

Short-Term Rental

Life Safety Inspection Checklist

The items listed in this Short-Term Rental Life Safety Inspection Checklist are the most common violations found and are to be considered only guidelines and not a full and final list of requirements. The Fire Chief, Fire Marshal and Appointed Personnel have the authority to require more than what is listed in an effort to provide a safe environment within Short-Term Rentals as allowed by codes adopted by the State of Georgia, including but not limited to the most current edition of “NPFA 101”, “IFC” and “IRC”.

DEFINITIONS

1. Short-Term Rental: Rental of any residential home unit for a short period of time. This includes stays of up to but less than a month (30 days).
2. Sleeping Area: An area used for overnight sleeping consisting of a bed, closet with a minimum of twelve (12) square feet, and at least two (2) electrical outlets or one (1) electrical outlet and one (1) light fixture.

Checklist

- ☐ The address clearly visible at the road.
- ☐ Driveway accessible for fire apparatus.
- ☐ All stairs with three (3) or more risers are provided with approved handrails.
- ☐ All stairs, decks and balconies over 30 inches in height are provided with approved guardrails.
- ☐ All stairs, decks, balconies and docks are in good condition.
- ☐ All exterior outlets are covered and GFCI protected.
- ☐ Any exterior access doors that lead to a pool not protected by a fence on 4 sides must have an audible alarm when the door opens.
- ☐ Any pool or hot tub must be protected from access by a permanent fixture on 4 sides.
- ☐ Any electrical outlets on a dock must be covered, GFCI protected and at a height which access by persons from the water is prevented.

- ☐ Communicable/interconnected smoke alarms installed in all sleeping rooms, outside all sleeping rooms and on each floor of a dwelling.
- ☐ If an attached garage is equipped with an electric vehicle charger, then the garage is subject to the same smoke alarm requirements listed above.
- ☐ Any home that utilizes either natural gas or propane must have a carbon monoxide detector installed in the areas of use.
- ☐ A minimum of one 5-pound (five-pound) fire extinguisher must be installed in each kitchen area of the home. The extinguisher must be tested and tagged annually by a certified fire protection company.
- ☐ Any electrical outlet located within 72 inches of water must be of the GFCI type.
- ☐ All sleeping areas must have two (2) clear and defined means of egress.
- ☐ Any window used as a means of egress must be less than 36 inches from the floor and unobstructed.
- ☐ Any sleeping areas that do not have two (2) means of egress must have an approved sprinkler system installed on the entire floor of the room in question.
- ☐ All electrical switches and outlets must have proper cover.
- ☐ Electrical Panel is to be labeled, remain unpainted, free and clear of obstructions for a minimum of 36 inches.
- ☐ Electrical Panel is to always be accessible by guests.
- ☐ All electrical equipment, wiring, and appliances have been installed and are maintained in a safe manner.
- ☐ All plumbing fixtures connected to the sanitary sewer system must be equipped with proper "P" traps.
- ☐ All solid fuel burning appliances must be installed per applicable codes and maintained in a safe working condition.
- ☐ Fireplaces and chimneys are not listing, bulging or cracking due to defective material or deterioration.
- ☐ Chimneys are to be cleaned annually by an approved chimney sweep.
- ☐ Any room or area containing fuel-burning appliances must have proper ventilation.

Any violation found will be offered a 30-day re-inspection unless the violation is deemed an immediate threat to Life Safety, determined by the Fire Chief, Fire Marshal and Appointed Personnel.

Immediate threats to Life Safety will be offered a 15-day re-inspection unless it is determined that the Short-Term Rental cannot operate until the violation is corrected for the safety of the citizens of Putnam County, Georgia.

Any re-inspection fees will be charged in accordance with the Putnam County Fire Department Fee Schedule. Fees are due prior to re-inspection.