



# City of Bingen

## Vacation Rental Inspections

### **Protection**

The primary objective is to provide the guests of vacation rental homes with a measure of protection based on the provisions of the Residential Building Code. Just as important, however, is good common sense on the part of the owner in providing a safe environment for his or her guests.

### **Smoke Detection**

Smoke detectors are one of the most important standards for the protection of the public. They provide early notification to the tenants in the event of a fire for their quick exit from the building during this critical time frame. Detectors should be located on every level of the dwelling including the basement, inside every bedroom, and outside the immediate vicinity of the bedroom and be loud enough to wake sleeping persons.

### **Carbon Monoxide Detection**

If the rental unit is equipped with gas burning appliances or has an attached garage, carbon monoxide detection shall be installed in the area within the bedrooms or giving access to the bedrooms.

### **Egress**

In addition to smoke detection, proper exiting from the building is critical to escape. Means of egress include all components in the normal path of travel to the outside of the building. There should be no unusual obstructions in the exit route to the outside of the building.

Doors should have a clear width of 32 inches to facilitate egress. The door width requirement may be reduced to 28 inches in older buildings subject to the authority having jurisdiction. Doors shall swing freely with no sticking.

Floors should be level with minimum changes in elevation.

Corridors should be at least 36 inches wide and have minimal projections entering the space, including furniture and decorations, so as to not slow down persons exiting from the building.

Door locks in the egress passages should be easily unlocked without any undue hardship or tools.

One and two-family dwellings must have a primary and secondary means of egress. The primary means is generally a door leading into the building with egress windows serving the secondary means of egress from bedrooms. Windows should open easily without undue effort. Second and third floor rooms will be equipped with a stair ladder or other safe means of egress in each room.

Attached garages must be separated from the dwelling unit by fire grade sheetrock and a fire door leading into the structure. Primary egress through a garage is not acceptable.

### **General Housekeeping**

Common sense goes a long way towards maintaining a safe rental property.

Keep critical areas free of combustible materials and obstructions. Critical areas include woodstove spaces, heating devices, oil tanks, electrical panels, and similar areas. Keeping these areas clear also grants service personnel access for repairs.

Keep exit passages free of obstructions including furniture, bikes, decorations, etc.

Provide the renter with important information such as contact telephone numbers to eliminate confusion when a problem occurs.

Provide the renter with a floorplan or emergency exit map posted in the kitchen and near any exit doors.

Include instructions for the renter that contain clear directions to the property which renters can relay to the Dispatch Center in the event of an emergency.

Place appropriate signage with the 911 address clearly visible to direct responders to the property.

## **Self-Inspection Checklist**

**Vacation Rental Unit Inspection Responsibility.** It is the Vacation Rental licensee's responsibility to assure that the vacation rental is and remains in substantial compliance with all applicable codes regarding fire, building and safety, health and safety, other relevant laws, and the City's checklist for Vacation Rentals. Verification by the City may be required prior to issuance of a license and may be required for each renewal at the City Administrator's discretion.

### **Required Inspection Items**

Is the structure a Single Family Dwelling?

#### **1. Smoke Alarms**

- a) Home has smoke alarms on every level
- b) Home has a smoke alarm in every bedroom
- c) Smoke alarms are located outside each separate sleeping area
- d) Smoke alarms are located at least 10 feet from a stationary or fixed cooking appliance
- e) For larger homes (where the interior floor area on a given level is greater than 1,000 square feet), there is an average of at least 1 smoke alarm for every 500 feet
- f) All smoke alarms are working

#### **2. Carbon Monoxide Alarms**

- a) Home has a carbon monoxide alarm outside each separate sleeping area
- b) Home has a carbon monoxide alarm on every level
- c) Carbon monoxide alarms are working

#### **3. General Safety**

- a) House number is visible from the street

- b) Doors & Windows used for escape open easily - not blocked by furniture, security bars, or nailed/painted shut
  - c) Hot Water Heater is set no higher than 120 degrees Fahrenheit
- 4. Flammable Appliances**
- a) Things that can burn are at least 3 feet from the furnace
  - b) Furnace is inspected and cleaned annually
  - c) Chimney is inspected annually and cleaned as needed
  - d) Clothes dryer lint filter and vent pipe are clean
- 5. Throughout the Home**
- a) If smoking is allowed on property, there are approved containers to receive burning cigarette butts
  - b) Adequate light and ventilation
- 6. Kitchen**
- a) Things that can burn are removed from the immediate area of the stovetop
  - b) Tip over device on stove
  - c) Fire extinguisher – minimum of one per floor
- 7. Living/Family Room**
- a) If there is a fireplace, it has proper screen and hearth
  - b) Things that can burn are at least 3 feet from space heaters and fireplaces
- 8. Bedrooms**
- a) All bedrooms have two ways out - typically this is an egress door or window directly from bedroom to outside & the general exit path back out through front door. See page 3 for further window egress details. Contact the Building Department if you need further clarification.
- 9. Garage**
- a) There is a solid door between garage and residence
  - b) Flammables are stored properly
- 10. Outside the Home**
- a) Outside electrical receptacles are GFCI and they are in good working condition
  - b) There is no rubbish, trash, brush, or tree trimmings accumulation on the property, on the roof, or in the gutters
  - c) Barbecue grill is only used outdoors
  - d) Swimming pool filter, heater or hot tub is properly grounded
  - e) Exit path is clear and unobstructed to public way
- 11. Electrical**
- a) Kitchen and bathrooms have GFCI outlets on countertop surfaces within 6 feet of running water outlets and they are working properly
  - b) All receptacle and switch faceplates are installed and in good condition
  - c) Receptacles have been tested and are in good working condition - no evidence of arcing or overheating
  - d) Switches are in good condition - no evidence of arcing or overheating
  - e) Lighting fixture canopies are fastened in place and fixture is in good condition
  - f) Bulbs in light fixtures are the correct wattage for the lighting fixture
  - g) Flexible cords and cables (extension cords) are not used as fixed wiring, run through holes in walls, ceiling or floor, run through doorways or windows, or under carpets, or attached to building surfaces
  - h) Panel board and distribution equipment is accessible for inspection and in good condition - no evidence of overheating, corrosion, or other damage

**12. Stair Safety**

- a) Stairs are provided with handrail(s)
- b) Stairs can be illuminated
- c) Stair tread depth and riser height are uniform
- d) Guardrails are in place

**13. Bingen Short-term Rental Rules Compliance**

- a) License/Tax Certificate Posted Prominently
- b) Parking Diagram in Prominent Location
- c) Parking Diagram Spaces Actually Available - Provide picture of parking space(s)

**14. Post Good Neighbor Guidelines**

**Recommended Items**

- 1. Smoke alarms are interconnected so when one sounds, they all sound
- 2. Home has a home fire sprinkler system
- 3. No lit candles are permitted in home
- 4. Small appliances are unplugged when not in use
- 5. The use of portable space heaters is not allowed
- 6. All second-floor bedrooms have an emergency escape ladder stored in a conspicuous place
- 7. Gas powered equipment is stored in an outside shed or garage, separate from the home
- 8. Gasoline is stored in an approved safety container in an outside shed or garage, separate from the home
- 9. Swimming pool or hot tub is enclosed by a four-sided fence and locked gate
- 10. Stairs can be illuminated for nighttime use

**SIGNATURES:** All Owners must sign

Owner Signature	Printed Name	Date
Owner Signature	Printed Name	Date
Authorized Agent/Property Manager Signature	Printed Name	Date