



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

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April 19, 2011

Courtesy Inn
909 Kipp Ave.
Kemah, Texas 77565
Linda Ward
281-538-9648

Inspection Number: RRO9569A
Date of Consultation: 4/5/2011
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 5, 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.

Courtesy Inn is a single story wood frame structure with a brick veneer and composition shingle roof containing three bedrooms, currently classified as a one & two family dwelling occupancy. Features of fire protection include one bedroom equipped with a single-station battery operated smoke detector.

Protection Hazard:

Two of the three bedrooms are not equipped with smoke alarms.

Comments:

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

The owner is not sure if she is going to operate as a Bed & Breakfast Inn. Should the building be operated as Bed and Breakfast occupancy the requirements of NFPA 101, Life Safety Code, Chapter 26, Lodging and Rooming Houses will apply and the building shall be equipped with a fire alarm and smoke detection system in accordance with all referenced NFPA provisions and standards applicable to the occupancy classification.

Any newly installed smoke alarms shall be powered by the building electrical system, and shall be interconnected to function as multiple station smoke alarms.

This requirement is necessary because of the change in types of occupancies.

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.



Brad Westberry, CFI-II
Deputy State Fire Marshal
State Fire Marshal's Office
Fire Safety Inspection Services

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