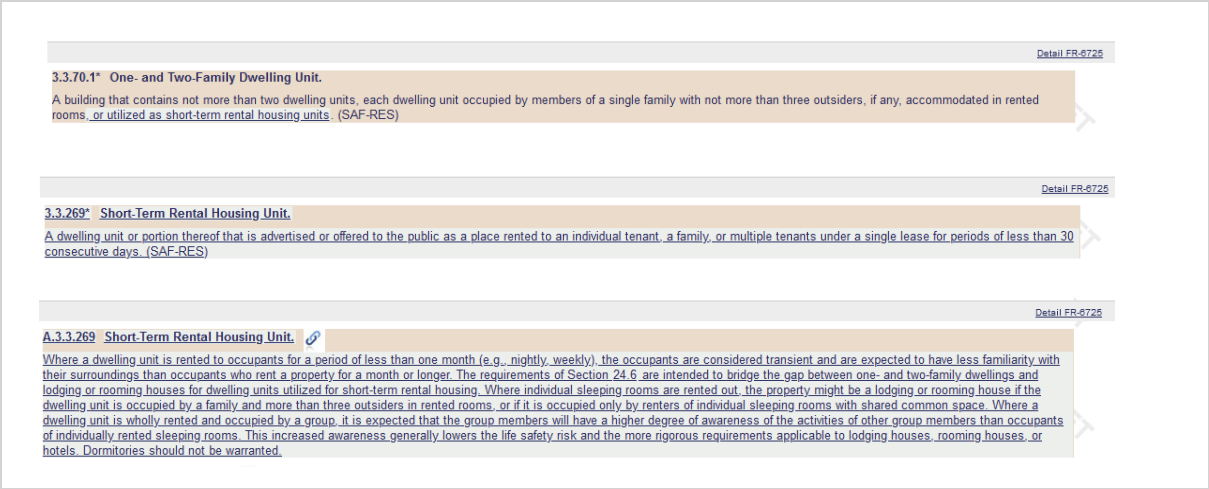
First Revision No. 6725-NFPA 101-2024 [Detail]



Detail FR-6725

3.3.70.1* One- and Two-Family Dwelling Unit.

A building that contains not more than two dwelling units, each dwelling unit occupied by members of a single family with not more than three outsiders, if any, accommodated in rented rooms, or utilized as short-term rental housing units. (SAF-RES)

Detail FR-6725

3.3.269* Short-Term Rental Housing Unit.

A dwelling unit or portion thereof that is advertised or offered to the public as a place rented to an individual tenant, a family, or multiple tenants under a single lease for periods of less than 30 consecutive days. (SAF-RES)

Detail FR-6725

A.3.3.269 Short-Term Rental Housing Unit.

Where a dwelling unit is rented to occupants for a period of less than one month (e.g., nightly, weekly), the occupants are considered transient and are expected to have less familiarity with their surroundings than occupants who rent a property for a month or longer. The requirements of Section 24.6 are intended to bridge the gap between one- and two-family dwellings and lodging or rooming houses for dwelling units utilized for short-term rental housing. Where individual sleeping rooms are rented out, the property might be a lodging or rooming house if the dwelling unit is occupied by a family and more than three outsiders in rented rooms, or if it is occupied only by renters of individual sleeping rooms with shared common space. Where a dwelling unit is wholly rented and occupied by a group, it is expected that the group members will have a higher degree of awareness of the activities of other group members than occupants of individually rented sleeping rooms. This increased awareness generally lowers the life safety risk and the more rigorous requirements applicable to lodging houses, rooming houses, or hotels. Dormitories should not be warranted.

