



CITY OF BANGOR

Date \_\_\_\_\_ Address \_\_\_\_\_

### Short-Term Rental Inspection Checklist

**Egress** (IRC 2015 sections R304 thru R310 and IPMC 2003)

\_\_\_ Areas such as garages, storage areas, bathrooms, laundry rooms, hallways, closets, or similar are not used for sleeping purposes

\_\_\_ Habitable rooms have a minimum floor area and ceiling height

\_\_\_ Every bedroom has an emergency and escape opening (window or door) leading to the exterior with a clear opening of not less than 5.7 square feet, and with a width of not less than 20-inches, and a height of not less than 24-inches. The bottom of the opening is not more than 44-inches above the floor

\_\_\_ Egress windows or openings located more than 20 feet above exterior finished grade, provide a safe landing no less than 3 feet by 4 feet and no more than 18 inches below the window, or the window is directly accessible to the Fire Department rescue apparatus as approved by the Fire Department

\_\_\_ All hallways are at least 36 inches wide with minimum projections

\_\_\_ The minimum height above stairs, serving as an egress route, is 6-foot, 8-inches

\_\_\_ A handrail is provided on stairs with four or more risers

**Electrical** – (National Electric Code)

\_\_\_ All receptacles are properly installed and functioning

\_\_\_ Electrical panel(s) are clearly marked and in good condition

\_\_\_ Service panel clearance will meet 110.26 of NEC

\_\_\_ Extension cords are not to be used

\_\_\_ Ground Fault Circuit Interrupter (GFCI) receptacles are installed in bathrooms, laundry areas, kitchens, basements, garages and around the exterior of the building

**Fall Protection** (IRC 2015 section R312)

\_\_\_ All areas 30-inches or more above the walking surface, serving as an egress route, shall have compliant rails and guards installed

\_\_\_ A window opening control device shall be provided where the window sill is located less than 24 inches above the floor and greater than 72 inches above the finished grade

**Fire Extinguisher** (NFPA 10)

\_\_\_ An approved fire extinguisher shall be mounted & accessible in the kitchen

**Garage** (IRC 2015 sections R302.5 and R302.6)

Attached garages must meet the following requirements

\_\_\_ Fire separation from attached living space by gypsum board installation, 30 minute wall, 1 hour ceiling

\_\_\_ Separated by a self-closing, 20-minute, fire rated door into the dwelling

\_\_\_ All openings and/or penetrations to the attached structure are sealed

**General Housekeeping** (2015 IRC, 2003 IPMC, NFPA 25)

\_\_\_ All egress routes are free of combustible materials and obstructions

\_\_\_ Safety glass is installed for windows located in hazardous locations

\_\_\_ Any fire protection systems are serviced and tagged annually by a licensed State of Maine fire protection contractor

\_\_\_ Portable heaters are not used as a primary source of heat for any space

\_\_\_ A Knox box is installed where a fire alarm system or sprinkler system exists

\_\_\_ The approved E-911 address is clearly visible from the public way

\_\_\_ The emergency information sheet is posted, on or about the inside of the front or main door

**Heat Sources**

\_\_\_ Liquid or gas heating equipment (NFPA 1, 54, 58 and Maine Fuel Board Rules)

\_\_\_ An emergency shut off switch located outside of boiler or heater room, adjacent to the door or other approved location

\_\_\_ A thermal cutoff is located directly above the heating unit

\_\_\_ A service switch within 3 feet of unit

\_\_\_ A low water cutoff is installed

\_\_\_ A pressure relief pipe properly installed and piped

\_\_\_ The unit is properly vented per manufacturer's specifications and applicable code

\_\_\_ The unit is a listed device installed to manufacturer's specifications for clearance to

combustibles

\_\_\_ The fuel line is properly installed, supported and protected from damage and corrosion

\_\_\_ A fuel line shut-off is properly installed

\_\_\_ Units are cleaned and serviced annually

\_\_\_ Fuel tanks are properly installed and supported if necessary

\_\_\_ Condensate lines are properly discharged to the building plumbing or other approved location

\_\_\_ Solid Fuel Burning Device (NFPA 211)

The following provisions apply:

\_\_\_ The unit is installed and vented according to manufacturer's specifications and code

\_\_\_ The unit is cleaned and serviced annually

\_\_\_ The unit does not share the same vent flue with a liquid or gas fired appliance

**Smoke Alarms** (2015 IRC sections R314 and R315) Hard wired, or otherwise interconnected, smoke alarms are required as follows:

\_\_\_ In every sleeping room

\_\_\_ Outside of each sleeping area, in the immediate vicinity of the sleeping rooms

\_\_\_ On every level of the dwelling, including the basement

\_\_\_ In high hazard areas such as boiler rooms and attached garage(s)

**Carbon Monoxide Alarms** (2015 IRC sections R314 and R315) Carbon Monoxide (CO) alarms are required as follows (may be dual smoke/CO units):

\_\_\_ On every level of the dwelling unit, including basements

\_\_\_ Outside of each sleeping area, in the immediate vicinity of the sleeping rooms

**Fuel Gas Detectors** (MRS Title 25, §2469)

\_\_\_ A fuel gas alarm must be installed in every room containing an appliance fueled by propane, natural gas or any liquified petroleum gas. This checklist is for informational purposes only and does not constitute a comprehensive list of code regulations; additional applicable codes may apply.

Applicable Codes: • 2015 International Residential Code (IRC) • 2018 NFPA 1 • 2018 NFPA 10 • 2012 NFPA 54 • 2011 NFPA 58 • 2013 NFPA 211 • 2009 NFPA 54 (National Fuel Gas Code) • 2006 NFPA 211 (Standard for Chimneys, Fireplaces, Vents, and Solid Fuel Burning Appliances) • 2021 Uniform Plumbing Code • National Electric Code • Maine Fuel Board Rules

**City of Bangor Code Enforcement Department • 207-992-4230**