TRANSIENT RENTAL / BED & BREAKFAST INSPECTION CHECKLIST

Operator Name: ___________________________
Residence Address: ___________________________

The intent of the inspection program is to ensure that facilities and services provided to the public are in conformance with U.S. Public Health Service and local county building code requirements relative to the basic health, safety, and welfare of occupants.

GENERAL ITEMS

☑ Occupancy Limits: no more than three bedrooms are available for occupancy by transients. In Wawona, occupancy shall be limited to a maximum of six (6) individuals for the first one thousand (1000) square feet of floor space. Not to exceed four (4) additional individuals for each five hundred (600) square feet of floor space. Occupancy limits shall be posted in a visible location within the residence. 1224.30

☑ Parking: one (1) parking space on-site must be provided for each bedroom available as a transient rental. Bed and breakfast establishments shall have two parking spaces for the residence plus at least one (1) space for each bedroom available for rent.

☐ Signing: one (1) temporary sign that does not exceed four (4) square feet in area may be placed on the property for advertisement of a rental.

☑ Residence Address: residences shall have a permanent posted address placed near the intersection of the driveway entrance and the main access road, and visible from both directions of travel. Numbers for addresses shall be a minimum of 3" in height, reflectorized and contrasting with background color of the sign. Address numbers shall be placed on a 4"x4" post and not extend more than three (3) feet above ground level.

☐ Fire Prevention: maintain a firebreak for a distance of thirty (30) on each side of the residence clear of combustible vegetation/materials. Roof shall be kept clear of needles and leaves; and chimney and stovepipes shall have spark arrestor screens in place.

☑ Written Notice: a written notice(s) shall be placed in all rental units that includes:

1. Instructions in case of fire or other emergency; including fire escape routes.
2. Quiet hours between 10:00 pm and 8:00 am, and a statement relative to respect of adjacent property owners and trespassing concerns.
3. Occupancy limits of the rental unit.
4. Water, energy, and recycling conservation measures.
5. Garbage disposal instructions and wildlife protection requirements.
6. Proper use of wood-burning stoves and fire places (if applicable).
7. Parking and snow removal requirements if necessary.
RESIDENCE SAFETY ITEMS

**Fire Extinguishers:** all fire extinguisher shall comply with the following:

1. At least one (1) extinguisher of minimum 2-A 10-BC shall be provided for each building or occupancy.

2. Extinguishers shall be mounted no higher than five (5) feet an no lower than (3) feet.

3. Extinguishers shall be underwriter laboratory or fire marshal listed or approved by the State Fire Marshall.

4. All extinguishers shall be conspicuously located, readily available and plainly marked.

5. Extinguishers shall be located so that travel distance shall not exceed 75 feet.

6. Extinguishers shall be of a serviceable type with metal neck and valve. Disposable extinguishers with plastic hardware will not be acceptable. If extinguishers do not have date stamped on bottle, they shall be tagged by a licensed firm.

**Posted Fire Escape Routes:** each unit for rent shall have a notice (8 ½ x11 inch minimum size) posted that identifies escape routes from the structure.

**Smoke Detectors:** guest rooms that are used for sleeping purposes shall be provided with smoke detectors that are installed in accordance with the approved manufacturer’s instruction.

**Electrical:** Ground Fault Interrupter (GFI) receptacles shall be provide within six (6) feet of all sinks and for all exterior receptacles (with rain-proof covers). Clothes washers and dryers that are available for guest use shall be properly grounded.

**Stairs:** all interior stairs and exterior stairs shall have 8” rise maximum and 9” minimum run on steps. Handrails shall be 34-38 inches in height above surface of tread, have a minimum 1½ Inch clearance to the wall and be of sound construction.

**Guardrails:** all decks or elevated areas with a drop-off of more than 36 inches to an adjacent level or ground shall have guardrails installed to prevent falls. Guardrails shall be a minimum of 32 inches high and constructed with baluster or intermediate rails with a maximum of 4 inches of open space between them, whether vertically or horizontally.

**Wood-burning Stoves & Fireplaces:** all wood-burning stores that are available for guest use shall be installed to manufacturer’s instructions and meet appropriate construction codes. Instructions for proper use wood-burning stoves and fireplaces shall be made available to guests. When they are not available for guest use, precautions shall be taken to preclude the use (padlocking or permanent screening).

**Floor Mounted Heaters:** In rental units where floor mounted heaters are in use, posting of potential fire hazard resulting from placement of combustible material on the floor-grate shall be posted in the immediate area.