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**Subject:** Short Term Rentals in R-1 buildings

Dear Mayor and Ketchum City Council,

As a first responder, I understand the importance of public safety and I support the council's objective in ensuring all STR's meet minimum health/safety standards. I do however have concerns about singling out older R-1 buildings that were built before fire sprinkler/fire detection systems were mandatory per code. I agree with Councilwoman Amanda Breen's stance when she stated that she was uncomfortable with the proposed fire code language. Both the International Fire Code (IFC) and International Existing Building Code (IEBC) protect existing buildings from meeting current code standards (IFC 102.1 & IEBC 101.4.2).

If older R-1 buildings such as Wildwood Condos are not allowed to have STR's because of the perceived risk profile, then no R-1 buildings within the city that do not meet current code should be allowed to have nightly rentals. This would include several hotels within the City of Ketchum that also do not meet current IFC standards. The IEBC makes it clear that if one existing building is required to come up to standard, ALL buildings must also meet these requirements.

I can not state for fact, but I have a feeling this is why the Cities of McCall and Sandpoint did not include fire code in their STR requirements. It would also make sense that Fort Collins only excluded R-2's from their STR's because of the implication it would have on existing R-1 buildings.

I hope the council will consider an ordinance similar to that of McCall and Sandpoint which would provide the City with reasonable regulatory procedures to protect the health, safety and welfare of short-term rental guests, neighboring residents, and the public without violating the intent of Idaho Code 67-6539.

Respectfully,  
Weston & Marci Hutchinson  
Wildwood #25