

**CITY OF KEY COLONY BEACH
SAFETY INSPECTION REQUIREMENTS
LONG TERM RENTAL**

1. Hard wired smoke detectors powered by the house electrical system with battery back-up, must be installed, one in each bedroom, one outside each bedroom and one in each sleeping area including den and living room and must be 3 feet from the edge of fan blades and air conditioning vents.
2. A multipurpose dry chemical fire extinguisher with a minimum rating of **3-A; 40-B; C** for each 3000 square feet or portion thereof, must be located on a normal path of travel that leads to an exit. The fire extinguisher must have a current certification and be mounted at least 4 inches and no more than 5 feet from the floor. If in a closet or cabinet it must be noted with proper signage.
3. Ground Fault Circuit interrupter outlets (GFCI) must be installed to National Electric Code Specification. These outlets must be installed in the kitchen, baths, laundry, wet bars, storage, car-port, garage also on the exterior porches, decks, patios, pools and dock areas.
4. All wiring must be protected interior and exterior. No exposed electrical wiring is permitted.
5. Electrical panels must be labeled and cannot be blocked and have 3 foot clearance in front of the panel.
6. Swimming pool/spa fencing, gates and alarms must comply with current State, County and City codes.
7. Hearing impaired smoke detector required, if occupied by a hearing impaired person.
8. A secondary locking device is required on main entry doors.
9. Sewer compliance, visual inspection of downspouts, cleanouts and connections.
10. Two manufactured storage sheds (maximum size of 130 cubic feet) are permitted. They may be in garages, screened porches, carports and outside the house but not in the setback, unless a variance is granted. They must be anchored to the wall of the dwelling unit. Constructed sheds must meet city building codes.

NOTE:

- Ground floor enclosures must comply with all FEMA regulations and all rooms will be inspected for compliance with all city, state and federal regulations
- Non engineered and non permitted gazebos and tents are not allowed.
- Exterior lighting cannot glare outside of your property.
- The building, grounds and dock area must be in a well-maintained condition.

If your property fails inspection, a \$75.00 re-inspection fee will be required.

Please call Building Official Ed Borysiewicz at 305-289-1212 ext. 1 with any code questions.