Supplemental Information

File Name	Description	Approved
101_RES_Detail_FR-6725_3.3.70.1.docx		

Submitter Information Verification

Committee: SAF-RES

Submittal Date: Fri Jul 26 15:10:48 EDT 2024

Committee Statement

Committee Statement: This new definition for "Short Term Rental Housing" will allow short term rentals to be regulated by AHJ's using the Code. The definition will clearly define what occupancies will be regulated and the addition to the One- and Two-family dwellings definition allows the use of chapter 24 requirements to be used to regulate short term rental housing

Response Message: FR-6725-NFPA 101-2024

Public Input No. 184-NFPA 101-2024 [Section No. 3.3.70.1]

First Revision No. 6600-NFPA 101-2024 [New Section after 24.5.2]

24.6 Short-Term Rental Unit.

24.6.1 General.

24.6.1.1

The provisions of Chapter 24 and this section shall apply to short-term rental housing units.

24.6.1.2

The provisions of Chapter 26 shall apply to short-term rental housing units where there are 10 or more sleeping accommodations.

24.6.1.3

Buildings shall have an approved, legible address number placed in a position visible from the street or road fronting the property in accordance with NFPA 1 .

24.6.1.4

Outdoor fires, open fires, and cooking equipment shall be in compliance with NFPA 1 .

24.6.2 Occupancy Safety.

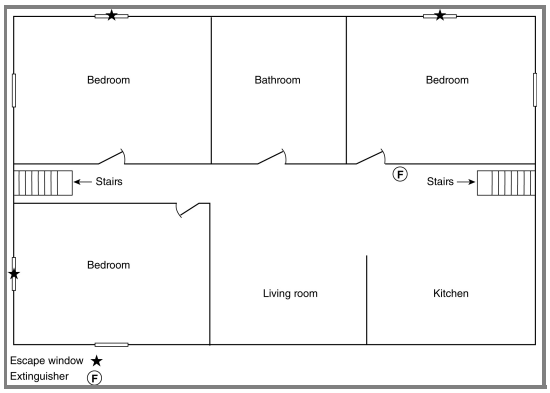
24.6.2.1*

A floor diagram reflecting the actual floor arrangement, exit locations, room identification, contents and furnishings intended to be used as sleeping accommodations, and fire extinguisher locations shall be posted in a location and manner acceptable to the authority having jurisdiction.

A.24.6.2.1

A sample floor diagram is shown in Figure A.24.6.2.1 .

Figure A.24.6.2.1 Short-Term Rental Unit Floor Sample Diagram.



24.6.2.2*

The floorplan required in 24.6.2.1 shall be made available to the authority having jurisdiction upon request.

A.24.6.2.2

A safety plan is a useful tool that both guests and authorities having jurisdiction can use to verify the safety of the location.

The safety plan for a short-term rental unit should include the following:

(1) Name and contact information of the responsible party

(2) Procedure for a guest to report an emergency and the means of communicating that procedure to guests

(3) A graphic illustration of the full floor plan of the dwelling unit or sleeping unit with a short-term rental unit that includes the following:

(a) The location of each sleeping space

(b) The pathways for the primary and secondary means of escape for each sleeping space meeting the definition of the term *means of escape* found in Chapter 3

(c) The location of portable fire extinguishers, smoke alarms, carbon monoxide alarms, and emergency escape ladders if provided.

(d) Location of fuel-fired equipment and appliances

(4) Safety equipment records, including the following:

(a) Manufacturing date of each smoke alarm, as marked on the back of the alarm

(b) Manufacturing date of each carbon monoxide alarm, as marked on the back of the alarm

(c) Manufacturing date of portable fire extinguishers

24.6.2.3

A fire extinguisher shall be installed on each level in a location along the path of egress or in another place that is otherwise acceptable to the authority having jurisdiction.

Supplemental Information

File Name	Description	Approved
NFPA_101_FR_6600.png	Figure A.24.6.2.1	

Submitter Information Verification

Committee: SAF-RES

Submittal Date: Wed Jul 17 10:40:00 EDT 2024

Committee Statement

Committee Statement: Based upon direction from the CC, a task group was developed to create regulations around short-term rental housing. Based on TG deliberations and history of fires in STRH, these requirements were added to provide a higher level of safety than that of a one- and two-family dwelling unit while not triggering compliance with the other residential chapters. The task group will continue to work on the requirements for the second draft meeting.

