



## **Texas Department of Insurance State Fire Marshal's Office – Inspections Division**

---

Mail Code 112-FM, 333 Guadalupe • P. O. Box 149104, Austin, Texas 78714-9104  
512-305-7900 telephone • 512-305-7359 fax

April 18, 2011

Captains Quarters  
701 Bay Ave.  
Kemah, Texas 77565  
Matt Wiggins  
281-334-4141

Inspection Number: RRO9582A  
Date of Consultation: 4/6/2011  
Galveston County

Authority: 417.008, Tex. Gov. Code and adopted rules 28 TAC 34.303

As a result of questions raised by concerned citizens and to assist the Kemah Emergency Services District, the State Fire Marshal's Office provided consultation services regarding minimum fire protection requirements for the above noted facility on April 6, 2011.

The City of Kemah is the Authority Having Jurisdiction, and currently enforces the *2003 Edition of the International Fire Code, (IFC) and 2009 Edition of NFPA 101, Life Safety Code*. The State Fire Marshal's Office has adopted, and currently enforces the *2009 Edition of NFPA 101, Life Safety Code*.

The State Fire Marshal's Office is only authorized by state statutes to enforce the requirements of *NFPA 101, Life Safety Code*; and is not permitted to enforce or regulate a fire code that is adopted by an incorporated city, or other government entity.

This consultation is intended to provide basic information regarding interpretation of minimum code requirements for features of fire protection for this building occupancy classification. You may wish to cross reference the *Life Safety Code with the IFC* for comparative value regarding minimum life safety standards.

The *2009 Edition of the National Fire Protection Association, 101, Life Safety Code*, is referenced for consultative findings in this report.

Captains Quarters Bed and Breakfast is a four story existing lodging and rooming occupancy of wood frame construction, with a wood shingle siding, metal roof, and concrete slab foundation. The building contains six guest rooms with sleeping arrangements for 12 occupants. Fire safety features include single-station smoke alarms in guest sleeping rooms.

A certificate of occupancy was not displayed for this building.

### Protection Hazards:

The building is not equipped with a fire alarm system.

As an equivalency for installation of a fire alarm system in existing lodging and rooming occupancies, smoke alarms powered by the building electrical system which are interconnected and sound simultaneously to provide audibility throughout the building, and are arranged to be initiated by not less than one manual pull box located on each floor shall be permitted.

The interior stairway is not enclosed to protect the upper floors from smoke and fire which creates a non-compliant vertical opening for the primary means of escape in a building not protected with fire sprinklers.

Sleeping rooms are not equipped with self-closing devices to maintain smoke protection of guest rooms.

### Comments:

It is recognized that a lodging and rooming occupancy that operates as a Bed & Breakfast Inn provides a uniquely characteristic environment for guests.

In order to provide a reasonable and acceptable level of life safety for occupants of this building, it is the opinion of the State Fire Marshal's Office that a complete fire alarm system with full smoke detection coverage be installed in this occupancy.

A complete fire alarm system will provide early detection and notification to occupants, and will provide a reasonable level of safety to alleviate enclosing the open stairway to maintain the characteristic atmosphere, and will meet the primary intent of the code for life safety of occupants in the building.

As an enhanced method of protection, it is the opinion of the State Fire Marshal's Office, that installation of a residential fire sprinkler system in accordance with NFPA 13R, would exceed minimum code requirements to provide an increased level of life safety for occupants in the building, and may also provide exceptions to other requirements.

*Chris W. Beasley*

Chris W. Beasley, CFI  
Deputy State Fire Marshal  
State Fire Marshal's Office  
Fire Safety Inspection Services

cc: Brent E. Hahn, Fire Chief/Fire Marshal  
City of Kemah