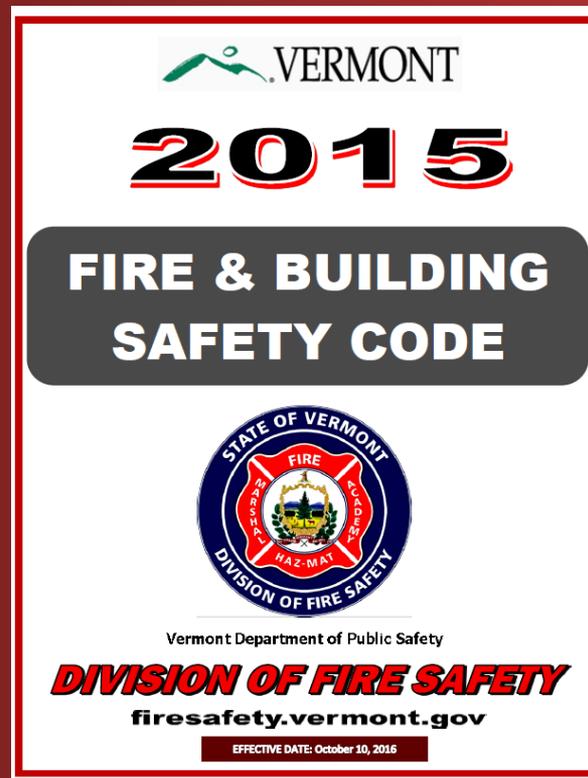
Public Building

- Short term rentals- Are defined as **public building: 20 V.S.A. § 2730(a) (1) (D)** a building in which people rent accommodations, whether overnight or for a longer term



Public Building

- Public Buildings are required to comply with Vermont Fire and Building Safety Code.



18 V.S.A. § 4466

- 2018 Act 10 was passed for Food/Lodging for Short-Term Rentals.
- (c) Nothing in this section shall be construed to supersede the authority and responsibilities of the Division of Fire Safety.



18 V.S.A. § 4466

■ § 4467. Posting contact information

A short-term rental operator shall post within the unit a telephone number for the person responsible for the unit and the contact information for the Department of Health and the Department of Public Safety's Division of Fire Safety.



18 V.S.A. § 4466

■ § 4468. Educational materials

- (a) The Department of Health, in collaboration with the Department of Public Safety's Division of Fire Safety, shall prepare a packet of information pertaining to the health, safety, and financial obligations of short-term rental operators, including information regarding the importance of reviewing options for property and liability insurance with the operator's insurance company.
- (b) Included with the information packet set forth in subsection (a) of this section shall be a **self-certification form pertaining to health and safety precautions that short-term rental operators must take into consideration prior to renting a unit.** The form shall be retained by the operator and need not be filed with the Department.



18 V.S.A. § 4466

  	
Short Term Rental Safety, Health and Financial Obligations	
<p style="text-align: center;">Contact Information</p> <p>Department of Health: 802-863- 7221 Division of Fire Safety: 802 479-7561</p>	<p style="text-align: center;">Instructions</p> <p>The short term rental operator shall post within the unit a telephone number for the persons responsible for the unit and the contact information for the Vermont Department of Health and the Vermont Division of Fire Safety. This form shall be completed by the short-term rental operator and retained on site. The form need not be filed with the department.</p>
SHORT TERM RENTAL OPERATOR INFORMATION	
Operator(s) Name (Print):	Number of Rooms Rented:
Physical 911 Address of Property:	Type of Heating System:
Mailing Address:	Public or Private Water:
Cell phone number:	E- Mail:
	Tax Account Number:
Division of Fire Safety General Checklist (www.firesafety.vermont.gov)	
<input type="checkbox"/> Smoke and carbon monoxide alarms are provided in accordance with the attached fire safety info sheet.	
<input type="checkbox"/> GFI Outlets are provided in locations identified on the attached fire safety info sheet.	
<input type="checkbox"/> Every sleeping room is provided with a secondary means of escape (see attached fire safety info sheet).	
<input type="checkbox"/> Heating systems (fuel and wood) have been inspected by a certified fuel service technician (see info sheet).	
<input type="checkbox"/> Landings, decks, porches and balconies higher than 30 inches from grade are provided with guards and rails.	
<input type="checkbox"/> Stairs must be provided with graspable handrails (see attached fire safety info sheet).	
Health Department General Checklist (www.healthvermont.gov)	
<input type="checkbox"/> Appliances are operational and in good repair and hot and cold potable water have been supplied.	
<input type="checkbox"/> Guest rooms have been serviced and cleaned before each new guest.	
<input type="checkbox"/> Refuse containers are available and emptied at least once each week or more frequently, if necessary.	
<input type="checkbox"/> Swimming pools, recreational water facilities, and hot tubs are kept sanitary and in good repair.	
<input type="checkbox"/> Sewage system and toilets function and are in good repair.	
<input type="checkbox"/> Toxic cleaning supplies are properly labeled, safely stored and used according to the manufacturer's directions.	
<input type="checkbox"/> Guest rooms are free of any evidence of insects, rodents, and other pests.	
Tax Department General Checklist (www.tax.vermont.gov)	
<input type="checkbox"/> Meals and rooms taxes are filed and paid by a third party. I do not need a Vermont tax account.	
<input type="checkbox"/> Meals and rooms taxes are NOT filed and paid by a third party. I have a Vermont tax account.	
<input type="checkbox"/> The Vermont Meals and Rooms Tax license is displayed in each rental unit.	



