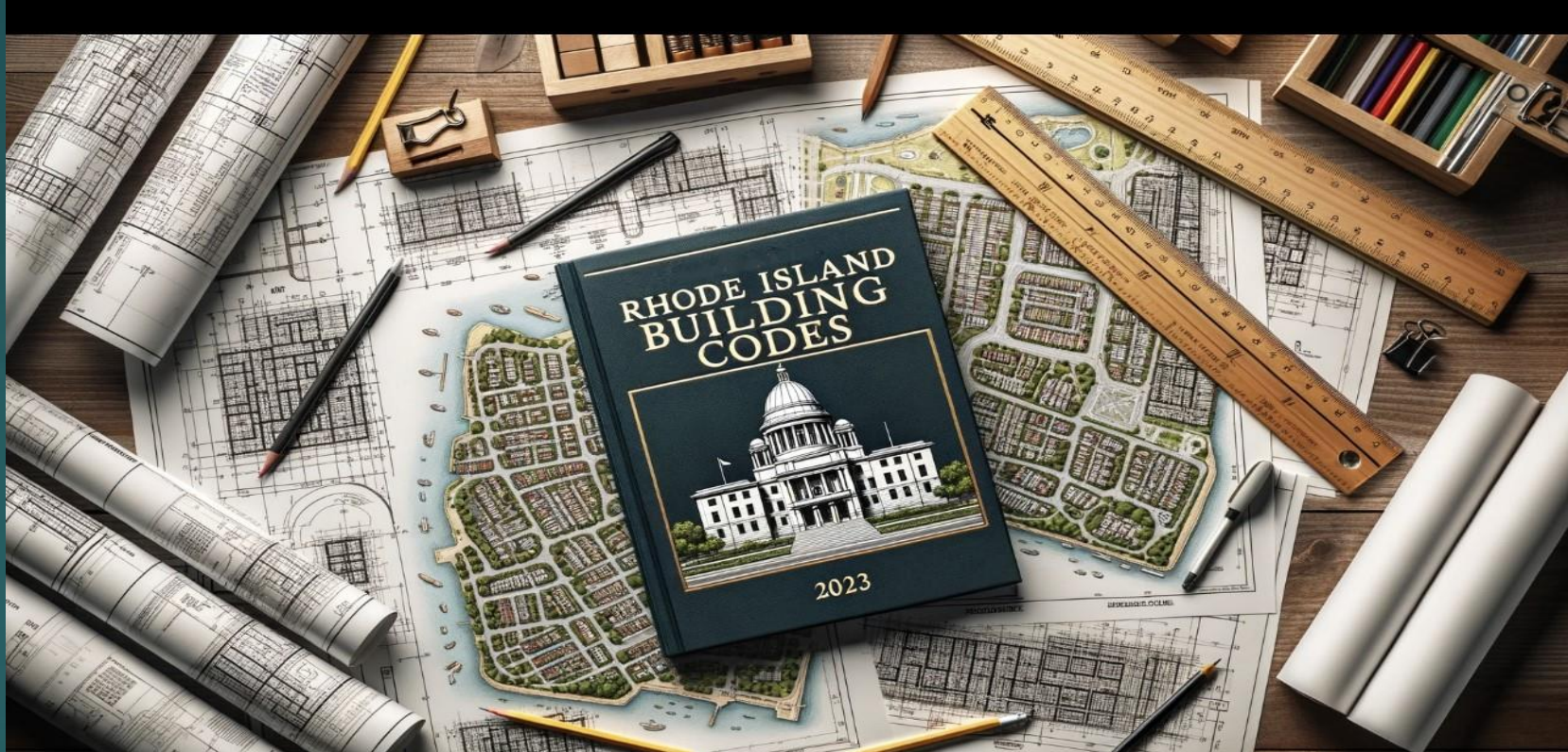


# Presentation to Special Legislative Commission to Study Short Term Rentals



JAMES CAMBIO  
BUILDING CODE COMMISSIONER  
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# Definitions

## DWELLING UNIT:

- A single unit providing complete independent living facilities for one or more persons;
- Includes permanent provisions for living, sleeping, eating, cooking, and sanitation;
- For example: a single-family home

## SLEEPING UNIT:

- A room or space in which people sleep;
- Can also include permanent provisions for living, eating, and either sanitation or kitchen facilities, but not both;
- For example: A hotel room is a sleeping unit and not a dwelling unit

# One- And Two-Family Code

## R101.2 Scope.

*The provisions of this code shall apply to the construction, alteration, enlargement, replacement, repair, equipment, **use and occupancy**, and location of detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories in height with a separate means of egress, and their accessory structures.*

- The use and occupancy of a single-family dwelling is a single family.

*Exception: Existing one- and two-family buildings undergoing a change of use shall comply with the provisions of the State Building Code (SBC-1) or State Rehabilitation Code (SRC-1) as applicable.*

- Examples: group home, boarding house



# R.I. Building Code

## 101.2 Scope.

*The provisions of this code shall apply to the construction, alteration, relocation, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures.*

*Exception: Detached one- and two-family dwellings and townhouses not more than three stories above grade plane in height with a separate means of egress, and their accessory structures shall comply with the Rhode Island One- and Two-Family Dwelling Code.*

## 310.1 Residential Group R.

*Residential Group R includes, among others, the use of a building or structure, or a portion thereof, for sleeping purposes when not classified as an Institutional Group I or **when not regulated by the International Residential Code.***

# Building Code Impact on Short-Term Rentals

It is the position of the State Building Office that neither the SBC-1 nor the SBC-2 dictate a change of use for an existing one- or two-family dwelling when used as a short-term rental, regardless of the duration of occupancy.