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MEMO

DATE: April 8, 2014
TO: Planning and Sustainability Commission
FROM: Sandra Wood, Supervising Planner
SUBJECT: Amendment to Accessory Short-Term Rental regulations
RICAP 6 Proposed Draft

The Regulatory Improvement Code Amendment Package 6 (RICAP 6) *Proposed Draft* includes amendments to address the regulation of Accessory Short-Term Rentals. In the proposal, staff included a requirement that the operator of an accessory short-term rental can only rent “legal bedrooms.” The intent behind this code provision was to ensure that the bedrooms being rented to nightly guests are safe for sleeping.

Subsequent to publishing the *Proposed Draft*, staff continued to work with the building inspection staff from the Bureau of Development Services to explore how best to put this standard into operation. After careful consideration of the implementation issues raised by the inspection staff, the project team has concluded that it would be infeasible for an applicant to self-certify compliance with this standard. Expertise in current and historic building codes is necessary, as is knowledge of previous material usage and construction techniques.

Therefore, the following code language is proposed to replace the “legal bedroom” standard presently found in paragraphs 33.207.040.A.4 and 33.207.050.A.5 in the *Proposed Draft*:

Bedroom requirements. The operator of an accessory short-term rental can only rent bedrooms that the Bureau of Development Services has verified:

- a. Met the building code requirements for sleeping rooms at the time they were created or converted; and
- b. Have smoke detectors that are interconnected with smoke detectors in adjacent hallways.



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