

Park City Fire Service District Nightly Rental Inspection FAQ

Thank you for scheduling your inspection with the Park City Fire Service District. This document contains answers to the most asked questions to guide you on what to expect for your inspection. If you have further questions please feel free to contact us at (435) 940-2532

Q: What exactly is the purpose of this fire inspection?

A: The purpose of this inspection is to ensure that your customers are provided a safe place to spend their time.

Q: What do you look for in this fire inspection?

A: Generally we are looking at the building to ensure that the required safety systems are in place and have been serviced. We are also checking to ensure that the building has been maintained and is safe for use as a rental unit.

Q: Where do the requirements for rental units come from? In other words, what rules am I required to follow?

A: The requirements come from the International Building Code, the International Fire Code and Utah State and Summit County laws.

Q: Specifically, what is being inspected?

A: Here is a checklist of items that are required for nightly rental units:

- **Automatic Fire Sprinkler System (AFSS)**

Not all units have automatic fire sprinkler systems. Those that do are required to have the sprinkler systems serviced on an annual basis. The inspector from the Park City Fire Service District does not inspect the system. The inspector checks to ensure that the system has been serviced. Once a technician services the system they will hang a tag on the standpipe (the place where the system enters the home). The Utah State Fire Marshal maintains a list of individuals and businesses that are licensed to service and test AFSS. The website for the Utah Fire Marshal is:

<http://firemarshal.utah.gov/licensees/>

If the AFSS protecting your unit is shared with multiple units such as in condos the system may be managed by the HOA. If the AFSS protecting your unit is only for your unit, you are responsible for maintaining the system. In either case, the system must have been serviced within the past year.

- **Access/Exiting**

Access to the building and exiting from the building must not be blocked in any way at any time. Snow and landscaping must be removed from walkways. Doors must be in working order. If the building has exit signs or emergency lighting, they must be functional and continue to work when the power supply is interrupted. Exit signs must be either internally or externally illuminated.

- **Fire Extinguishers**

2A; 10BC fire extinguisher is required in the kitchen area. The fire extinguisher is required to be serviced on an annual basis. Some fire extinguishers are not made to be serviced and must be replaced. Unless you have several fire extinguishers to be serviced it is often cheaper to purchase new fire extinguishers. Fire extinguishers may not be hidden and must be easily accessible.

- **Fire Alarms/Carbon Monoxide Alarms**

Fire alarms are required in each sleeping area and outside of each sleeping area. For example, if there is a hallway giving access to three bedrooms, there must be a smoke detector/fire alarm in each bedroom and one smoke detector/fire alarm in the hallway. An additional fire alarm/smoke detector is required on each floor. One carbon monoxide detector is required on each floor. Combination smoke detectors/carbon monoxide detectors are acceptable as well as carbon monoxide detectors that are plugged into power receptacles. Smoke detectors and carbon monoxide detectors must be replaced according to the manufacture's instructions.

- **Electrical**

Extension cords are not allowed except for temporary use. UL listed power strips with built in breakers are acceptable for use. Permanent appliances must not be plugged into extension cords.

Electrical panels must be accessible. A clear area of 30 inches wide by 36 inches deep by 78 inches tall must be maintained around electrical panels.

- **Flammable Liquids**

Except for a single container of less than five US Gallons of fuel for maintenance, flammable liquids may not be stored inside living units. This includes garages. If fuel is stored in a container, the container must be in good maintenance and not allow fumes to escape.

Paint must be stored in a sealed container that does not allow fumes to escape. Less than 10 gallons of paint may be stored.

- **Storage/Housekeeping**

Storage must be kept in a neat and orderly fashion. Combustible items may not be stored in utility rooms. Storage may not inhibit access to any utilities. Storage must be kept 18 inches below ceilings with automatic sprinkler systems and 24 inches below ceilings without automatic sprinkler systems

Dumpsters must be no less than five feet from buildings.

- **Identification**

House or building numbers must be visible from the street

Q: If the inspector can't access an area such as an owner lock-out will the inspection fail?

A: Yes. The inspector must be able to access all areas of the residence including closets, garages, attics and crawl spaces

Q: How long with this inspection take?

A: The inspection should take no more than 1/2 an hour. Smaller units will take less time and larger units may take more time.