

SHORT-TERM RENTAL FIRE SAFETY INSPECTIONS



INSPECTION REQUIREMENT CHECK LIST

- ✓ **Address number** is visible and contrasting to the structure.
- ✓ **Emergency illumination lights** are properly installed and illuminate the primary door and stairwells. These must be hardwired to the home's power. Exit signs ARE NOT required.
- ✓ **2A:10B:C Fire extinguishers** with an annual inspection tag are present on every level of the home. A "fire extinguisher inside" label is also required if the extinguisher is placed within a cabinet or behind a door.
- ✓ **Smoke detectors** are installed and operational in all sleeping rooms.
- ✓ **Carbon monoxide detectors** are installed and operational outside of sleeping rooms and on every floor for homes with gas appliances and/or an attached garage.
- ✓ **Emergency escape plans** are required in each sleeping area on the 3rd floor or higher.
- ✓ **Homes with fire sprinkler systems** are required to be annually inspected by a licensed fire protection company.
- ✓ **Homes with fire alarms** are required to be annually inspected by a licensed fire alarm company.



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FAQ

FREQUENTLY ASKED QUESTIONS (FAQS)

Q: I just purchased a new 2A:10B:C fire extinguisher. Does it still require a state certified inspection tag?

- A: Yes. Each portable extinguisher needs an approved standard record tag securely attached before being placed in service.

Q: Do I have to mount fire extinguishers?

- A: No. Fire extinguishers that are in a cabinet or behind door are not required to be mounted, but are required to have a label located on the door and off the floor marking their presence inside. If extinguishers are mounted, they are required to be min. of 4 inches and max. of 60 inches off the floor per code.

Q. Can the fire extinguisher label/sticker be any color or design?

- A: No. "Fire Extinguisher Inside" labels should be red and white or white and red.

Q. Are fire extinguishers required on every level of a home's occupiable space?

- A: Yes. A fire extinguisher is required to be located on every level of the home.

Q. Can I use a plug-in light with battery backup for emergency illumination lights?

- A: No. Emergency illumination light is required to be hardwired to 120v. Emergency illumination lighting must provide a minimum of 1 footcandle (11lux) of illumination at floor level along the path of egress during a power outage.

Q. Our entry to our rental is through the garage by code or fob. Am I required to install emergency illumination for the garage entry door?

- A: No. A garage cannot be an emergency exit for your guests. You must provide emergency illumination lights for the entry door to the home.

Q. I have combination Carbon Monoxide and Smoke Detectors in our bedrooms. Are we still required to have Carbon Monoxide detectors outside the bedrooms?

- A: Yes. Carbon Monoxide detectors are required to be outside the bedrooms when you have gas appliances and/or attached garage(s). They are outside of the bedrooms to provide early warning of Carbon Monoxide gas.

Q. Am I required to install Carbon Monoxide detectors if I have a pool heater or gas water heater that is outside of the home?

- A: No. You are only required to have Carbon Monoxide detectors installed outside of the bedrooms on every floor if you have gas appliances inside the home.

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