

## **CODE INTERPRETATION**

**NC Department of Insurance  
Office of the State Fire Marshal – Engineering Division  
1202 Mail Service Center, Raleigh, NC 27699-1202  
(919) 661-5880**

### **Bed and Breakfast Dwelling**

**Code:** 2012 Residential Code

**Sections:** R101.2

**Date:** July 1, 2012

**Rev:** March 4, 2015

**Question:**

May a bed and breakfast facility containing 8 guest rooms in a single family dwelling be constructed according to the Residential Code?

**Answer:**

Yes. A bed and breakfast facility in a single family dwelling that contains 8 or less guest rooms for rent is considered a single-family dwelling. The building must comply with the current edition of the Residential Code. General Statute § 130A-247 defines a "Bed and breakfast home" as a means of business in a private home of not more than 8 guest rooms that offers bed and breakfast accommodations. This statute supersedes the limit of 5 unrelated occupants currently within the North Carolina Residential Code for bed and breakfast dwellings only.