



STR Life Safety Inspection Checklist

A passing STR inspection is required annually for all STR permits.

All items on this checklist must be addressed prior to scheduling an inspection. Please include access information at the time of scheduling. Should an inspection fail, a \$75 re-inspection fee payable thru MGO is due prior to the 2nd inspection, the property can not operate until it has an active permit.

- #1 **Address numbers** - 4" numbers on front of unit facing the street, affixed to the unit.

- #2 **Swimming pools:** All pool and spa facilities must be fenced with a self latching/closing gate. Swimming Pools shall have a rear and side yard setback of ten (10) feet from the water's edge.

- #3 **Hot tubs:** Must be fenced with a self latching/closing gate. Hot tubs and spas shall have a rear and side-yard setback of fifteen (15) feet.

- #4 **Outdoor Fires Regulated:** Fire pit must be completely covered by a fine metal grate to prevent flying brands and embers. Fire pits shall have a rear and side yard setback of fifteen (15) feet. Patio wood-burning unit means a portable fire pit, portable outdoor fire-places, chiminea, patio warmer, or other portable wood-burning device used for outdoor recreation and/or heating. The fire pit must be constructed of steel, concrete, clay, or other non-combustible material.

- #5 **External Lighting:** All outdoor lighting must be pointed downward and be shielded.
All outdoor lighting is encouraged to be turned off when no one is present.

- #6 **Life Safety :** smoke alarms, a minimum of one on each floor or level
- #7 one in each bedroom; and, one in the corridor in the immediate vicinity of the bedrooms;
- #8 one carbon monoxide detector on each floor if natural gas or propane is present, and if there is an attached garage
- #9 one **5 LB** fire extinguisher (2A:10B:C type) on each floor, inspected annually by an independent inspector
- #10 *all gas appliances shall be properly ventilated to the outside of the home. *excluded are gas ranges/stoves

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- #11 **Signs:** A nameplate sign is allowed, provided that it is not more than two (2) square feet in area and is attached to the structure. Signage is not allowed in Residential zones – R1, R2, R3
- #12 **Emergency Evacuation Plan:**
Shall be posted in a prominent location within the Short Term Rental Unit.
- #13 **Adequate Emergency Egress:** Each room used as a bedroom must have at least one means of egress opening directly to the outdoors.
- Host Rules:** The operator shall post the following "HOST RULES" in a prominent location within the unit and in any advertisements or contract. Sec 20.222. d., several items need to be customized, see attached template for your use (Page 3).
- #14 Maximum number of occupants as noted on existing permit placard
- #15 Location of required off-street parking and prohibition of parking on unimproved areas.
- #16 Quiet Hours – 10 PM to 7 AM— posted in a prominent location
- #17 Waste pick-up requirements, including location of waste and recycling receptacles.
- #18 Dark Sky Compliance—all outdoor lighting is encouraged to be turned off when no one is present.
- #19 24-hour contact name and phone number
- #20 Operator's contact name and phone number.
- #21 Emergency 911
- #22 Non-emergency dispatch numbers 830- 997-7585
- #23 Notice that failure to conform to city ordinances constitutes a violation of the code for which an occupant may be cited.



HOST RULES

(Template— (X) please complete with your properties information)

Max # of occupants: (x)

Please park your cars (x)

Please do not park in front of the neighbor's house or block access to their driveway. Do not park on unimproved surfaces.

Quiet Hours – 10 PM to 7 AM

Trash cans are located (x)

The City of Fredericksburg is a Dark Sky Community with outdoor lighting restrictions. All outdoor lighting is encouraged to be turned off when no one is present

24-hour name (x)

phone # (x)

Operator's name (x)

phone # (x)

Emergency: 911

Non-emergency: 830- 997-7585

Notice that failure to conform to city ordinances constitutes a violation of the code for which an occupant may be cited.