

**Typical Issues Associated with Converting  
Older Houses to Bed & Breakfast Inns  
Florida Fire Prevention Code – Fifth Edition**

**Bed & Breakfast Inns providing sleeping accommodations for 16 or fewer persons, with or without meals, but without separate cooking facilities, is classified under Chapter 26 of the Life Safety Code (NFPA 101) as a Lodging or Rooming House. The following issues typically apply to the conversion of an existing single family home to a Bed & Breakfast:**

**Floor Separation** – With very few exceptions, floors separating stories in a building must be constructed as a smoke barrier (NFPA 101-8.6.1). This requires the barrier to prevent the passage of smoke between floors and requires that any penetrations (doors, stairs, ducts, pipes, etc.) be protected to maintain integrity of barrier.

**Means of Escape** – Generally a primary and secondary means of escape (exits) are required from each story, (NFPA 101-26.2.1). The primary means of escape is a door, stairway, or ramp providing unobstructed travel to the outside of the dwelling unit at street or finished ground level. Secondary means of escape include an egress window or a door leading directly to the building exterior.

**Protection of Stairs** - With very few exceptions, interior stairs must be enclosed by fire barriers having a minimum ½-hour fire resistance rating (NFPA 101-26.2.2.1). Self-closing doors and other penetrations must maintain this rating.

**Fire Sprinkler System** – The installation of an Automatic Fire Sprinkler System is required in new Lodging or Rooming Houses. The installation of a Fire Sprinkler System does, however, provide some relief or adjustment from some elements of the above-referenced requirements.

**Fire Alarm System** - The installation of a Fire Alarm System is required in new Lodging or Rooming Houses.

**Door Lock and Latches** – Locks cannot require a key, tool or special knowledge to open from egress side (NFPA 101-7.2.1.5.3). The releasing mechanism must open a door leaf with no more than one releasing operation (NFPA 101-7.2.1.5.10.2).

**Fire Extinguishers** – A minimum of one 2A10BC Fire Extinguisher, validated by a state licensed Fire Extinguisher Contractor and mounted per NFPA 10, is required on each story, for each 3,000 square feet of floor area, and within 75 feet of travel from all areas.

**Address Marking** – Address must be posted with minimum six inch (6”) numerals on contrasting background, visible day or night from street on which building is addressed.