18 V.S.A. § 4466

Smoke Alarms

- Photoelectric type smoke alarms are required in the immediate vicinity of sleeping rooms, inside each sleeping room, and on all floor levels including the basement. All newly installed smoke alarms must be hard wired into the buildings electrical system.
- Smoke alarms in sleeping rooms of buildings constructed prior to 1994, may be of the 10-year photoelectric lithium powered tamper resistant type.

Carbon Monoxide Alarms

- Outside each sleeping area in the immediate vicinity of the bedrooms. An additional detector shall be installed in each sleeping room that contains a fuel- burning appliance.
- Carbon Monoxide alarms installed or replaced in a dwelling after July 1, 2005 must be directly wired to the building electrical service and have a battery backup.
- Existing One and Two family dwellings constructed prior to July 1, 2005 may use plug in style alarm with battery backup or battery power or you may hardwire.

Guard and Handrails

- Landings, decks, porches or platforms more than 30 inches of grade must be provided with guards and intermediate rails spaced no more than 4 inches apart.
- Graspable handrails must be provided on all stairs.

Electrical Safety:

Ground Fault Current Interrupters (GFCI) are required in the following areas;

- Bathrooms, garages and accessory buildings having a floor located at or below grade level, not intended as a habitable room and limited to storage. Work areas, outdoors, crawl spaces, unfinished portions or areas of the basement not intended as a habitable room. Kitchen, where the receptacles are installed to serve countertop surfaces and sinks and where the receptacles are installed within 6ft from the top inside edge of the bowl of the sink. Boathouses and bathtubs or shower stalls, where receptacles are installed within 6ft of the outside edge of the bathtub or shower stall and laundry areas.

Secondary Means of Escape from Sleeping Rooms

- Every sleeping room must be provided with a primary and secondary means of escape.
- A window meeting rescue and ventilation requirements can satisfy the secondary means of escape.

Heating System Safety

- Oil, gas, wood, wood pellet and kerosene fuel fired heating systems shall be cleaned and maintained in accordance with manufacturer's installation instructions and shall be inspected at least once during any 2-year period by a certified fuel service technician or Chimney sweep in the case of solid fuels.

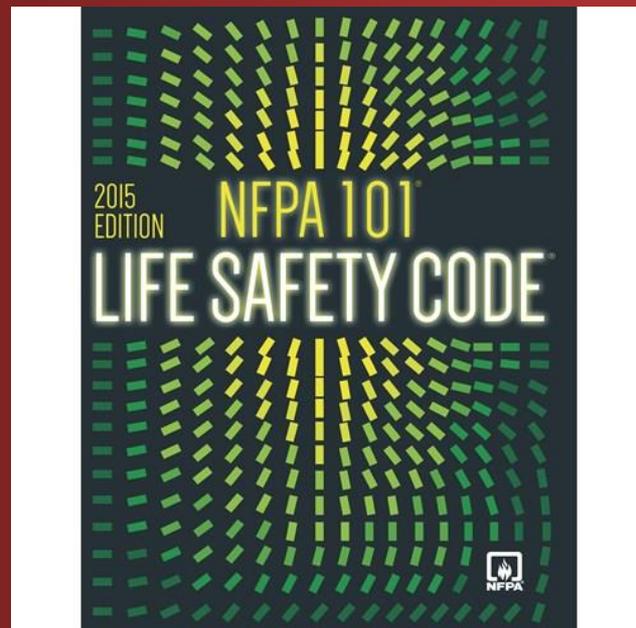
For additional details and information, visit the Code Information & Hot Topic Fire Safety Sheet section of our web page.

