

Derrick Tokos

From: Joseph Lease
Sent: Thursday, January 10, 2019 3:26 PM
To: Derrick Tokos
Subject: Bed & Breakfast

Derrick,

You have asked how large is a Bed & Breakfast (B&B) permitted to be under the Oregon Codes. In accordance with the Oregon Residential Specialty Code (ORSC) a B&B is a “lodging house” and can fall under the single-family residential standards when limited to 5 guestrooms and a maximum of 16 guests (Ref: ORSC R202 definition of “lodging house”). A B&B that exceeds these limitations would not fall within the scope of the ORSC Section 101.2, and therefore would become subject to the more stringent requirements of the Oregon Structural Specialty Code (OSSC), including but not limited to, fire sprinklers and sleeping room fire separations. In this instance it would be considered an R-1 Boarding House (transient occupancy) and subject to the same requirements as hotels and motels (OSSC 310.3).

Thank You,

Joseph Lease, Building Official
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