



# VACATION RENTAL PRE-INSPECTION GUIDE

The purpose of this guide is to help you be better prepared for your safety and compliance inspection

1. Functioning UL 217 listed smoke alarms installed correctly in each sleeping room or bedroom, in hallways leading to or just outside bedrooms and common areas per floor level if no bedrooms. Not within 3ft of a bathroom entryway. Not within 10-20 ft. of the stove top/oven depending on the type of detector. Must be interconnected (if one goes off they all do). You may use smoke alarms powered by 10-year non-removable, non-replaceable batteries in lieu of retrofitting such dwelling with smoke alarms powered by the dwelling's electrical system *or* hard wired and continuously powered by the building electrical service with a battery back-up as a secondary power supply in compliance with NFPA 72 and FBC R314. If connected to the building's electrical service smoke detectors shall be installed by a certified electrician with a Town Building Dept. issued permit.
2. Functioning UL 2034 listed carbon monoxide detector installed correctly outside each sleeping room or bedroom such as hallways leading to bedrooms. Shall be located within 10ft of the bedroom or sleeping room entryway. You may use smoke alarms powered by 10-year non-removable, non-replaceable batteries in lieu of retrofitting such dwelling with smoke alarms powered by the dwelling's electrical system *or* continuously powered by the building electrical service with a battery back-up as a secondary power supply in compliance with NFPA 720 and FBC R314. Must be interconnected (if one goes off they all do) if there is more than one alarm in the structure. If connected to the building's electrical service carbon monoxide detectors shall be installed by a certified electrician with a Town Building Dept. issued permit. Again reference NFPA 720 and FBC R315 for proper types and locations. *Note: combination smoke and carbon monoxide detectors that met NFPA, UL and FBC requirements may also be used following the same provisions listed above.*
3. Battery powered emergency lighting shall be provided for a period of not less than one (1) hour to illuminate the path to the primary exit. The emergency lighting shall provide illumination automatically in the event of any interruption of normal lighting in the exit pathway, for any reason, not just whole house power outage and shall be connected to the building main electrical service and shall be installed by a certified electrician with a Town Building Dept. issued permit.
4. Shall have a minimum of one primary unobstructed exit and one secondary means of escape per bed room. The secondary means of escape shall be an outside window or door operable from the inside, without the use of tools or special equipment, that provides a clear opening having a minimum of 5 square feet of area with no dimension less than 20 inches in width or 24 inches in height. The bottom of the opening shall not be more than 44 inches off the floor.

Brevard County's Oldest Beach Community \* Established 1883

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The opening must be directly accessible to fire department rescue personnel or fire department extension ladder.

5. All means of egress are maintained, unobstructed, easily opened and in good condition.
6. All egress doors latch, are lockable, and all dead bolt locks must be easily unlocked from the inside without a key (Thumb turn). Only one lock allowed, no secondary locks on windows/sliding glass doors.
7. A fully charged 2A - 10BC (minimum size) fire extinguisher mounted in an accessible location inside the unit. There must be a minimum of one per floor level. If placed in a cabinet, a sticker shall be placed reading "fire extinguisher" on the cabinet door. The extinguisher must have a visible current manufacture date and tagged by a qualified agency (i.e., certified fire extinguisher company, not just the manufacturer) with an in-service date. Fire extinguisher shall be re-inspected and re-tagged annually.
8. Outdoor cooking grills, fire pits, etc. shall be located at least 10 feet away from any structure or overhead obstruction.
9. No flammable liquids or gases, including propane bottles, will be stored in the living area or attached structures such as storage units, garages, car ports, etc.
10. No storage of combustibles in mechanical room/closet.
11. No floor/ceiling penetrations.
12. A floor diagram (8-1/2 X 11 inches) reflecting the actual floor arrangement, primary exit location, secondary exit location and room identification shall be posted in a conspicuous location on or near primary exit door for emergency evacuation. Each bedroom shall have a similar sign posted reflecting the primary and secondary exit path, for that room only and the "You Are Here" identification.
13. Street address, building/unit numbers shall be clearly visible from the road fronting the property, mounted on the outside of the structure and be of contrasting color. Recommended to be put on both sides of the mailbox as well with number and letter type/size optional.
14. Emergency information/fire safety pamphlet clearly posted in a conspicuous area to include; street address, unit number (if applicable), phone number, procedures for reporting a fire or other emergencies and important non-emergency contact numbers shall be provided.
15. All applicable gas appliances must be vented to the outside. Carbon Monoxide Detector required in the area.
16. Two (2) occupants per bedroom plus two (2) additional occupants. (Not to exceed 12 occupants total) per Melbourne Beach Code of Ordinances
17. No unapproved extension cords or multi-plug adapters. UL listed "power-strips" with built in circuit breakers are an approved device
18. No extension cords used in place of permanent wiring.
19. No exposed wiring or other dangerous conditions.
20. All outlet covers and switch plates in place.
21. G.F.C.I. outlets in required areas (Any outlet within 6 feet of a water source).
22. Electrical panel box, all breakers should be clearly labeled, in good condition with no open

spaces or exposed wiring.

23. Electrical panel door should always be closed. Clearance to the front of electrical panels shall be a minimum of 30 inches.
24. At least one landline telephone on the main level and in a common living area with the ability to call 911. The landline telephone number shall be registered at all times with Brevard County Emergency Management for the purpose of receiving emergency alerts for items including, but not limited to, mandatory evacuations for hurricanes and requests to limit utility usage. Additionally the landline telephone number shall be registered at all times with the City of Melbourne, the water provider within the Town of Melbourne Beach, for the purposes of receiving boil water alerts and rescinding alerts.
25. Stairways have proper width, handrails, treads and risers.
26. Elevated platforms, balcony's, stair landings, etc. have proper guard rails. Height 34-38 inches.
27. Off street parking is a space for parking a motor vehicle in the driveway or other hardpacked surface. Vacation rental occupants are not allowed to park on a public street or right-of-way. Parking shall be in accordance with current Town Ordinances.

#### Swimming pool, spa, hot tubs, etc. only

1. Yard fenced, gates that self-close and latch, or locked. Latches 54 inches above ground minimum
2. Pool safety regulations sign posted in the pool area.
3. A pool safety device such as a minimum of one of the following must be in place: door alerting device on all doors and windows that open out onto the pool area, or pool alarm, or pool barrier, or approved pool safety cover
4. Such pool alarm must meet and be independently certified to ASTM Standard F2208, titled "Standard Safety Specification for Residential Pool Alarms," which includes surface motion, pressure, sonar, laser, and infrared alarms.
5. For door and window alarms: all doors and windows providing direct access from the home to the pool must be equipped with an exit alarm that has a minimum sound pressure rating of 85 dB A at 10 feet
6. Another option is that all doors providing direct access from the home to the pool must be equipped with a self-closing, self-latching device with a release mechanism placed no lower than 54 inches above the floor
7. The following are only some of the residential swimming pool barrier required characteristics:
  - (a) The barrier must be at least 4 feet high on the outside.
  - (b) The barrier may not have any gaps, openings, indentations, protrusions, or structural components that could allow a young child to crawl under, squeeze through, or climb over the barrier.

(c) The barrier must be placed around the perimeter of the pool and must be separate from any fence, wall, or other enclosure surrounding the yard unless the fence, wall, or other enclosure or portion thereof is situated on the perimeter of the pool, is being used as part of the barrier, and meets the other barrier requirements.

(d) The barrier must be placed sufficiently away from the water's edge to prevent a young child or medically frail elderly person who may have managed to penetrate the barrier from immediately falling into the water

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