Response Message: FR-6600-NFPA 101-2024

Public Input No. 185-NFPA 101-2024 [New Section after 24.5.2]

First Revision No. 6663-NFPA 101-2024 [Section No. 28.3.4.3.2]

28.3.4.3.2*

In hotels and dormitories that are required by 28.3.4 to have a fire alarm system, the audible alarm notification signal provided in sleeping rooms of guest rooms or guest suites that is activated by the fire alarm system shall be a ~~520 Hz~~ low-frequency signal in accordance with 9.6.2.10.3.

A.28.3.4.3.2

The standard audible alarm signal used in all fire alarm horns and integral sounders of smoke detectors for the past 30 years utilized a typical frequency of approximately 3 KHz. Peer-reviewed research has concluded the waking effectiveness of a ~~520 Hz~~ low-frequency signal is superior to the standard 3 KHz audible alarm signal for waking high-risk segments of the population such as people over 65, people who are hard of hearing, school-age children, and people who are alcohol-impaired. Therefore, the 520 Hz low-frequency audible alarm signal is now required in areas intended for sleeping within hotels and dormitories that are required to have a fire alarm system. The following product solutions are currently available in the market to produce the ~~520 Hz~~ low-frequency audible alarm signal in sleeping rooms:

(1) Smoke detectors with integral sounder bases

(2) Fire alarm system horns and horn/strobes

(3) Speakers connected to an in-building fire alarm emergency voice alarm communication (EVAC) system

The peer-reviewed research project — *Optimizing Fire Alarm Notification for High Risk Groups: Waking Effectiveness of Alarms (Auditory, Visual and Tactile) for Adults Who Are Hard of Hearing* and ~~*Waking Effectiveness of Alarms (Auditory, Visual and Tactile) for the Alcohol Impaired*~~ *Optimizing Fire Alarm Notification for High Risk Groups: Waking Effectiveness of Alarms (Auditory, Visual and Tactile) for the Alcohol Impaired* — was conducted under the auspices of the Fire Protection Research Foundation.

Submitter Information Verification

Committee: SAF-RES

Submittal Date: Fri Jul 19 07:42:41 EDT 2024

Committee Statement

Committee Statement: The modifier “520-hz” should be deleted as the frequency characteristics are defined in NFPA 72 , UL 217, and UL 464 and is unnecessary in NFPA 101. Removing the “520 Hz” reference allows NFPA 72 to make modifications as technically necessary without impacting the application of NFPA 101.

Response Message: FR-6663-NFPA 101-2024

Public Input No. 175-NFPA 101-2024 [Section No. 28.3.4.3.2]

Public Input No. 179-NFPA 101-2024 [Section No. A.28.3.4.3.2]

First Revision No. 6662-NFPA 101-2024 [Sections 28.3.4.3.4, 28.3.4.3.5]

28.3.4.3.4*

Guest rooms and guest suites required to be equipped with accessible communication features shall be provided with a ~~visible~~ visual notification appliance.

28.3.4.3.5

In occupiable areas, other than guest rooms and guest suites, ~~visible~~ visual notification appliances shall be provided.

Submitter Information Verification

Committee: SAF-RES

Submittal Date: Fri Jul 19 07:37:30 EDT 2024

Committee Statement

Committee Statement: The change is in request from the correlating committee to correlate visual fire alarm notification appliance in NFPA 101 and NFPA 72.

Response Message: FR-6662-NFPA 101-2024

First Revision No. 6664-NFPA 101-2024 [Section No. 28.3.4.6.1]

28.3.4.6.1*

In hotels and dormitories that are required by 28.3.4 to have a fire alarm system, the audible alarm notification signal provided in sleeping rooms of guest rooms or guest suites that is activated by smoke alarms shall be a ~~520 Hz~~ low-frequency signal in accordance with 9.6.2.10.3.

