

# Welcome to the City of Key Colony Beach

*“How to Pass a Safety Inspection”*



Disclaimer: Presentation is for guidance only. All final determinations & allowances are to be made by the Building Official.

# SAFETY INSPECTION REQUIREMENTS

## Vacation 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 shall be located at least 3 feet from the edge of fan blades and air-conditioning vents, and at least 4" away from corners.

Existing facilities 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:

- a) A list, clearly identifying each individual detector by its physical location.
  - b) The date of each required test & inspection.
  - c) The identity and signature of the inspector.
  - d) The result of each test & inspection.
  - e) The completion date and form of any maintenance performed.
  - f) The completion date and form of any corrective measures taken for each improperly functioning device.
  - g) 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. Hard-wired battery backup emergency lighting that automatically provides illumination of the primary exit and means of egress in the event of any interruption of normal lighting.
3. 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 shall be located on a normal path of travel that leads to an exit. The fire extinguisher shall 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 shall be noted with proper signage.
4. Ground Fault Circuit Interrupter outlets (GFCI) or GFCI-protected breakers shall be installed to National Fire Code Specifications. These outlets/breakers shall be installed in kitchens, bathrooms, laundry rooms, wet bars, storage areas, carports, garages, exteriors, porches, decks, patios, pool and dock areas.
5. The street address shall be prominently displayed on the refrigerator in numbers and letters.

Revised 06/07/2026

- A list of all safety inspection requirements can be found on the website.

[www.keycolonybeach.net](http://www.keycolonybeach.net)

“I Want To”  
↓  
“Vacation Rental/Property Managers”  
↓  
“Property Managers”  
↓  
Under “Important Forms and Documents”

6. If the property is on a canal, the house number shall be visible from the canal. Numbers shall be a minimum of 4 inches tall and 1 1/2 inches wide. House numbers shall be visible when the boat is at the dock and/or on a boat lift.
7. All wiring shall be protected interior and exterior. No exposed electrical wiring or extension cords are permitted.
8. Electrical panels shall be clearly labeled and cannot be blocked and the clearance in front of the panel shall be a minimum of 30" wide x 36" deep. It may not be located in a bathroom.
9. Swimming pool/spa fencing, gates and alarms shall comply with current State, County and City Codes. Exit doors and any window lower than 48" from the floor with direct pool access shall have an audible alarm. Fences shall be a minimum of 48" in height. Gates shall be open out and be self-latching and self-closing with latches mounted 54" or higher.
10. Any property that has a hot tub/spa without fencing shall have a locking cover.
11. A hearing-impaired smoke detector is required if the unit is 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 shall be anchored to the wall of the dwelling unit. Exception: they may be in the setback if a variance is granted. Constructed sheds shall meet city building codes.
14. Each property shall have a single 96-gallon trash can. Each yard waste can shall have the house number clearly marked on it. The recycle bin shall be marked as well with stick-on numbers only (per Marathon Garbage Service).
15. Any garage accessible directly from the house shall have a self-closing door.
16. Every property shall have a minimum of one primary exit and one secondary means of emergency escape (egress). Please review Florida fire Code Section 60A-48.018 for egress requirement specifics.
17. The following must be posted in the unit:
  - a) A floor diagram reflecting the floor plan of the unit, primary and secondary exits, and means of egress and room identification, and fire extinguisher locations.
  - b) The current Vacation Rental license with occupancy limit.
  - c) The current Monroe County Business Tax Receipt.
  - d) Key Colony Beach Rules & Regulations document.
  - e) Trash Rules document.

Revised 06/07/2026

# 1

## SMOKE DETECTORS

- Hard-wired smoke detectors powered by the house electrical system with battery back-up shall be installed: one in each bedroom, one outside each bedroom and one in each sleeping area (including den and living room).
- Hearing impaired smoke detectors are required if the unit is occupied by a hearing-impaired person.
- Smoke detectors shall be located at least 3 feet from the edge of fan blades and air conditioning vents, and at least 4 inches away from corners.
- Existing facilities 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.



# SMOKE DETECTORS: Battery Powered

- 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.\*\**

# SMOKE DETECTORS: Battery Powered

- Example of a battery-powered smoke detector inspection log.
- This can also be found on the City's website;

[www.keycolonybeach.net](http://www.keycolonybeach.net)

↓  
“I Want To”

↓  
“Vacation Rental/Property Managers”

↓  
“Property Managers”

↓  
Under “Important Forms and Documents”

## Battery-Powered Smoke Detector Log

### Smoke Detector Identities:

Inside Bedroom 1 =  
Outside Bedroom 1 =  
Inside Bedroom 2 =  
Outside Bedroom 2 =  
Inside Bedroom 3 =  
Outside Bedroom 3 =  
Inside Bedroom 4 =  
Outside Bedroom 4 =  
Inside Bedroom 5 =  
Outside Bedroom 5 =  
Inside Living Room/Den (sleeping area) =  
Outside Living Room/Den (sleeping area) =

SMOKE DETECTOR IDENTITY	TEST DATE (WEEKLY)	TESTED BY	SIGNATURE	TEST RESULT (PASS/FAIL)	MAINTENANCE PERFORMED? DATE	CORRECTIVE MEASURES TAKEN? DATE

Please include a copy of the Smoke Detector Manufacturer's recommended maintenance schedule and procedures.

