



2121 – 2ND AVE.
WHITEHORSE, YT Y1A 1C2
LAND & BUILDING SERVICES
PH: 668-8340
adminbuilding@whitehorse.ca

BED & BREAKFAST LODGING OR FAMILY DAY HOME CITY OF WHITEHORSE INSPECTION GUIDELINES

CITY OF WHITEHORSE ZONING BYLAW 2006-01

1. BED & BREAKFAST REQUIREMENTS:

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

2. FAMILY DAY HOME REQUIREMENTS:

- a. A development permit is required.
- b. An inspection is required to be done by a Building Official, Fire Inspector and also requires the approval of a Public Health Inspector.
- c. A max. of 8 children is permitted and shall not occupy more than 25% of the dwelling unit.
- d. Shall be licensed pursuant to the Yukon Child Care Act.
- e. Must provide a minimum fenced outdoor play area of 5 m² 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.