

Long-Term Rental Safety Inspection Requirements

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). Smoke detectors must be located at least 3 feet from the edge of fan blades and air-conditioning vents, and at least 4" away from corners.

Existing properties may continue to use battery powered smoke detectors provided they are tested on a regular basis detailed below, and replaced in accordance with the manufacturer's recommendations, but not less than once every twelve (12) months.

Battery powered (10-year Lithium Ion), single-station smoke detectors, where used, shall be tested and inspected not less frequently than **once per week**. A log of the required tests and inspections shall be kept and available for review at any time. This log shall include, but not be limited to, the following information:

1. A list, clearly identifying each individual detector by its physical location.
2. The date of each required test & inspection.
3. The identity and signature of the inspector.
4. The result of each test & inspection.
5. The completion date and form of any maintenance performed.
6. The completion date and form of any corrective measures taken for each improperly functioning device.
7. A copy of the manufacturer's recommended maintenance schedule and procedures.

At such time that the authority having jurisdiction finds cause to believe that the requirements are not being fulfilled, detectors powered by the building electrical system shall be required.

2. A multi-purpose dry chemical fire extinguisher with a minimum rating of 3-A; 40-B; C for each 3,000 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 a closet or cabinet, it must be noted with proper signage.
3. Ground Fault Circuit Interrupter outlets (GFCI) or GFCI-protected breakers must be installed to National Fire Code Specifications. These outlets/breakers must be installed in kitchens, bathrooms, laundry rooms, wet bars, storage areas, carports, garages, exteriors, porches, decks, patios, pool and dock areas.
4. All wiring must be protected interior and exterior. No exposed electrical wiring or extension cords are permitted.
5. Electrical panels must be clearly labeled and cannot be blocked and the clearance in front of the panel must be a minimum of 30" wide x 36" deep. It may not be located in a bathroom.
6. 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 be open out and be self-latching and self-closing with latches mounted 54" or higher.

7. Any property that has a hot tub/spa without fencing must have a locking cover.
8. A hearing-impaired smoke detector is required if the unit is occupied by a hearing-impaired person.
9. A secondary non-keyed locking device is required on all keyed entry doors.
10. Sewer compliance, visual inspection of downspouts, cleanouts and connections.
11. 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.
12. Each property must have a minimum of two garbage cans with lids, not exceeding 32 gallons each. 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 Service).
13. Every property shall have a minimum of one primary exit and one secondary means of emergency escape (egress). Please review Florida Fire Code Section 69A-43.018 for egress requirement specifics.

Notes:

- 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 well-maintained condition.

******If a property fails inspection, a \$300 re-inspection fee will be required.******