

CITY OF BATH, MAINE

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CODES ENFORCEMENT OFFICE

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Bed & Breakfasts

Below are summarized the regulatory issues associated with establishing new Bed and Breakfasts in Bath. A B&B is a dwelling occupied by the owner as his/her principal place of residence when the B&B is in operation, accommodating paying guests for a limited duration with sleeping and dining facilities, payable on a per diem basis, having less than 10 sleeping rooms, and in which some bath, sitting, and dining rooms are used in common by the guests. The dining facilities are for the use of the owner and the overnight guests only. All of the B&B activities and the residence of the owner must be in the same building, and can be in only one building.

1. The establishment of a B&B requires site plan approval and a construction permit from the City. Procedures for the site plan review are detailed in Article 12 of the Land Use Code, available on the City's website at www.cityofbath.com. The construction permit is obtained from the codes officer.
2. The establishment of a B&B for over three guests requires a permit or permits from the State Fire Marshal's Office. Contact them at 626-3880 for details. Information on their office is available on the State's website at www.maine.gov.
3. Each building is different, but in general, the applicable building and fire codes (local and State) will require some or all of the following construction/fire protection features:
 - a. A fire sprinkler system
 - b. A fire detection and alarm system
 - c. Two means of egress from each floor
 - d. Vertical opening protection (construction that limits the spread of fire between floors through openings such as stairwells and dumbwaiters)
4. The Americans With Disabilities Act is federal civil rights legislation that requires access for disabled people to facilities open to the public, such as B&Bs. It is administered by the State Fire Marshal's office (626-3880). The federal government has an information center for the public to access ADA information at 1-800-949-4232.
5. B&Bs require State and local Victualer's Licenses (license to serve food to the public). For info on the State one, call 287-5671. Contact the City Clerk's office (443-8332) for the local one.

The above items are general. Each building is different and requires specific review. The Codes Officer can help you with questions you may have.