

ENGROSSED HOUSE  
BILL NO. 1973

By: Perry of the House

and

Coates of the Senate

An Act relating to state government; amending 74 O.S. 2001, Section 317.1, which relates to the State Fire Marshal; providing certain exception for exit requirements; providing certain exception for type of smoke detection system; requiring maintenance of certain records; providing an effective date; and declaring an emergency.

BE IT ENACTED BY THE PEOPLE OF THE STATE OF OKLAHOMA:

SECTION 1. AMENDATORY 74 O.S. 2001, Section 317.1, is amended to read as follows:

Section 317.1 A. ~~The~~ Except as provided in subsection C of this section, the following bed-and-breakfast establishments shall be exempt from standards adopted by the State Fire Marshal Commission, including but not limited to standards published by the National Fire Protection Association, the Building Officials and Code Administrators (BOCA) National Building Code and the Life Safety Code, as it relates to sprinkler system and exit requirements only:

1. Bed-and-breakfast establishments which are open for business prior to the effective date of this act; and

2. Bed-and-breakfast establishments which open for business on or after the effective date of this act and which provide sleeping accommodations of ~~four~~ nine rooms or less per structure.

B. Municipalities may enact ordinances for bed-and-breakfast establishments which are the same as or different from the rules adopted by the State Fire Marshal Commission relating to sprinkler system and exit requirements only.

C. Beginning July 1, 2005, structures classified as bed-and-breakfast establishments that are exempt pursuant to subsection A of this section and that provide an operable window or door as a second means of egress from a sleeping room located on a second floor or higher shall provide a method of descent by either an outside deck with stairs, a ladder fixed to the outside wall that extends to the ground, or a collapsible ladder unit that can be lowered to the ground and stored under the window sill with a conspicuous label.

In addition, structures classified as bed-and-breakfast establishments shall only be required to provide a smoke detection system powered by an extended-life lithium battery. However, if an existing bed-and-breakfast establishment undergoes an extensive remodeling project, the bed-and-breakfast establishment shall be subject to the nationally recognized codes, standards, or practices adopted by the State Fire Marshal Commission as they relate to the smoke detection system, including but not limited to a hard-wired system. Nothing in this section shall prevent a bed-and-breakfast establishment from installing a smoke detection system from additional power sources. Innkeepers shall maintain a log that provides for the location and proper operation of each smoke detector. The smoke detectors shall be checked for proper operation by the innkeeper at the time change for daylight savings time and at the time change to standard time.

D. For purposes of this section, "bed-and-breakfast establishment" means a private house where sleeping accommodations are available for transient guests for pay, maximum guest occupancy in general not to exceed the total of two guests per room, and where breakfast only is included in the rent.

SECTION 2. This act shall become effective July 1, 2005.

SECTION 3. It being immediately necessary for the preservation of the public peace, health and safety, an emergency is hereby

declared to exist, by reason whereof this act shall take effect and be in full force from and after its passage and approval.

Passed the House of Representatives the 15th day of March, 2005.

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Presiding Officer of the House of  
Representatives

Passed the Senate the \_\_\_\_ day of \_\_\_\_\_, 2005.

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Presiding Officer of the Senate