

SAFETY INSPECTION REQUIREMENTS VACATION RENTAL

1. Hard wired smoke alarms 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, living room, garage and downstairs storage and must be 3 feet from the edge of fan blades and air conditioning vents.
2. Hard-wired battery back up emergency lighting that automatically provide illumination of the primary exit and means of egress on each habitable floor, including staircases, in the event of any interruption of normal lighting.
3. 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" and no more than 5 feet from the floor. If in closet or cabinet must be noted with **proper signage**.
4. 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, and patio, pool and dock areas.
5. A floor diagram reflecting the floor arrangement, the primary and secondary exits and room identification must be posted in a conspicuous location and must show the fire extinguisher location.
6. The street name and house number must be prominently displayed on the fridge and be a minimum of 1½ inches in height.
7. If the property is on the canal, the house number must be prominently displayed and **MUST** be visible from the canal. 4" tall by 1 ½ wide minimum. Must be visible when boat at dock and/or on lift.
8. All wiring must be protected interior and exterior. No exposed electrical wiring is permitted or extension cord usage.
9. Electrical panels must be clearly labeled, they cannot be blocked, and the clearance in front of the panel must be a minimum of 30" wide by 36" deep. It may not be located in the bathroom.
10. Swimming Pool/Spa fencing, gates and alarms must comply with current State, County and City codes. Exit doors and any window lower than 48" from the floor must have an audible alarm. Fences must be a minimum of 48" in height. Gates must open out and be self-latching and self-closing with latches mounted 54" or higher.
11. Hearing impaired smoke detector required, if occupied by a hearing impaired person.
12. A secondary non keyed locking device is required on all keyed entry doors.
13. Two manufactured storage sheds are allowed. Each may be a maximum size of 130 cubic feet. They must be anchored to the wall of the dwelling unit – exception: They may be in the setback IF a variance is granted. Constructed sheds must meet city building codes.
14. Any property that has a hot tub/spa without fencing must have a locking cover.
15. A minimum of two garbage cans with lids, not exceeding 32 gallons. Each garbage can must have the house number clearly marked on it. The recycle bin must be marked as well with stick on numbers **only** (per Marathon Garbage)
16. Any garage accessible directly from the house must have a self-closing door.

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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 \$100.00 re-inspection fee will be required.

Please call Building Official Ed Borysiewicz at 305-289-1212 ext. 3 with any code questions.