

Site Address:		Occupancy Classification: R1 R3	
General Criteria for R-3	<ul style="list-style-type: none"> - One Family Dwellings AND - One or more occupants are primarily permanent in nature. Full-time residents, or at least one primary permanent full-time resident AND - 5 or fewer guest rooms AND 10 or fewer total occupants, excluding permanent residents. 		
General Criteria for R-1	<ul style="list-style-type: none"> - No permanent resident OR - Greater than 5 guest rooms OR greater than 10 total occupants - Condo or mixed-use building 		
# Bedrooms/Sleeping Areas:	# of Guests:	# of parking:	Concrete/Bit. Or Garage
1. Primary Exit			
(a) At least one exit door with direct access to the outside, or to a protected corridor in the case of a condominium or apartment building, shall be provided for each short term rental unit			
(b) The exit door shall be side-hinged and not less than 3' wide and 6'8" tall.			
(c) A landing must be provided on each side of each exterior door. The landing width shall not be less than the width of the door and shall have a minimum dimension of 36" measured in the direction of travel.			
(d) The exit door shall open from the inside without the use of a key, tool or special knowledge.			
(e) Handrails shall be provided on at least one side of each continuous run of stairs.			
(f) Stairs and decks must be properly constructed and maintained.			
(g) Guards shall be installed along open-sided walking surfaces that are more than 30" above another floor or grade. Insect screening is not considered a guard. Guards shall be at least 36" high with spindle spacing less than 4" apart.			
2. Emergency Escape and Rescue Openings (Windows)			
<i>Homes built prior to the adoption of the 2012 International Residential Code are required to meet the standards in this section only as is practical and found satisfactory by inspector.</i>			
(a) Window sill height shall be no higher than 44" above the finished floor.			
(b) Minimum clear window opening of 5.7 square feet or 5 square feet it at ground level			
1. Minimum clear opening height of at least 24"			
2. Minimum clear opening width of at least 20"			
(c) Windows must be operational from the inside of the sleeping room without the use of keys, tools or special knowledge.			
(d) Bars, grills and similar devices are not recommended over emergency escape openings. If present, they must open from the inside without use of keys, tools, special knowledge or greater force than what is required for normal operation of the window itself.			
(e) Windows under decks must fully open and provides a path not less than 36" in height to public street, alley, yard or court.			

4. Tempered Glass
(a) Glazing in walls, enclosures or fences within 5' vertically and/or horizontally of saunas, steam rooms, bathtub and showers.
(b) Windows less than 36" above stairways, stairway landings, ramps and at the bottom of stairways.
(c) Glazing in doors and windows within a 24" arc of the door in a closed position
(d) Guard and railings
(e) Individual window panes that are over 9 square feet, bottom edge of glass is less than 18" above the floor, top edge of glass is more than 36" above the floor and has a walking surface within 36" horizontally from the window
3. Smoke & Carbon Monoxide Alarms
(a) Smoke alarms shall be listed and labeled as UL 217 compliant. Carbon monoxide alarms must be listed as complying with UL 2034.
(b) Smoke alarms must be installed in each sleeping room, outside each sleeping area and on each additional story of the residence, including the basement.
(c) Carbon monoxide alarms must be installed outside of the sleeping rooms and not more than 10' from each separate sleeping area or bedroom.
5. Fire Extinguishers
(a) A minimum of one portable, 5 pound type ABC fire extinguisher must be mounted <u>on each floor available to the rental guests</u> . Extinguishers must be maintained per manufacturer's directions, mounted no greater than 48" above the floor and in a visible spot, such as a hallway.
(b) Main floor fire extinguishers must be mounted in the <u>kitchen, in a visible spot</u> .
6. Electrical Outlets
(a) GFCI protected outlets are required within 2' of any sink, at all kitchen and bathroom countertops, all outdoor outlets, for any sauna or other wet locations
7. Hot Water
(a) The maximum hot water temperature discharging from bathtub fillers shall not exceed 120°F by a temperature-limiting device in accordance with ASSE 1070/CSA B125.3. Water heater thermostats shall not be considered an acceptable control for meeting this provision.
(b) Showers and tub-shower combinations must be provided with anti-scald valves.
8. Guard Rails
(a) Guards shall be installed along open-sided walking surfaces that are more than 30" above another floor or grade, such as decks, screen porches, balconies, lofted areas and stairs. Insect screening is not considered a guard
9. Roof-top use in Downtown District
(a) The STHR is located in a sprinkled building.
(b) Building code for fall protection and exiting are met.
(c) Use Permit for property specifically allows the roof-top use.

R-1 or R-3	1. Building Square Footage – Sprinkler Requirements					
Total Building square footage _____ All floors including basement and occupied attics. Anything over 4,500 must be sprinkled.						
i. Basement _____ ii. 1 st floor _____ iii. li. 2 nd floor _____ iv. Additional stories _____						
Fire Sprinklers required? Yes No Fire sprinklers installed? Yes No						
	2. Primary Residence					
Is this property their primary residence? Yes No If no, this property falls under the R1 category.						
R-1	3. Mixed Use Building					
Mixed Use Occupancy Classification (Building Use)						
<div> <div> Use _____ Basement _____ 1st Floor _____ 2nd Floor _____ Additional Stories _____ </div> <div> Use _____ Basement _____ 1st Floor _____ 2nd Floor _____ Additional Stories _____ </div> </div>						
R-1	4. Corridors must be fire rated corridors (floor and Ceiling)					
Fire rated corridors must be verified through construction permits and previous inspections. Certified plans have been reviewed by Building Staff for compliance.						
Sound Transmission must be verified through construction permits and previous inspections. Certified plans have been reviewed by Building Staff for compliance.						
Fire rated floor and/or ceilings separating guest units.						
R-1	5. Accessibility					
Must have a main level guest unit that is accessible. (Sleeping room, bathroom and kitchen per section 1107.4)						
Accessible communication features						
All public spaces must be accessible (party/gathering rooms)						
Accessible on-site parking provided? Yes No Accessible route from parking to primary entrance door? Yes No						
Accessible entrance door must be 36"						
Accessible components per ANSI 117.1, Chapter 10.						