

Short Term Rental Requirements

1. PROVIDE STREET NUMBER ON FRONT OF BUILDING-ORDINANCE NO. 085- 882 and IFC Section 505 Street Number: The street number shall be at least 4" tall, in contrasting colors and visible from the street (can be on the house, mailbox, curb). This is for ALL emergency personnel (not just Fire Dept.)

2. PROVIDE APPROVED SMOKE ALARMS MEETING UNDERWRITERS LABORATORY (UL) 217 STANDARDS IN COMPLIANCE WITH IFC 907.2.11 and NFPA 72, AND SHALL BE INSTALLED AS FOLLOWS: A) IN ALL SLEEPING AREAS. Area means room. B) IN EVERY ROOM IN THE PATH OF THE MEANS OF EGRESS FROM THE SLEEPING AREAS TO THE DOOR EXITING THE LIVING UNIT Path of egress means the way out; outside the bedrooms (hall) and one in the living area to the door. C) IN EACH STORY WITHIN THE SLEEPING UNIT, INCLUDING BASEMENTS. FOR SLEEPING UNITS WITH SPLIT LEVELS AND, WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL. Basements (not crawl spaces) and garages shall be covered as well. D) NO CLOSER THAN 3 FEET TO ANY AIR DIFFUSER (RETURN AIR VENTS, CEILING FANS OR WINDOW UNITS) Diffuser means anything that moves air. E) ALL SMOKE ALARMS SHALL BE INTERCONNECTED PER 2012 IFC FIRE CODE 907.2.11.3 Interconnected means if one smoke alarm goes off, they ALL go off. This can be achieved by hard-wired to house electrical system by a licensed electrician, or wireless devices. The wireless devices have to be individually programmed. Check manufacturer's instructions on how many can be used together as this may vary. The old style of "battery operated only" alarm cannot be interconnected and therefore are not allowed.

3. SLEEPING ROOMS SHALL BE EQUIPPED WITH OPERABLE WINDOWS FOR RESCUE WITH AN OPENING THAT MEASURES 5.7 SQUARE FEET WITH A MINIMUM OF 20 INCHES IN WIDTH AND 24 INCHES IN HEIGHT. (2012 IFC CHAPTER 10, SECTION 1029) Each sleeping room needs to have at least one (1) rescue window that can open completely. Each rescue window needs to meet the following requirements:

When the window is completely opened, the open space must be NO more than 44 inches from the finished floor. This is typically found by first opening the window, and then measuring from the finished floor up to the windowsill (or window lip if there is a lip that stands higher than the sill). If the measurement from the finished floor to the opening is 44 inches or LESS, than the window satisfies this requirement. - Rescue windows in sleeping rooms must have a clear open area of 5.7 square feet (or 820.8 square inches), while meeting a minimum width of 20 inches, and a minimum height of 24 inches. Rescue Windows must meet 3 requirements for the openings. 1) The width of the opening must be 20 inches wide or more 2) The height of the opening must be 24 inches tall or more 3) The area must be 5.7 square feet or 820.8 square inches or more To find the area, first open the window completely. Measure the width and height of the OPENING ONLY. Multiply these measurements together. If your number

is 820.8 square inches or larger, and the minimum width and height are met, then the window satisfies this requirement. The only exceptions to this is if the sleeping room is at grade level or if there is a door inside the sleeping room leading directly to the outside. If the room is at grade level (ground floor), the area can be reduced to 5.0 square feet (or 720 square inches). All other requirements remain the same. If there is a door in the sleeping room leading directly to the outside, the window requirements do not need to be met.