# 2

## EMERGENCY LIGHTING

- Hard-wired battery back up emergency lighting that automatically provides 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

## FIRE EXTINGUISHER

- A multipurpose dry chemical fire extinguisher with a minimum rating of 3-A; 40-B; C for each 3000 square feet or portion thereof, shall be located on a normal path of travel that leads to an exit. The fire extinguisher shall 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 shall be noted with proper signage.



# 4

## ELECTRICAL OUTLETS

- Ground Fault Circuit interrupter outlets (GFCI) or GFCI-protected breakers shall be installed to National Electric Code Specification. These outlets/breakers shall be installed in the kitchen, baths, laundry, wet bars, storage, car-port, and garage; as well as on the exterior, porches, decks, and patio, pool and dock areas.





## DISPLAY OF HOUSE ADDRESS

- The street name and house number shall be prominently displayed on the refrigerator.
- If the property is on a canal, the house number shall be prominently displayed, and **MUST** be visible from the canal even when a boat is at the dock and/or on a lift. Lettering shall be a minimum of 4 inches tall by 1 ½ inches wide.





## No Exposed Wiring

- All wiring shall be protected interior and exterior. No exposed electrical wiring or extension cords are permitted.



# 7

## ELECTRICAL PANEL

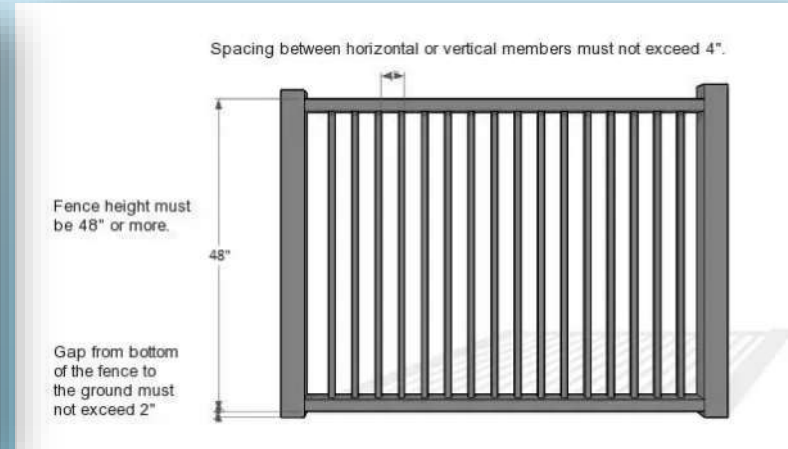
- Electrical panels shall be clearly labeled, they cannot be blocked, and the clearance in front of the panel shall be a minimum of 30" wide by 36" deep. It may not be located in a bathroom.





## SWIMMING POOL/SPA

- Swimming Pool/Spa fencing, gates and alarms shall comply with current State, County, and City Codes. Exit doors and any window lower than 48” from the floor with direct pool access shall have an audible alarm. Fences shall be a minimum of 48” in height. Gates shall open out and be self latching and self closing with latches mounted 54” or higher. Hot Tubs/Spas without fencing shall have a locking cover.



# 9

## SECURITY/LOCKS

- A secondary non-keyed locking device is required on all keyed entry doors.
- Any garage accessible directly from the house shall have a self-closing door.





## STORAGE SHEDS

- Two manufactured storage sheds are allowed. Each may be a maximum size of 130 cubic feet. They shall be anchored to the wall of the dwelling unit with the exception that they may be in the setback IF a variance is granted. Constructed sheds must meet City building codes.





# GARBAGE CANS

- Each property shall have a single 96-gallon trash can. Each yard waste can shall have the house number clearly marked on it. The recycle bin shall be marked as well with stick-on numbers only (per Marathon Garbage Service).





## Self Closing Garage Door

- Any garage door accessible directly from the house shall have a self-closing door.



# 13

## MEANS OF EGRESS

- 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.



# 14

# PROMINENTLY DISPLAYED

- Property address on the refrigerator.
- Valid Vacation Rental License (if previously licensed).
- City of KCB Rules & Regulations.
- Trash Rules.
- Floor Diagram (including fire extinguisher locations, all exits, and room ID).



★ Rules & Regulations and Trash Rules documents are available at [keycolonybeach.net/vacation-rentals/](http://keycolonybeach.net/vacation-rentals/)



## **Please Keep In Mind**

- Ground-floor enclosures shall 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, seawall, and dock area shall be in safe and well-maintained condition.