

Alberta Building Code Requirements for Bed and Breakfasts

The list below outlines the minimum requirements to operate a Bed and Breakfast under the Safety Codes Act and Alberta Building Code.

***Note:** *This list does not include requirements under the Town of Canmore Land Use Bylaw or Alberta Health Services requirements.*

- Sleeping facilities are provided for no more than 10 people in the dwelling, including Bed and Breakfast guests and permanent residents.
- Each guest bedroom must provide direct egress to the exterior, either through a door or window.
 - The minimum openable area of an egress window is 0.35 m² (3.8 ft.²) with no dimension of the opening less than 380 mm (15 in.).
 - Where the window opens into a window-well, a clearance of at least 550 mm (22 in.) is to be provided between the window and the window well.
 - Where a window opens outwards towards the window-well, the window must not reduce clearance in a manner that would restrict escape.
 - Houses constructed after October 31, 2015, require a clearance of 760 mm (30 in) between an egress window and a window well.
- Bedrooms must have a minimum 2.1 m clear ceiling height.
- Smoke alarms are wired such that activation of one alarm will cause all alarms to sound. These can be wireless.
 - Houses constructed after October 31, 2015, under the 2014 Building Code also require smoke alarms in each bedroom and in the hallway serving bedrooms or, if there is no hallway, within 5 m of bedroom doors.
- Houses constructed after October 31, 2015 require a carbon monoxide alarm within 5 m of bedroom doors. If the bedrooms are served by a hallway, the alarm is to be located in the hallway between the bedrooms and the rest of the house.
- One (1) five pound (2-A-10-BC) portable fire extinguisher located on each floor occupied by guests.
- No unsafe conditions, which include no obvious structural problems with the dwelling, stairs are maintained in a safe condition, guards and handrails are in place where required, heating systems in good operating condition, etc. This can be determined during a Safety Codes inspection. A building permit may be required if remediation is necessary.
- An emergency escape plan is wall-mounted in each guest bedroom.