

INSPECTION CHECKLIST FOR TEMPORARY RENTAL UNITS

Building:

Bedrooms and Sleeping Rooms

- The number of bedrooms should match the permit application
- Smoke and carbon monoxide alarms must be installed in all bedrooms and hallways leading to bedrooms as well at each floor level for multi-story buildings
- Water heaters and furnaces in bedrooms must draw combustion air from outside, not from the living area

Bathrooms

- Glass for shower doors must be tempered

Doors and windows

- A C.R.C. sect. R-310 egress window is required for each bedroom
- Tempered glass is required for full-height windows and doors
- Tempered glass is required for windows located closer than 5 feet of pool edge
- Doors between the house and attached garage shall be self-closing
- At least one 32-inch exterior exit door shall be provided
- Fixed security bars are not approved to be placed on required egress windows in bedrooms
- Fall protection must be installed for windows located within 24 inches of the finished floor
- Lights at exterior doors, landings and stairways shall be in working order

Exits

- Exit doors and egress windows must be operable without a key or special knowledge or effort
- Exits must be free and clear of obstructions that restrict the use of the exit
- A clear and unobstructed pathway from the exit doors to the public way is required

Stairs

- Stairs, stringers, and connections must be adequately maintained in safe working order.
- Materials and connections for guardrails must be adequately maintained in safe working order.
- Handrails must be securely connected and have proper clearance for gripping
- Safe and adequate landings are required at all stairways

Decks and Balconies

- Materials and connections for decking, support structures, and guardrails must be adequately maintained in safe working order

HVAC System

- Furnaces and water heaters located in living areas must be properly vented
- Adequate vent for kitchen stove must be provided
- Working furnace and thermostat is required for space heating equipment.
- Gas burning appliances in garages must be elevated 18 inches from grade

Electrical System

- The electric panel must be properly covered to prevent electrical shock
- All switches and outlets must have wall plates. Exposed wiring is not permitted
- GFI-protected outlets are required near wet locations in bathrooms and kitchen
- Outlets and fixtures in wet locations are not allowed, unless specifically listed for that use

Plumbing system

- The water heater must be in good repair
- The water heater must be fitted with adequate earthquake straps
- The water heater is required to have a temperature/pressure relief valve
- Water heaters in the garage must be protected from vehicle impact

Fireplaces

- A hearth for wood-burning fireplaces must be in place.

Site:

- The site address must be clearly posted on the building
- A sign indicating a Temporary Rental Unit (TRU) must be clearly posted in accordance with the County Ordinance

Swimming Pools and Spas:

- Must be completely enclosed by 5-foot fence/barrier/enclosure, or
- Must be covered by approved safety cover, or
- Doors leading from house to the pool/spa must be self-closing with latch at 54" above the floor, or
- Each door leading to the pool/spa must have an approved door alarm
- Pool/spa safety certification by the property owner is required for new safety devices

Parking

- The number of parking spaces must match the permit requirement

Structural Safety

- No signs of serious structural hazards can be present