



# County of Placer Short Term Rental Inspection



Date: \_\_\_\_\_ Pass/Fail: \_\_\_\_\_ Reinspection: \_\_\_\_\_ STR Permit #: \_\_\_\_\_

Address: \_\_\_\_\_

STR Owner/Agent Name: \_\_\_\_\_ Inspector Name: \_\_\_\_\_

## Exterior Requirements

Clearly visible street address? Yes  No

Animal proof trash receptacle? Yes  No

Exterior posting is visible from street or front entrance? Magnet or Sticker: \_\_\_\_\_ Yes  No

Outdoor fire areas and fire pits meet requirements? Yes  No

*Propane grills and natural gas/propane burning fireplaces and fire pits with 20-pound tanks or smaller must be at least 10 feet from flammable structures and materials. 1,000-degree rated grill mats can be used as an additional safety precaution.*

## Interior Requirements

**Number of bedrooms:** \_\_\_\_\_

Bedroom(s) meet egress? Yes  No

*Each bedroom shall have one emergency escape and rescue window.*

**Good Neighbor Flyer:**

In a visible location by the front door? Yes  No

Behind the interior of each bedroom door? Yes  No

**Number of floors:** \_\_\_\_\_

**Alarms:**

Correct number of smoke detectors? Number of bedroom(s)/total detector(s): \_\_\_/\_\_\_

*At a minimum (smoke detectors) shall be installed in each bedroom, and at least one alarm on every level of the short-term rental, including basements and habitable attics. Wall-mounted alarms should be installed not more than 12 inches away from the ceiling (to the top of the alarm) or for ceilings that are pitched, install the alarm within 3 feet of the peak but not within the apex of the peak (four inches down from the peak).*

Correct number of carbon monoxide detector? Number per floor: \_\_\_\_\_

*At a minimum (a monoxide detector) shall be installed outside each bedroom, on every level of the rental unit, including basements and habitable attics, and bedrooms or attached bathrooms with a fuel burning appliance, and shall be installed in accordance with the manufacturer's installation instructions.*

Correct number of fire extinguishers? Number per floor: \_\_\_\_\_

*One 3A/40BC fire extinguisher is required to be in a conspicuous location on each floor. Must be professionally inspected annually or have a receipt taped to the extinguisher if purchased within the last year.*

Working Landline or VOIP? Yes  No

## Inspection notes:

This inspection does not qualify as a "final" or "building" inspection under Chapter 15 of the Placer County Code. The completion and passing of this inspection does not deem the property compliant with the California Building Standards Code. The property owner and/or agent is solely responsible for ensuring compliance with Placer County Code Section 9.42.080 M. concerning active building permits, habitability, and inspections.

**Ordinance language regarding Operational Standards (9.42.080)****Posting Requirements:**

1. **Interior Postings.** The Placer County Good Neighbor flyer shall be posted within the interior of the rental unit in a visible location by the front door and on the interior of each bedroom door, as well as in all online or printed advertisements and listings. The Good Neighbor Flyer shall contain the contact information for the local contact person and emergency information, and operational standards at a minimum pertaining to noise, parking, fire and life safety, occupancy limits, bears and trash, and pets.

2. **Exterior Postings.** Each short-term rental shall post the STR permit registration number of the unit as well as the Placer County STR Hotline phone number on the exterior of the wildlife proof trash receptacle, if applicable, visible from the street, or in the front window or front door of each STR, visible from the front entrance.

3. **Requirements for Advertisements.** All permitted short-term rentals shall include the following information in any online or printed advertisement:

1. Valid Placer County Short-Term Rental Permit number
2. Maximum daytime and nighttime occupancy
3. All permitted parking locations and the quantity of vehicles that fit on said locations
4. Link to Good Neighbor Flyer

G. **Visible Address.** Each short-term rental shall have an address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Whenever the address on the short-term rental unit will not be clearly visible from the street or access road fronting the property, the address shall also be placed at the public street or access road in a manner which is clearly visible from both directions of travel on the frontage road or street. Address identification characters shall contrast with their background and conform to the minimum size requirements of Placer County Code Section 15.04.260. A short-term rental in a condominium building that does not have an individual address may utilize the condominium building address and need not comply with these requirements.

H. **Smoke Alarms.** Smoke alarms, in good working order, shall be installed in accordance with the California Building Code and at a minimum shall be installed in each bedroom, and at least one alarm on every level of the short-term rental, including basements and habitable attics.

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I. **Carbon Monoxide Alarms.** Carbon monoxide alarms, in good working order, shall be installed in accordance with the California Building Code and at a minimum shall be installed outside each bedroom, on every level of the rental unit, including basements and habitable attics, and bedrooms or attached bathrooms with a fuel burning appliance, and shall be installed in accordance with the manufacturer's installation instructions.

J. **Fire Extinguisher.** Each short-term rental shall be equipped with one five-pound fire extinguisher, type 3-A:40-B:C, installed at a readily available location near the kitchen. If the short-term rental has more than one level, an extinguisher must be mounted within each level. Fire extinguishers shall be inspected annually by a certified professional to ensure the extinguishers are in good working order. *Fire Department note: Extinguishers should also include the tag/receipt that shows when it was last inspected.*

K. **Emergency Communications.** Each short-term rental unit shall contain at least one working landline phone or Voice Over Internet Protocol (VOIP phone with battery backup).

### **Ordinance Language regarding Prohibitions and restrictions (9.42.090)**

#### **Fire Restrictions.**

1. **Grills and Barbeques.** Grills and barbeques are not permitted beneath a potentially flammable source including trees, umbrellas, decks, or other appurtenant structures, and shall be no less than ten (10) feet away from a structure or as far as can be accommodated and any flammable materials. Charcoal grills of any type are strictly prohibited. Guests shall not bring personal grills and barbeques to the short-term rental; only those provided with the short-term rental are permitted to be used as installed. *Fire Department note: BBQs should be away from structures including railings. They should have a non-combustible base or pad.*

2. **Outdoor Fireplaces.** No open wood burning pits, bonfires, or campfires are permitted to occur at short-term rentals. Natural gas/propane burning fireplaces and fire pits with twenty (20) pound tanks or smaller are acceptable outside provided the device is at least ten (10) feet from a structure and any flammable materials and is existing at the short-term rental. Guests shall not bring personal fireplaces or firepits to the short-term rental. *Fire Department note: Propane grills and natural gas/propane burning fireplaces and fire pits with 20-pound tanks or smaller must be at least 10 feet from flammable structures and materials.*

### **Short-term rental unit permit requirements (9.42.050)**

5. **Number of Bedrooms.** For purposes of this section, a bedroom is a room that contains a minimum of seventy (70) square feet and that meets all requirements of the California Residential Code *and contains a window or opening that can be used for emergency egress.*

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