Second Revision No. 6575-NFPA 101-2025 [Section No. 3.3.269]

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~~ fewer than 30 consecutive days. (SAF-RES)

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~~ . The more rigorous requirements applicable to lodging houses, rooming houses, ~~or~~ hotels, ~~. Dormitories~~ and dormitories should not be warranted.

Submitter Information Verification

Committee: SAF-RES

Submittal Date: Tue Jul 22 09:47:31 EDT 2025

Committee Statement

Committee Statement: The change clarifies the requirement by recommendation of the correlating committee. A typo is fixed in the annex material.

Response Message: SR-6575-NFPA 101-2025

Public Comment No. 2-NFPA 101-2025 [Section No. 3.3.269]

Second Revision No. 6576-NFPA 101-2025 [Section No. 30.3.4.7.1]

30.3.4.7.1

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

Submitter Information Verification

Committee: SAF-RES

Submittal Date: Tue Jul 22 10:20:23 EDT 2025

Committee Statement

Committee Statement: Including the term "building" helps clarify that detection is required if a fuel-gas appliance is installed in the building and not just in an individual apartment. NFPA 715 provides requirements for the locations of fuel-gas detection.

Response Message: SR-6576-NFPA 101-2025

Public Comment No. 17-NFPA 101-2025 [Section No. 30.3.4.7.1]

Second Revision No. 6577-NFPA 101-2025 [Section No. 31.7.5.2]

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 31.1.1.1(4)~~31.3.5~~ .

Submitter Information Verification

Committee: SAF-RES

Submittal Date: Tue Jul 22 11:16:04 EDT 2025

Committee Statement

Committee Statement: Based on the accepted language of the first revision, the language requires the building to be protected throughout by a sprinkler system, the change clarifies that a fully sprinklered building is part of Option 4 and not Option 3.

Response Message: SR-6577-NFPA 101-2025

Public Comment No. 18-NFPA 101-2025 [Section No. 31.7.5.1]