

### Bed & Breakfast (Owner-Occupied Lodging Houses)

*A Bed and Breakfast is a permanent residence with one to three guestrooms in the home or in a detached structure on the property. Referred to as a Owner-Occupied Lodging House in the Building Code, a Bed and Breakfast can be an Airbnb or similar short term lodging that is used for 30 days or less , but does not include hotels, motels, rooming board houses, or hostels.*

#### What are the basic Zoning Code requirements?

- **Zoning:** A Bed and Breakfast is an accessory use in residential zones of the City (RS, RM, PR, CN). It is regulated by BMC 19.17.080 Bed and Breakfast Establishments.
- **Site Plan:** A site plan, drawn to scale, is required. **The following items must be provided on the site plan:**
  - Site address.
  - Property lines and dimensions.
  - All structures on site including the dimensions and uses.
  - Driveway(s) and dimensions of parking spaces.
  - Adjacent street names.
  - Pathway of travel from the Bed and Breakfast to the parking area.
- **Business License:** A Burien City Business License is required. Applications must be submitted with the Department of Revenue. The type of business license required is a “General” Business License.
- **Owner Occupancy:** The business owner must reside in the Bed and Breakfast or in other building on the property. One non-resident employee is allowed.
- **Size:** No more than 3 guestrooms and no more than 10 people, including residents, may be accommodated overnight.
- **Parking:** 1 off-street parking space for each guestroom, and 2 for the residents.
- **Signage:** One wall sign no greater than 2 square feet in size is permissible.
- **Food Service:** Only overnight guests of the Bed and Breakfast may receive food service.
- **Events:** Meetings, social gatherings, retreats or other gatherings are not allowed.
- **Design:** A Bed and Breakfast needs to meet the following design criteria:
  - All new structures/additions shall meet current development standards for the zone in which the property is located.
  - Detached structures shall match (or complement) the design of the primary unit.
- **Lot Coverage:** Lot coverage for residential structures is dependent on the zoning classification. For example, lots zoned RS-A are limited to 20% lot coverage, and lots zoned RS-12,000 and RS-7,200 are limited to 35% lot coverage standards.



### What are the Building Code Requirements for Bed and Breakfast establishments (Owner-Occupied Lodging Houses)?

- **Change of Use:** (Requires a building permit) Any work undertaken in connection with a change in use that does not involve a change of occupancy classification or a change to another group within an occupancy classification shall conform to the applicable requirements for the work as classified in the International Residential Code.
- **Floor Plan:** A complete floor plan that shows the specific room(s) to be used as an Owner-Occupied Lodging House/ Bed and Breakfast. **The following items must be provided on the floor plan:**
  - **Smoke and Carbon monoxide Detectors:** Smoke detectors are required in each sleeping room, located immediately outside sleeping areas and one located on each level of the residence. One carbon Monoxide detector is required immediately outside the sleeping areas, and one located on each level of the residence.
  - **Egress:** Windows need to meet egress size requirements for emergency escape at the time they were installed or when the sleeping room was added.
  - **Exit Pathway:** Safe exit path from each sleeping room to the outside.
  - **Heating:** Heating provided in habitable areas per the International Residential Code (IRC).
  - **Plumbing:** Plumbing and Sanitary facilities available in the dwelling and in working conditions per the IRC.
  - **Electrical Outlets:** Electrical safety outlets (e.g. GFCI) provided in areas specified in the IRC.
  - **Ventilation:** Adequate ventilation per the IRC.
- **Water & Hydrant availability:** Water and fire hydrant availability certificates will need to be completed and submitted with the permit application. The Fire Marshal will state any conditions of approval on the hydrant form, such as if fire sprinklers are required.
- **Applicable Codes:** These can be found in the Burien Municipal Code Title 15 or at [www.burienwa.gov](http://www.burienwa.gov).