



WASHOE COUNTY
COMMUNITY SERVICES DEPARTMENT
Planning & Building Division

1001 EAST 9TH STREET
RENO, NEVADA 89512
PHONE (775) 328.2020
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Short Term Rentals (STR) Inspection Checklist

INSPECTIONS:

1. Upon arrival to the STR the inspector will check for the following:
 - A posted site address that is visible from the public right of way, consisting of 6 inch tall numbers (minimum) and placed on a contrasting background.
 - The minimum number of off-street parking spaces as determined in Accela (for Tahoe only).
 - Access to the main entrance is free of any obstructions and that any steps, stairs, landings, handrails or guardrails are code compliant.
 - Any occupancy greater than 10 occupants (set by plan review) requires a monitored fire alarm per NFPA 72 and approved by Fire.
 - Verify that the interior layout of the home matches the floor plan and dimensions of each space.
 - Verify that the name/label and use of each room matches the floor plan.
 - The location(s) of all egress doors.
 - Check for wildlife proof trash carts if in forest area.
2. While inspecting the home, the Inspector will ensure that all areas highlighted on the plans as habitable meet the following:
 - Minimum ceiling height per current code or the code in effect at the time of construction.
Use the exceptions in code for sloped ceiling.
 - Bedroom ceiling height must be 7'-0" min. and any other room used for sleeping purposes must also have a min. ceiling height of 7'-0" regardless of original permit (no- grand-fathering).
 - Each habitable space must have an approved HVAC system. No portable heaters as main heat.
 - Proper light and ventilation.
 - All electrical, mechanical, and plumbing systems are installed and maintained properly and free from any hazards.
 - Glazing in hazardous areas shall be properly protected per current code.
 - Every room intended for sleeping purposes shall be equipped with smoke alarms installed in accordance with IRC section 314.
 - Carbon monoxide alarms shall be installed in accordance with IRC 315.
Note: Smoke and carbon monoxide alarms shall be installed per current code regardless of the age of the structure. Such devices are permitted to be installed in accordance with the exceptions to hardwiring.
 - All egress passages shall be free from obstructions.



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- All egress passages shall be provided with emergency illumination capable of illuminating the path in the event of a power outage from bedrooms to main exit(s). Plug in with battery back-up acceptable.
- All sleeping areas shall contain an emergency escape and rescue opening installed in accordance with the code in effect at the time of construction.
- No temporary wiring shall be permitted.
- An approved heat source shall be installed that is capable of heating the home to a temperature of 70 degrees at a point 3 feet above the floor. No portable heaters shall be permitted.
- Sleeping rooms located in excess of 16 feet above finish grade shall be equipped with an emergency egress ladder. Ensure a permanently fixed or retractable ladder is provided.
- Solid fuel burning appliances installed in bedrooms or other sleeping areas shall have oxygen depletion sensors per 2018 UMC or the currently adopted edition and have smoke and carbon monoxide alarms in accordance with Sections 314 and 315 of the 2018 IRC or the currently adopted edition.
- A placard indicating the maximum occupancy, the emergency exiting plan, as well as the contact information of the owner or his/representative shall be posted in a conspicuous location (like kitchen or living room).
- Check that "Educational Materials" packet is posted in a central location (like kitchen).
- Every dwelling shall be equipped with fire extinguishers sized and located per the requirements of the currently adopted fire code and current edition of NFPA 10.

The following minimum requirement, in accordance with NFPA 10, is the recommendation (1) one per floor:

1. A single extinguisher rated 2-A:10-B:C or higher **OR**
2. One extinguisher rated 2-A or higher and a second extinguisher rated 10-B:C or higher

One extinguisher rated 2-A:10-B:C or higher should be provided to protect an attached garage that is under the residence or connected to the residence by a common wall.

Where provided, extinguishers for detached garages should have a rating of 2-A:10-B:C or higher.

- Hot tubs, saunas, whirlpool tubs, and similar devices shall be installed in accordance with the 2017 NEC or applicable code.

3. Exterior:

- All exterior elements shall be maintained in a safe working order and shall be free from hazards.
- Any exterior recreational fire or fire pit fueled by natural gas or propane shall not operate unless permitted by the local fire district.
- Outdoor wood-burning solid-fuel fireplaces or solid-fuel burning fire pits are prohibited within the boundaries of the Tahoe Area Plan. Within the rest of unincorporated Washoe County, these require a permit from the Truckee Meadows Fire Protection District. **END**