A.28.3.4.6.1

The standard audible alarm signal used in all smoke alarms for the past 30 years utilized a typical frequency of approximately 3 KHz. Peer-reviewed research has concluded the waking effectiveness of the ~~520 Hz~~ low-frequency signal is superior to the standard 3 KHz audible alarm signal for waking high-risk segments of the population such as people over 65, people who are hard of hearing, school-age children, and people who are alcohol impaired. Therefore, the ~~520 Hz~~ low-frequency audible alarm signal is now required for smoke alarms in areas intended for sleeping within hotels and dormitories that are required to have a fire alarm system. If smoke alarms capable of producing the low-frequency audible alarm signal are not available, smoke detectors arranged to function in the same manner as smoke alarms in accordance with 9.6.2.10.8 would be required. The following product solutions are currently available in the market if the smoke alarm is unable to produce the ~~520 Hz~~ low-frequency audible alarm signal in sleeping rooms:

(1) Smoke detectors with integral sounder bases

(2) Fire alarm system horns and horn/strobes

(3) Speakers connected to an in-building fire alarm emergency voice alarm communication (EVAC) system

The peer-reviewed research project — *Optimizing Fire Alarm Notification for High Risk Groups: Waking Effectiveness of Alarms (Auditory, Visual and Tactile) for Adults Who Are Hard of Hearing* and ~~*Waking Effectiveness of Alarms (Auditory, Visual and Tactile) for the Alcohol Impaired*~~ *Optimizing Fire Alarm Notification for High Risk Groups: Waking Effectiveness of Alarms (Auditory, Visual and Tactile) for the Alcohol Impaired* — was conducted under the auspices of the Fire Protection Research Foundation.

Submitter Information Verification

Committee: SAF-RES

Submittal Date: Fri Jul 19 07:46:37 EDT 2024

Committee Statement

Committee Statement: The modifier “520-hz” should be deleted as the frequency characteristics are defined in NFPA 72 , UL 217, and UL 464 and is unnecessary in NFPA 101. Removing the “520 Hz” reference allows NFPA 72 to make modifications as technically necessary without impacting the application of NFPA 101.

Response Message: FR-6664-NFPA 101-2024

Public Input No. 176-NFPA 101-2024 [Section No. 28.3.4.6.1]

Public Input No. 180-NFPA 101-2024 [Section No. A.28.3.4.6.1]

First Revision No. 6610-NFPA 101-2024 [New Section after 28.3.4.7.5]

28.3.4.8 Fuel-Gas Detection.

28.3.4.8.1

Fuel-gas alarms or fuel-gas detectors shall be provided in accordance with Section 9.16 in new hotels and dormitories containing a permanently installed fuel-gas-burning appliance.

28.3.4.8.2

Where fuel-gas detectors are installed, the alarm signal shall be automatically transmitted to an approved on-site location or to an off-premises location in accordance with Section 9.16 .

Submitter Information Verification

Committee: SAF-RES

Submittal Date: Wed Jul 17 13:07:34 EDT 2024

Committee Statement

Committee Statement: In response to recommendation by the National Transportation Safety Board (NTSB) in NTSB Report NTSB/PAR-19/01 PB2019-100722 Building Explosion and Fire Silver Spring, Maryland, NTSB Report NTSB/PAR-21-01 Atmos Energy Corporation Natural Gas-Fueled Explosion Dallas, Texas, discussions with the Staff from the NTSB in May 2024, fuel-gas detections requirements were added. These requirements are supported by the 2018 NFPA report, Natural Gas and Propane Fires, Explosions and Leaks Estimates and Incidents - Marty Ahrens and Ben Evarts. The requirements are based on the 2023 edition of NFPA 715 standard, Installation for Fuel Gas Detection and Warning Equipment.

