



## CITY OF WHITEHORSE

# INSPECTION GUIDELINES

### BED & BREAKFAST LODGING OR FAMILY DAY HOME

#### City of Whitehorse Zoning Bylaw 2006-01

##### A. BED & BREAKFAST REQUIREMENTS:

1. A development permit is required.
2. An inspection is required to be done by a Building Official.
3. A min. room size of 7 square meters (75 sq. ft.) is required.
4. A max. of 2 sleeping rooms are permitted.

##### B. FAMILY DAY HOME REQUIREMENTS:

1. A development permit is required.
2. An inspection is required to be done by a Building Official, Fire Inspector and also requires the approval of a Public Health Inspector.
3. A max. of 8 children is permitted and shall not occupy more than 25% of the dwelling unit.
4. Shall be licensed pursuant to the Yukon Child Care Act.
5. Must provide a minimum fenced outdoor play area of 5 m<sup>2</sup> per child. Where outdoor play area is provided offsite in facilities such a city park, a public school or a local playground, written permission to use the area must be obtained from the property owner.

#### BUILDING OFFICIALS CHECK LIST:

An inspection of the premises will be carried out to ensure that the minimum health, fire and life safety items are met as outlined below.

NOTE: A building permit is required for Bed & Breakfast or Family Day Home.

1. **SMOKE ALARMS:** Wired into the electrical system, and are located between the sleeping areas and the living areas.
2. **FURNACE ROOM:** The inspector will check to ensure that the furnace is isolated or separated in some way from the sleeping and living areas.
3. **EXITS:** In general the inspector will check that there are sufficient exits for the proposed use and that no required exit is blocked off or inaccessible.
4. **OPENABLE BEDROOM WINDOWS:** The bedroom window will be checked to ensure that an unobstructed opening of 3.8 sq. ft. in area is proved (ie. 20" x 28, 15" x 36", 20" x 28", 24"x24").
5. **PLUMBING FIXTURES:** The fixtures will be checked to ensure that they were installed correctly and there are no health hazards.
6. **AIR QUALITY:** The inspector will check to see if sufficient fresh air is supplied to the house. This can be achieved by providing vented range hoods, bathroom exhaust fans & in some cases with open able windows. HRV's (Heat Recovery Ventilators) may be installed.
7. **WOOD STOVES:** If the premises has a wood stove, the inspector will check the wood stove & chimney to ensure that there are no safety hazards & that the woodstove is not accessible to children.