

Short-Term Rental Inspection Checklist

BUILDING

1. Address signs are internally illuminated. (CEnC 150.0(k)4, City of Tehachapi Subdivision and Development Standards 5.2.9.6)
2. Verify that the door used for egress has a minimum clear width of 32" with a clear height of 78". (CRC R311.2)
3. Open all egress windows for inspection at basements, habitable attics, and every sleeping room and verify the following (CRC R310.2.1, CRC R310.2.2):
 - o A net clear opening of not less than 5.7 square feet (5.0 square feet at grade level)
 - o A net clear height of 24" and a net clear width of 20"
 - o The clear opening shall not be greater than 44" measured from the floor

MECHANICAL

1. Verify windows meet natural ventilation requirements (i.e., 4% of floor area). (CRC R303.1)
2. Ducts used for domestic kitchen range ventilation shall be of metal and have a smooth interior surface. (CMC 504.3)
3. All dwelling units have heating systems capable of heating habitable rooms. (CBC)

ELECTRICAL

1. Guest rooms/suites that are provided with permanent provisions for cooking shall have branch circuits installed to meet the rules for dwelling units. (CEC 210.17)
2. Provide GFCI receptacle(s) within 6' of any water source. (CEC 210.8)
3. Receptacles shall not be installed within or directly over a bathtub or shower stall. (CEC 406.9(C))

PLUMBING

1. The maximum hot water temperature discharging from the bathtub and whirlpool bathtub filler shall be limited to 120 °F. (CPC 409.4, CPC 409.5)
2. Where two separate handles control the hot and cold water, the left-hand faucet shall control the hot water. (CPC 417.5)

SMOKE ALARMS / CARBON MONOXIDE ALARMS

1. Verify that smoke & carbon monoxide alarms are listed to UL 217; combination smoke alarms/carbon monoxide alarms are listed to UL 217 and UL 2034. (CRC R314.1.1, CRC R315.2.1)
2. Combinations smoke alarms/carbon monoxide shall be permitted in lieu of smoke alarms. (CRC R314.5)
3. Smoke alarms shall be installed at the following locations (CRC R314.3): In each sleeping room, outside each sleeping area in the immediate vicinity of bedrooms, on each additional story (including basements and habitable attics), and a minimum of 3' horizontally from a door or opening of a bathroom that contains a bathtub or shower. Smoke alarms shall be tested and maintained in accordance with the manufacturer's instructions; those that do not work shall be replaced. Smoke alarms over ten years must be replaced. (CRC R314.3.2, PAMC 907.2.11)
4. When more than one smoke alarm is required to be installed within a dwelling, or sleeping unit, smoke alarms shall be interconnected. (CRC R314.4)
5. Smoke and carbon monoxide alarms shall receive their primary power from the building wiring and equipped with a battery backup. (CRC R314.6, CRC R315.5)
6. Carbon monoxide alarms shall be installed where there are fuel-fire appliances, fireplaces, or the dwelling unit has an attached garage. (CRC R315.2.1)
7. Carbon monoxide alarms are required on all dwellings with additions, or a fuel-burning heater, appliance, or fireplace is added. (CRC R315.2.2)
8. Carbon monoxide alarms shall be installed and maintained in accordance with the manufacturer's instructions at the following locations: Outside of each separate sleeping area in the immediate vicinity of bedrooms, on every occupiable level of a dwelling unit, including basements, and where a fuel-burning appliance is located within a bedroom or its attached bathroom. When more than one carbon monoxide alarm is required to be installed within a dwelling, or sleeping unit, smoke alarms shall be interconnected. (CRC 315.7)