<https://firesafety.vermont.gov/buildingcode/codesheets>



Vermont Fire & Building Safety Code

- NFPA 101 Life Safety Code is the standard mostly used for short term rentals:
- Prescribes requirements for: Egress, Fire Ratings, Fire Protection Systems for life safety of occupants



Vermont Fire & Building Safety Code

- Vermont Fire & Building Safety Code has amendments to short term occupancies that impacts the occupancy chapter in NFPA 101 they most follow:
- -add- section 101:24.1.1.1.1 **One or Two Family Dwellings used for Transient Lodging**: A dwelling unit that provides sleeping accommodations for a total of more than 8 people on a transient basis shall be classified in accordance with chapter 26, 28 or 29.
- -delete & replace- section 101:24.1.1.2 **One & Two Family Dwellings** used for Transient Lodging: A building that provides sleeping accommodations for 8 or less people on a transient basis shall be classified as a one & two family dwelling under chapter 24.



NFPA 101 Chapter 24 (1-2 Family)

- Occupancy use for a building for sleeping arrangements for eight (8) occupants or less
 - Example – Queen/King Beds = 2 sleeping arrangements
 - Twin Beds or Twin Bunk Bed = 1 sleeping arrangements
- Chapter 24- Less restrictive code requirements.
- Does not have a new or existing chapter. All requirements from Chapter 24 apply.



NFPA 101 Chapter 26 (Lodging and Rooming)

- Occupancy use for a building for sleeping arrangements for eight 9 – 16 occupants
 - Example – Queen/King Beds = 2 sleeping arrangements
 - Twin Beds or Twin Bunk Bed = 1 sleeping arrangements
- Chapter 26- more restrictive code requirements than chapter 24 (more occupants within a structure)
- Does not have a new or existing chapter. There are requirements for new lodging and rooming occupancy (change of use)



NFPA 101 Chapter 26 (Lodging and Rooming)

- -add- section 101:26.1.1.1.1 **Existing Occupancy- Lodging or Rooming Houses:** A building or portion thereof that does not qualify as a one and two family dwelling under NFPA 101, Chapter 24:1.1.2, **8 or fewer guests**, that provides sleeping accommodations for a total of **(9-16 occupants)** on a transient or permanent basis, without personal care services, with or without meals, without separate cooking facilities for individual occupants. Existing Lodging or Rooming houses are those which were in use prior to the effective date of the adoption of the 2015 Vermont Fire and Building Safety Code. Existing occupancies must comply with the requirements for existing buildings, Chapter 26.



NFPA 101 Chapter 26 (Lodging and Rooming)

- Example: Owner purchases a rental home that has been used as a rental that has provided sleeping arrangements of up to 16. Would need to meet existing requirements within Chapter 26, which includes manual fire alarm system.



NFPA 101 Chapter 26 (Lodging and Rooming)

- -add- section 101:26.1.1.1.2 **Existing Structure New Occupancy Use - Lodging or Rooming Houses:** A building or portion thereof that does not qualify as a one and two family dwelling under Chapter 24.1.1.2, **8 or fewer guests**, that provides sleeping accommodations for a total of **(9-16 occupants)** on a transient or permanent basis, without personal care services, with or without meals, without separate cooking facilities for individual occupants. New Lodging or Rooming House Occupancy is a new use introduced after the effective date of the adoption of the 2015 Vermont Fire and Building Safety Code. New Occupancy Use must comply with NFPA 101, Chapter 26 and 43 of the Life Safety Code. A change of use permit and certificate of occupancy is required for a new occupancy in an existing building.



NFPA 101 Chapter 26 (Lodging and Rooming)

- Example: Owner purchases a single family home (never used or has history of being used as a rental property) and wants rent out and provide sleeping arrangements of up to 16. This change of use will have to meet all new requirements within Chapter 26, which includes sprinkler system and manual fire alarm system.



NFPA 101 Chapter 28, 29 (Hotel Occupancy)

- Occupancy use for a building for sleeping arrangements over 16 occupants
 - Example – Queen/King Beds = 2 sleeping arrangements
 - Twin Beds or Twin Bunk Bed = 1 sleeping arrangements



NFPA 101 Chapter 28, 29 (Hotel Occupancy)

- - Chapter 28, 29- the most restrictive code requirements than other residential occupancy chapters for short term rentals
- Does have a new or existing chapter. Owner shall follow Chapter 43 to determine the occupancy chapter they should be using.
- Existing Hotel Occupancy would require a fire alarm detection system. No sprinkler requirement unless a change of use from single family home to hotel or new construction



Questions?



www.firesafety.vermont.gov

Thank You