Response Message: FR-6610-NFPA 101-2024

Public Input No. 236-NFPA 101-2024 [New Section after 28.3.4.7.5]

First Revision No. 6607-NFPA 101-2024 [Section No. 30.2.4.4]

30.2.4.4

Dwelling units with an approved automatic sprinkler system in accordance with Section 9.7 shall be permitted to have access to a single exit, provided that one of the following conditions is met:

(1) The dwelling unit has an exit door opening directly to the street or yard at the finished ground level.

(2) The dwelling unit has direct access to an outside stair that complies with 7.2.2 and serves a maximum of two units, both of which are located on the same story.

(3) The dwelling unit has direct access to an interior stair that serves only that unit and is separated from all other portions of the building by fire barriers having a minimum 1-hour fire resistance rating, with no opening therein.

Submitter Information Verification

Committee: SAF-RES

Submittal Date: Wed Jul 17 11:54:32 EDT 2024

Committee Statement

Committee Statement: The current requirements of chapter chapter 30.3.5 require all new apartment dwelling units to have a sprinkler system. The new language adds this point to the means of egress section to clarify the application of single exits.

Response Message: FR-6607-NFPA 101-2024

Public Input No. 348-NFPA 101-2024 [Section No. 30.2.4.4]

First Revision No. 6665-NFPA 101-2024 [Section No. 30.3.4.3.2]

30.3.4.3.2*

In apartment buildings that are required by 30.3.4.1 to have a fire alarm system, the audible alarm notification signal provided in sleeping rooms of dwelling units that is activated by the fire alarm system shall be a ~~520 Hz~~ low-frequency signal in accordance with 9.6.3.9.

A.30.3.4.3.2

The standard audible alarm signal used in all fire alarm horns and integral sounders of smoke detectors for the past 30 years utilized a typical frequency of approximately 3 KHz. Peer-reviewed research has concluded the waking effectiveness of a ~~520 Hz~~ low-frequency signal is superior to the standard 3 KHz audible alarm signal for waking high-risk segments of the population such as people over 65, people who are hard of hearing, school-age children, and people who are alcohol impaired. Therefore, the ~~520 Hz~~ low-frequency audible alarm signal is now required in areas intended for sleeping within apartment buildings that are required to have a fire alarm system. The following product solutions are currently available in the market to produce the ~~520 Hz~~ low-frequency audible alarm signal in sleeping rooms:

(1) Smoke detectors with integral sounder bases

(2) Fire alarm system horns and horn/strobes

(3) Speakers connected to an in-building fire alarm emergency voice alarm communication (EVAC) system

The peer-reviewed research project — *Optimizing Fire Alarm Notification for High Risk Groups: Waking Effectiveness of Alarms (Auditory, Visual and Tactile) for Adults Who Are Hard of Hearing* and ~~*Waking Effectiveness of Alarms (Auditory, Visual and Tactile) for the Alcohol Impaired*~~ *Optimizing Fire Alarm Notification for High Risk Groups: Waking Effectiveness of Alarms (Auditory, Visual and Tactile) for the Alcohol Impaired* — was conducted under the auspices of the Fire Protection Research Foundation.

Submitter Information Verification

Committee: SAF-RES

Submittal Date: Fri Jul 19 07:49:03 EDT 2024

Committee Statement

Committee Statement: The modifier “520-hz” should be deleted as the frequency characteristics are defined in NFPA 72 , UL 217, and UL 464 and is unnecessary in NFPA 101. Removing the “520 Hz” reference allows NFPA 72 to make modifications as technically necessary without impacting the application of NFPA 101.

Response Message: FR-6665-NFPA 101-2024

Public Input No. 177-NFPA 101-2024 [Section No. 30.3.4.3.2]

Public Input No. 181-NFPA 101-2024 [Section No. A.30.3.4.3.2]

First Revision No. 6666-NFPA 101-2024 [Section No. 30.3.4.5.1]

30.3.4.5.1*

In apartment buildings that are required by 30.3.4 to have a fire alarm system, the audible alarm notification signal provided in sleeping rooms that is activated by smoke alarms shall be a ~~520 Hz~~ low-frequency signal in accordance with 9.6.2.10.3.

