

# Division of Fire Safety

## Division Overview



# Presenters:

- Gerald "GJ" Garrow
  - Rutland Regional Manager
- Patrick Banks
  - Assistant State Fire Marshal



# Division Overview

- Gerald Garrow

- Rutland Regional Manager

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- 802-786-5841

- Assistant State Fire Marshal

- [Patrick.Banks@Vermont.gov](mailto:Patrick.Banks@Vermont.gov)

- 802-786-5868



# 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
  - Barre
  - Rutland
  - Springfield
- Ensures all Vermont Public Buildings comply with the Vermont Fire & Building Safety Code through: Permit Process, Inspections and Complaint Inspections



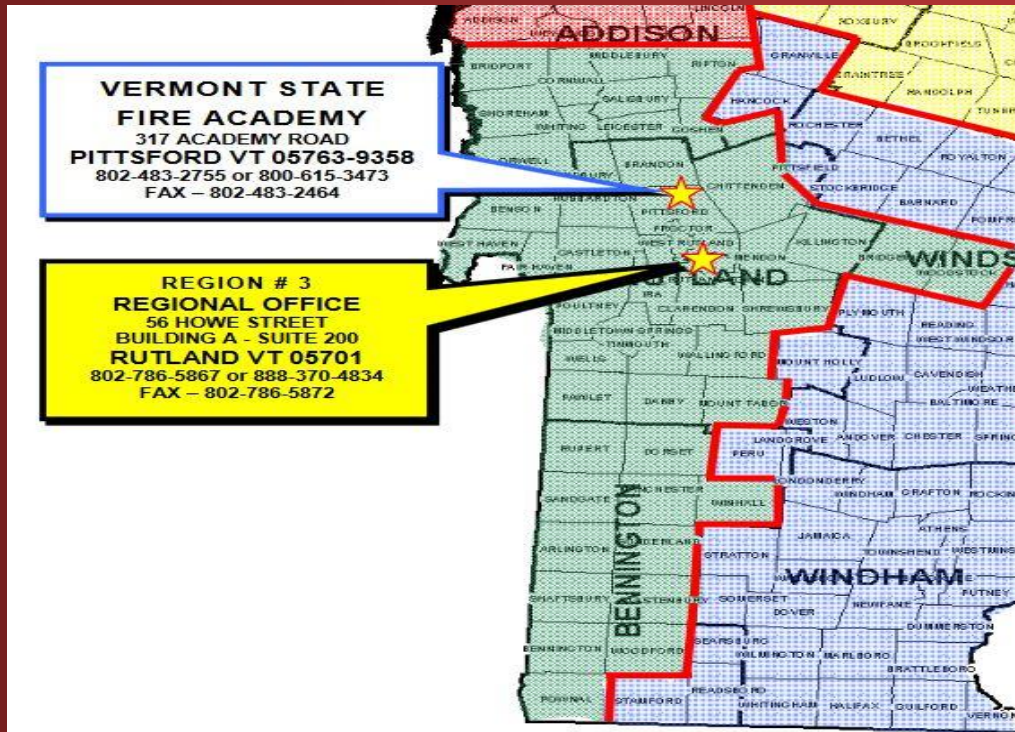
# Division Overview

- Each Office includes:
  - Regional Manager
  - Regional Assistant
  - Electrical Inspectors
  - Plumbing Inspectors
  - Assistant State Fire Marshals



# Division Overview

- Rutland Office Covers Bennington, Rutland and Addison Counties



# 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





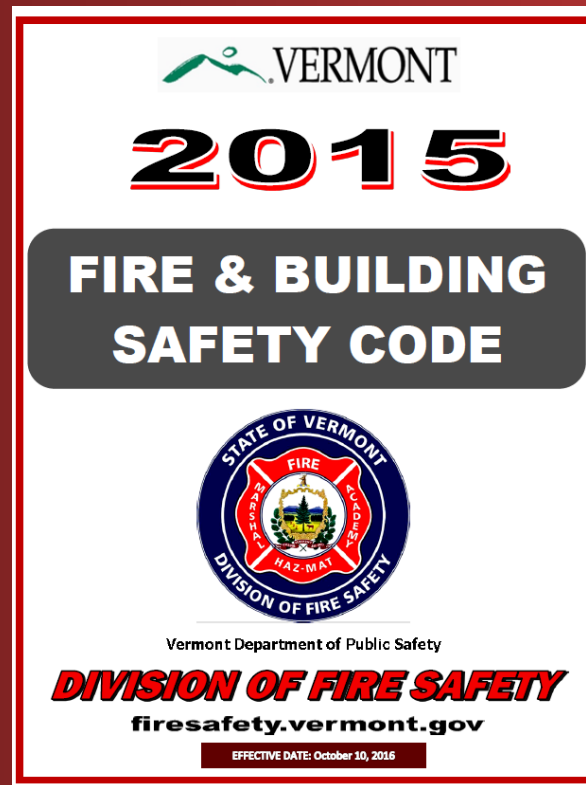
# Public Building

- 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.



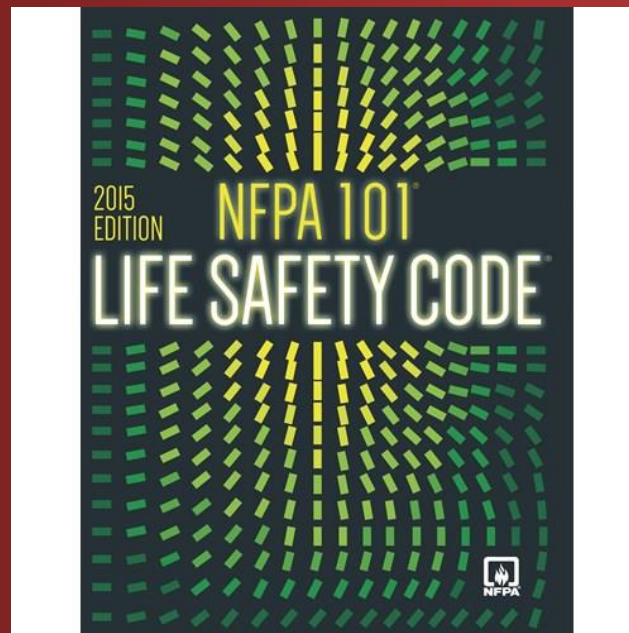
# Vermont Fire & Building Safety Code

- Since 1972 the State of Vermont has adopted nationally recognized safety standards to protect the public from fire and explosion hazards and establish standards for fire safety.
- The Code establishes separate minimum standards for new and existing buildings, and existing buildings that are used for a new purpose. This Code recognizes the need to protect the public when the use of a building changes putting more people at risk or introducing new hazards to a building.



# 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](http://www.firesafety.vermont.gov)

Thank You