



BUILDING CODES AND STANDARDS IN SHORT-TERM RENTALS

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According to Host Compliance, short-term rentals are “most often defined as a rental of a residential dwelling unit or accessory building for periods of less than 31 consecutive days.”

There are single-family residences in residential zones and multi-family in that are in commercial or multi-use zones.

Types of short-term rentals include self-contained apartments, vacation rentals, bed and breakfasts, and some hotels and motels.

These dwelling are to enforce international, state, and local Code of Ordinances

“to establish the regulations, procedures of standards for the review and approval of all vacation rental units in the city: to preserve and foster the public health, safety, aesthetics, and general welfare, and to aid in the harmonious and orderly development of the city in accordance with its comprehensive plan.”

These regulations and standards are pertaining to the codes and standards that interior architects and designers’ study and learn about while in school. These codes range from those found in:

- International Code Council
- National Fire Protection Association
- ADA Accessibility Guidelines
- United States Environmental Protection Agency’s Laws and Regulations
- American Society for Testing and Materials
- United States Green Building Council
- United States Department of Agriculture
- Foodservice Consultants Society International
- Unified Facilities Guide Specifications
- Green Seal
- National Council of Governments on Building Codes and Standards
- Construction Specification Institute
- Universal Design
- Barrier-Free Design
- Microbial Design
- American National Standards Institute
- National Hotel and Lodging Associations
- Vacation Rental Management Association

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State and Local laws, regulations, and associations have their own zoning codes and specifications they follow, in conjunction with the points above. Both the specific name and occupancy classification are required for creating precise plans when you are locating the zone for your short-term rental types. Finding out what zone and classification helps establish the mandatory types of construction outlined by the list of codes and standard locations mentioned on the first page.

The intent of establishing these codes and standards is to help people and planet prosper. Building safety, as we know from the previous newsletters, have been studied since the beginning of mankind and always with people and planet in mind. Designers of today have a whole new codes and standard policy compared to the codes and standards dating 1970 and earlier. The codes in the most recent ICC are from 2018, and we can see that the new home builds reflect the most recent codes and standards compared to those in 2017 and earlier. These codes are helping the people living today carry out their lives with peace of mind and safety.

Texas A&M University has an article for the Lodging Properties from April 2003 Publication 1609, mentioning B&Bs mostly are in older homes and are costly to remodel. This could happen when no design profile was drafted during the integrative stage of the project. It is possible to come up with ideas on how to meet codes in the middle of a project, just the same that it is possible to exhibit modern codes and standards in a project that is already done. It is most important to start the integrative process at the beginning of the projects where the Interior Architect and Designer can project manage codes and standards, timeline, budget, and safety to reduce operating expenses, lessen repair costs, improve tenant satisfaction, and enhance resale value.

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