A.30.3.4.5.1

The standard audible alarm signal used in all smoke alarms for the past 30 years utilized a typical frequency of approximately 3 KHz. Peer-reviewed research has concluded the waking effectiveness of the ~~520 Hz~~ low-frequency signal is superior to the standard 3 KHz audible alarm signal for waking high-risk segments of the population such as people over 65, people who are hard of hearing, school-age children, and people who are alcohol impaired. Therefore, the ~~520 Hz~~ low-frequency audible alarm signal is now required for smoke alarms in areas intended for sleeping within apartment buildings that are required to have a fire alarm system. If smoke alarms that are capable of producing the low-frequency audible alarm signal are not available, smoke detectors arranged to function in the same manner as smoke alarms in accordance with 9.6.2.10.8 would be required. The following product solutions are currently available in the market if the smoke alarm is unable to produce the ~~520 Hz~~ low-frequency audible alarm signal in sleeping rooms:

(1) Smoke detectors with integral sounder bases

(2) Fire alarm system horns and horn/strobes

(3) Speakers connected to an in-building fire alarm emergency voice alarm communication (EVAC) system

The peer-reviewed research project — *Optimizing Fire Alarm Notification for High Risk Groups: Waking Effectiveness of Alarms (Auditory, Visual and Tactile) for Adults Who Are Hard of Hearing* and ~~*Waking Effectiveness of Alarms (Auditory, Visual and Tactile) for the Alcohol Impaired*~~ *Optimizing Fire Alarm Notification for High Risk Groups: Waking Effectiveness of Alarms (Auditory, Visual and Tactile) for the Alcohol Impaired* — was conducted under the auspices of the Fire Protection Research Foundation.

Submitter Information Verification

Committee: SAF-RES

Submittal Date: Fri Jul 19 07:50:55 EDT 2024

Committee Statement

Committee Statement: The modifier “520-hz” should be deleted as the frequency characteristics are defined in NFPA 72 , UL 217, and UL 464 and is unnecessary in NFPA 101. Removing the “520 Hz” reference allows NFPA 72 to make modifications as technically necessary without impacting the application of NFPA 101.

Response Message: FR-6666-NFPA 101-2024

Public Input No. 178-NFPA 101-2024 [Section No. 30.3.4.5.1]

Public Input No. 182-NFPA 101-2024 [Section No. A.30.3.4.5.1]

First Revision No. 6611-NFPA 101-2024 [New Section after 30.3.4.6.3]

30.3.4.7 Fuel-Gas Detection.

30.3.4.7.1

Fuel-gas alarms or fuel-gas detectors shall be provided in accordance with Section 9.16 in new apartments containing a permanently installed fuel-gas-burning appliance.

30.3.4.7.2

Where fuel-gas detectors are installed, the alarm signal shall be automatically transmitted to an approved on-site location or to an off-premises location in accordance with Section 9.16 .

Submitter Information Verification

Committee: SAF-RES

Submittal Date: Wed Jul 17 13:09:52 EDT 2024

Committee Statement

Committee Statement: In response to recommendation by the National Transportation Safety Board (NTSB) in NTSB Report NTSB/PAR-19/01 PB2019-100722 Building Explosion and Fire Silver Spring, Maryland, NTSB Report NTSB/PAR-21-01 Atmos Energy Corporation Natural Gas-Fueled Explosion Dallas, Texas, discussions with the Staff from the NTSB in May 2024, fuel-gas detections requirements were added. These requirements are supported by the 2018 NFPA report, Natural Gas and Propane Fires, Explosions and Leaks Estimates and Incidents - Marty Ahrens and Ben Evarts. The requirements are based on the 2023 edition of NFPA 715 standard, Installation for Fuel Gas Detection and Warning Equipment.

Response Message: FR-6611-NFPA 101-2024

Public Input No. 238-NFPA 101-2024 [New Section after 30.3.4.6.3]

First Revision No. 6627-NFPA 101-2024 [New Section after 31.7.5.1]

31.7.5.2

Valet trash services shall be permitted only in buildings protected throughout by an approved, supervised automatic sprinkler system in accordance with 31.3.5 .

Submitter Information Verification

Committee: SAF-RES

Submittal Date: Wed Jul 17 17:01:07 EDT 2024

Committee Statement

Committee Statement: The introduction of combustible materials in apartment buildings should be limited only to spaces which are protected by an approved automatic sprinkler system. The possibility of an uncontrolled fire in a residential occupancy, especially within the means of egress, presents an unreasonable safety risk to building occupants.

Response Message: FR-6627-NFPA 101-2024

Public Input No. 57-NFPA 101-2024 [New Section after 31.7.5.1]

First Revision No. 6605-NFPA 101-2024 [Section No. A.24.1.1.2]

A.24.1.1.2

The ~~*Code*~~ code specifies that, wherever there are three or more living units in a building, the building is considered an apartment building and is required to comply with either Chapter 30 or Chapter 31, as appropriate. A townhouse unit is considered to be an apartment building if there are three or more units in the building. The type of wall required between units in order to consider them as separate buildings is normally established by the authority having jurisdiction. If the units are separated by a wall of sufficient fire resistance and structural integrity to be considered as separate buildings, the provisions of Chapter 24 apply to each townhouse. Condominium status is a form of ownership, not occupancy; for example, there are condominium warehouses, condominium apartments, and condominium offices.

The provisions of 24.1.1.2 state that, in one- and two-family dwellings, each dwelling unit can be "occupied by members of a single family with not more than three outsiders." The ~~*Code*~~ code does not define the term *family*. The definition of *family* might be subject to federal, state, and local regulations and might not be restricted to a person or a couple (two people) and their children. The following examples aid in differentiating between a single-family dwelling and a lodging or rooming house:

(1) An individual or a couple (two people) who rent a house from a landlord and then sublease space for up to three individuals should be considered a family renting to a maximum of three outsiders, and the house should be regulated as a single-family dwelling in accordance with Chapter 24.

(2) A house rented from a landlord by an individual or a couple (two people) in which space is subleased to 4 or more individuals, but not more than 16, should be considered and regulated as a lodging or rooming house in accordance with Chapter 26.

(3) A residential building that is occupied by 4 or more individuals, but not more than 16, each renting from a landlord, without separate cooking facilities, should be considered and regulated as a lodging or rooming house in accordance with Chapter 26.

It is not the intent of the ~~*Code*~~ code to restrict occupancy to persons related by blood, marriage, or adoption as in the traditional opinion of a family. Regulations affecting occupant safety under the *Life Safety Code* differ greatly from zoning regulations that attempt to control who may, and who may not, live in a residential area designated a "single family" zone. Community zoning regulations address problems of noise, pollution, littering, overcrowding, and traffic. Restricting occupancy of single-family housing based on the biological or legal relationships between its inhabitants bears no reasonable relationship to the goals of life safety.

A group of nonrelatives living together in a nontraditional group can be the "functional equivalent" of a more traditional family unit. The factors that must be considered by the authority having jurisdiction are whether the group shares the entire house other than individual bedrooms, lives, cooks, and functions together as a single housekeeping unit and is ~~primarily~~ nontransient.

Submitter Information Verification

Committee: SAF-RES

Submittal Date: Wed Jul 17 11:29:30 EDT 2024

Committee Statement

Committee Statement:	The word "Primarily" is too broad. An AHJ will find it difficult to determine what this means and what the cutoff would be.
Response Message:	FR-6605-NFPA 101-2024

Public Input No. 187-NFPA 101-2024 [Section No. A.24.1.1.2]